Response to: developmentmanagement@wiltshire.gov.uk (Developer Response)			
Planning Ref:	PL/2023/05033	**Email:**	Planning.liaison@wessexwater.co.uk
Proposal:	Reserved Matters Application for the approval of appearance, landscaping, layout, and scale pursuant to permission reference PL/2021/07203 comprising the erection of 163 dwellings and associated infrastructure	**Our Ref:**	SU06SW/ 271
Location:	Land at Marshall Road, Devizes, Wiltshire	**Date:**	7 September 2023

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

Existing Services

The following Wessex Water Assets are located within the proposed site boundary.

600mm diameter public foul sewer crossing from the northeast corner the southwest boundary.

8" supply main – now abandoned – along north-east boundary.

Standoff Around Foul Sewers

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within a minimum of 4m either side of the 600mm diameter public foul sewer and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pipe. Wessex Water require unrestricted access to maintain and repair our apparatus.

The Planning Layout, drawing ref 0783-102 dated May 2023, submitted in support of the application shows the line of the foul sewer and the area provided to accommodate the standoff.

The applicant will need to agree protection arrangements for the existing 600mm public foul sewer which crosses the site (standoff details as given above). Any damage to our apparatus by third parties will result in a compensation claim.

All existing 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)

Foul Drainage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer. The minimum diameter receiving sewer to meet size for size principles for a development of this magnitude is 150mm.

The nearest public foul sewer of suitable size or greater is the 600mm diameter public foul sewer that passes through the site. Capacity is available to accommodate the foul flows from the proposed 163 dwellings.

The point of connection to the public network is by formal application and agreement with Wessex Water.

Please Note: No surface water runoff, land drainage or ground water will be accepted into the foul sewer either directly or indirectly.

Surface Water Drainage (rainwater falling onto, and running off, impermeable surfaces)

Within the previous outline application (ref PL/2021/07203) the applicant stated that infiltration was not a viable option for the proposed development and therefore was proposing to attenuate surface water runoff on site via a system of attenuation basins and is looking to discharge at greenfield QBar rates to the existing surface water sewer located within the A342 on the northeast boundary. At the time Wessex Water advised that exact discharge rates and volumes would need to be agreed with Wessex Water should the planning application be approved.

This proposal is acceptable to Wessex Water in principle, however, at the time of writing a discharge rate has not been agreed. It should be noted that the system discharges to a culverted watercourse that passes under Nursteed Road approximately 153m east of the site. Therefore, the discharge rate will also need to be approved by the LLFA.

Please Note: No surface water runoff, land drainage or ground water will be accepted into the 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.

The minimum diameter supply main at point of connection, to meet size for size principles, for a development of this magnitude is 125mm.

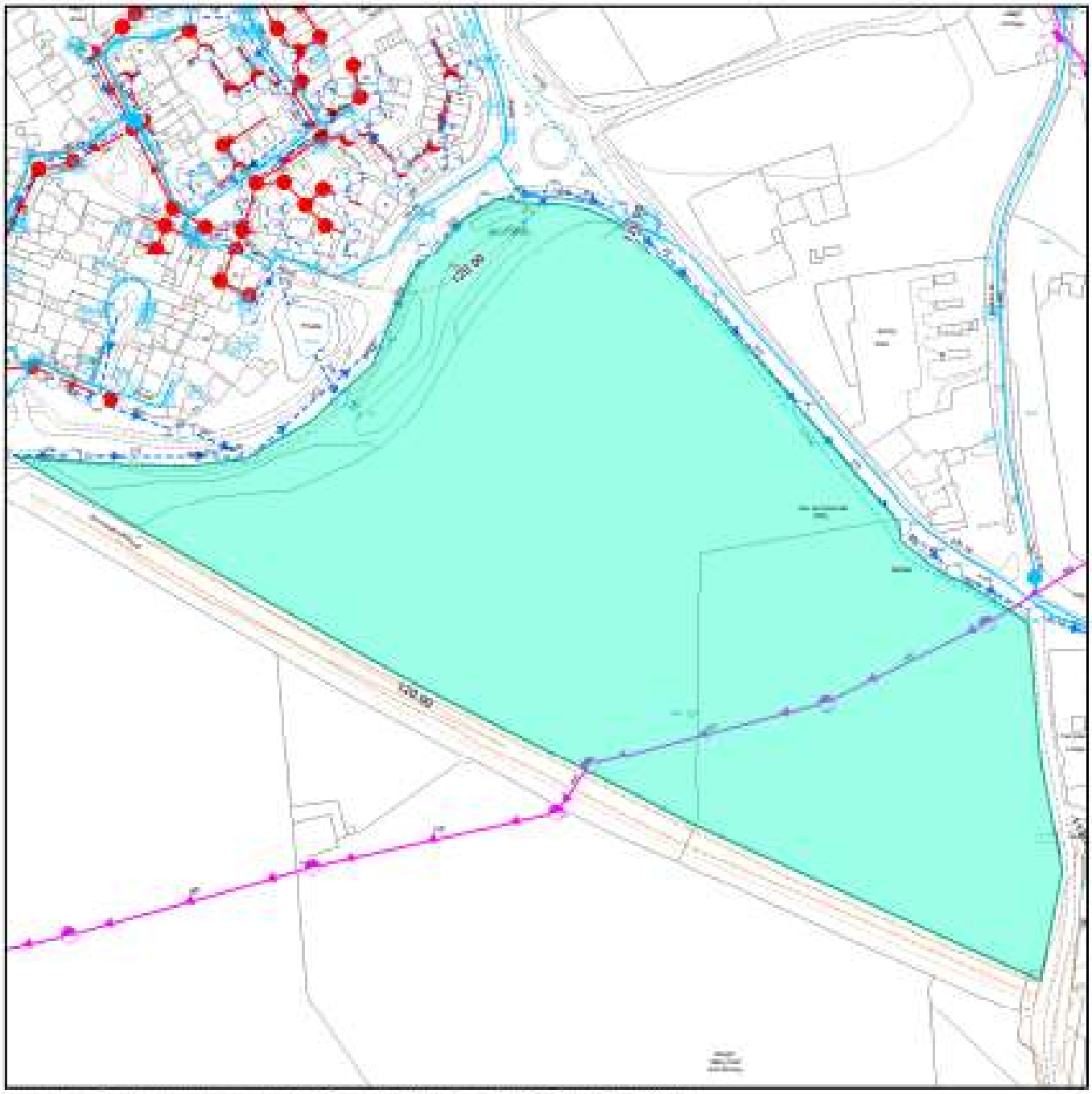
The nearest supply main of suitable diameter would be the 250mm diameter supply main on Nursteed Road.

Capacity is available A connection can be made to the 200mm main at the roundabout junction between Nursteed Road and Marshall Road. A 375mm surface water sewer lies in the vicinity which will need to be carefully located prior to any connection being made.

Dependant on site layout and phasing, an alternative point of connection could be made to the 250mm main on Nursteed Road but again the 375mm surface water lies between the site and this main.

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

SU06SW/ 271 ASSET MAP



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
- Effluent Disposal
- Overflow
- Syphon

NON-WESSEX / UNKNOWN
- Private Rising Mains
- Culverted Watercourse
- Highway Drain
- Use Unknown
- 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 or 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

Wessex Water
YTL GROUP

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Centre: 401,809, 160,151