Response to:			
Planning Ref:	PL/2023/04815	Email:	planning.liaison@wessexwater.co.uk
Proposal:	The construction of 12 dwellings, including 5 affordable housing units, and associated infrastructure.	Our Ref	ST97NW/ 383
Location:	Land at Kington Lane, Stanton St Quintin, Chippenham, Wiltshire, SN14 6DF	DATE	16/08/23

Thank you for the consultation in respect of the above. Please find attached a map showing the approximate location of our services near the site.

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

Applying for new drainage and water supply connections

If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found here.

Foul drainage

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 104 adoption and submit details for technical review prior to construction.

The site is located in a groundwater flood risk area where there is a risk of foul sewer inundation during periods of prolonged wet weather leading to sewer flooding. Wessex Water will be seeking higher levels of design and construction in these areas to ensure that the proposed foul drainage installed on site is resilient to the impacts of groundwater infiltration when the water table rises. On site private foul sewers and sanitary appliances must be designed to be resilient to the impacts of sewer flooding due to high groundwater and the development should be constructed so as to provide a sealed system of foul water drainage, this should include the use of vent stacks rather than durgo valves must be used to prevent restricted toilet use during these prevailing conditions.

There must be no surface water runoff or land drainage connected into the foul sewer either directly or indirectly.

Surface water

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. Land drainage run-off shall not be permitted to discharge to the public sewerage system. Wessex Water will not permit surface water connections into the foul sewer network either indirectly or directly.

The proposal to discharge to the existing ditch is subject to agreement with the Lead Local Flood Authority.

The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption and submit details for technical review prior to construction.

Are existing public sewers or water mains affected by the proposals?

Our records indicate two existing 150mm public foul sewers crossing the site. These public sewers must be accurately located and plotted on site. Wessex Water do not permit new structures or buildings within 3 metres either side of the public sewers. There must be no attenuation features within the sewer protection easements.

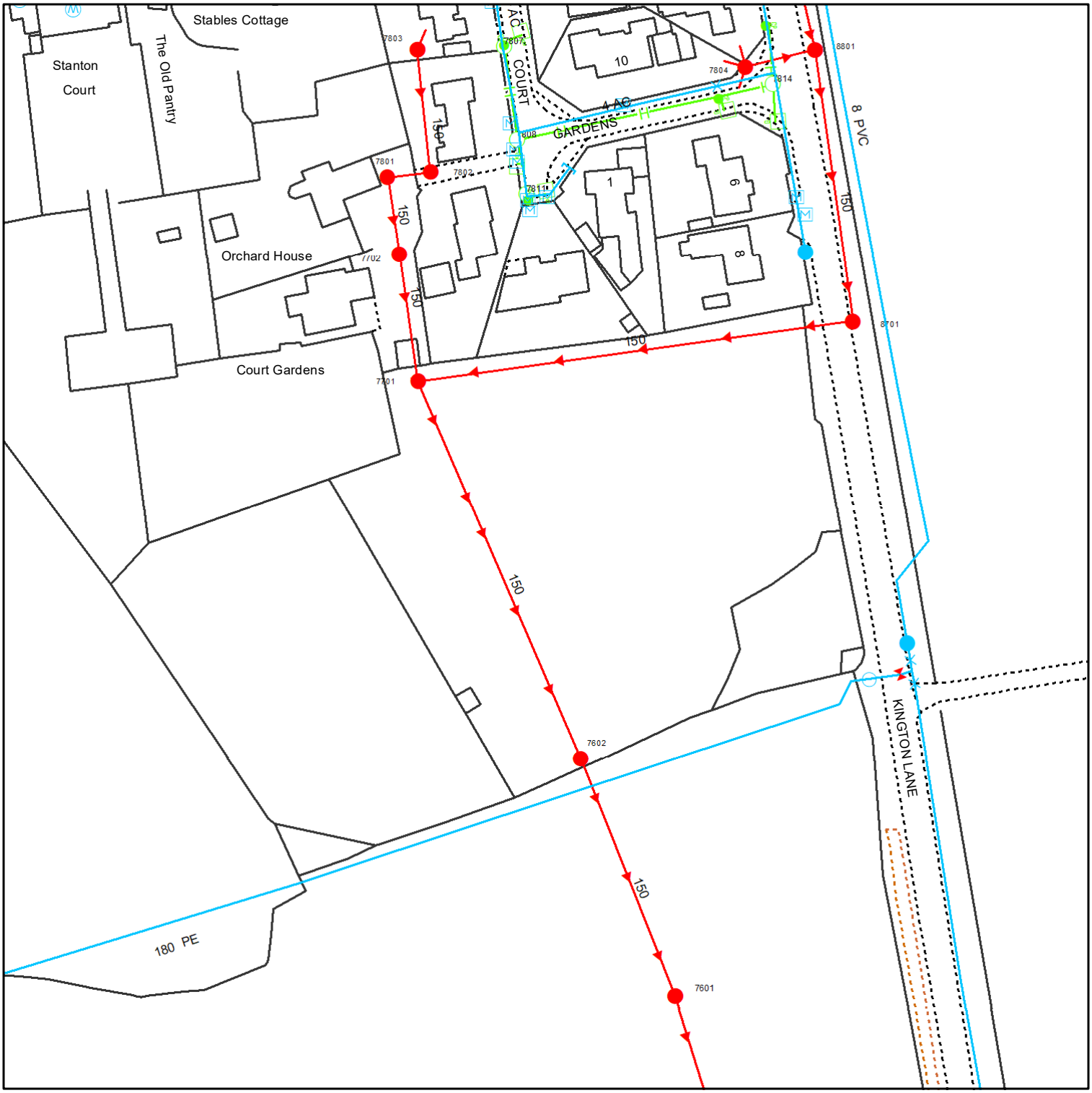
The applicant has included relevant sewer protection easements into the proposed site layout which his acceptable to Wessex Water.

Planning Liaison

If you need more information please contact:

development.north@wessexwater.co.uk

PL/2023/04815



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WATER MAINS

- Distribution Main
- Washout Main
- Raw Water Main
- Abandoned Main
- Private Main

SITES

- Source
- Reservoir
- Pump
- Treatment Works

FITTINGS

- Valve - Open
- Valve - Closed
- Fire Hydrant
- Pressure Reducing Valve
- Meter

SEWERS

PUBLIC PRIVATE SECTION 104

- Foul
- Surface
- Combined
- Abandoned

OTHER WESSEX PIPES

- Rising Mains
- Standby Rising Mains
- EDM — Effluent Disposal
- Overflow
- S — Syphon

NON-WESSEX / UNKNOWN

- Private Rising Mains
- CW — Culverted Watercourse
- H — Highway Drain
- ? — Use Unknown
- SU — Status Unknown

Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow) styles of line are shown on the key in sample/typical colours.

STRUCTURES

- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Washout
- Air Valve
- Hatch Box

OTHER STRUCTURES

- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Wessex Water
YTL GROUP

Date: 16/08/2023, 14:33:34
Scale: 1:1,250
Centre: 390,746, 179,733