

Response to: developmentmanagement@wiltshire.gov.uk (Planning Response)			
Planning Ref:	PL/2022/03103	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	Outline Application for up to 32 dwellings with all matters reserved (except access)	Our Ref:	SU12NE/ 55
Location:	Land to the East of Wagtails, Southampton Road, Alderbury, SP5 3AF	Date:	20 July 2022

Wessex Water has no objections to this application and can advise the following information for the applicant:

Existing Services

There is a 150mm diameter public foul sewer crossing the site at the proposed entrance from Southampton Road.

In accordance with Wessex Water Policy, there must be no buildings within a minimum of 3m either side of the public foul sewer and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the easement strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pipe. The foul sewer must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access easement strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

The applicant will need to agree protection arrangements for the existing 150mm public foul sewer which crosses the site (6m easement, 3m either side of the pipe). Any damage to our apparatus by third parties will result in a compensation claim.

All apparatus must be accurately located on site and marked on deposited drawings.

A map showing all known Wessex Water Assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website [Mapping enquiries \(wessexwater.co.uk\)](https://www.wessexwater.co.uk/mapping-enquiries)

Foul Drainage

We note the applicant is proposing to discharge foul flows from the site to Junction Road via an existing private foul system that is located in the rear of the property known as Owlswood, this would be considered an indirect connection and therefore would be subject to building control approval. However, we can confirm that there is capacity within the public foul sewer on Junction Road to accommodate the foul only flows from the proposed development

Please be aware that by connecting to a private manhole in Owlswood the upstream drainage system for your site will be a private system and you will need to satisfy the local authority that you have a satisfactory arrangement in place for the long term management and maintenance of the private foul drainage system serving the development site. Please check with the local authority if this will impact on highway adoption. I can also confirm that there is capacity in the public 150mm sewer in Southampton Road although a pumped solution would be likely. Adoptable pumping stations require 15m clearance from nearest dwelling with satisfactory compound and access arrangements.

The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 106 connection and submit details for technical review prior to construction.

Within section 8.13 of the Flood Risk Assessment, ref: 10631/TW/001/05 dated June 2022, submitted with the application, the applicant has stated that there are combined sewers located on Southampton Road, Junction Road and Firs Road, this is incorrect, there are no combined sewers within the vicinity of the site, these sewers are public foul sewers. It must be noted that no surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

Surface Water Drainage

Within Section 8.5.2 of the Flood Risk Assessment, ref: 10631/TW/001/05 dated June 2022 submitted with the application, the applicant has stated “infiltration is a viable option at this location in terms of substrata permeability, therefore at this stage a surface water connection to public sewer would not pursued”. The use of soakaways to capture, store and discharge surface water runoff will need to be approved by the LLFA.

Wessex Water will not accept surface water drainage or ground water into the public foul sewer either directly or indirectly.

Water Infrastructure

Wessex Water will provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements. Upon grant of planning Wessex Water will undertake a modelling exercise to determine the impact on our network and manage any necessary improvements.

For more details and guidance for applying to connect to our networks please see our website: <https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-large-developments>

SU12NE/ 55 Land to East of Wagtails

