Response to: developmentmanagement@wiltshire.gov.uk (Planning Response)			
Planning Ref:	PL/2023/05469	**Email:**	Planning.liaison@wessexwater.co.uk
Proposal:	Erection of a freestanding McDonald's Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and a play frame	**Our Ref:**	ST85NE/ 456
Location:	Land to the east of Hilperton Drive and the A361 roundabout and west of 63a, 63b and Units 1E and 1F, Paxton, Hilperton, BA14 6JB	**Date:**	19 September 2023

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

Existing Services

There are no known Wessex Water Assets within the proposed site boundary.

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.

Wessex Water will accommodate domestic type foul flows into the public foul sewer. The nearest public foul sewer of suitable dimensions is the 150mm diameter located on Hilperton Drive.

Foul drainage from the kitchen areas must be fitted with suitable grease traps to meet current building control requirements and industry standards.

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

For more details and guidance on connection to our networks please see our web pages at Sewer connection (wessexwater.co.uk)

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water into the public foul sewer either directly or indirectly.

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

The surface water drainage strategy proposes on site attenuation with discharge to the existing 300mm diameter public surface water sewer located on Hilperton Drive, at a controlled rate of 2 l/s. Wessex Water has no objections to this proposal.

Please Note: 2l/s is the maximum discharge rate Wessex Water will accept for all storm events up to an including the 1 in 100 year event plus climate change.

Water Infrastructure

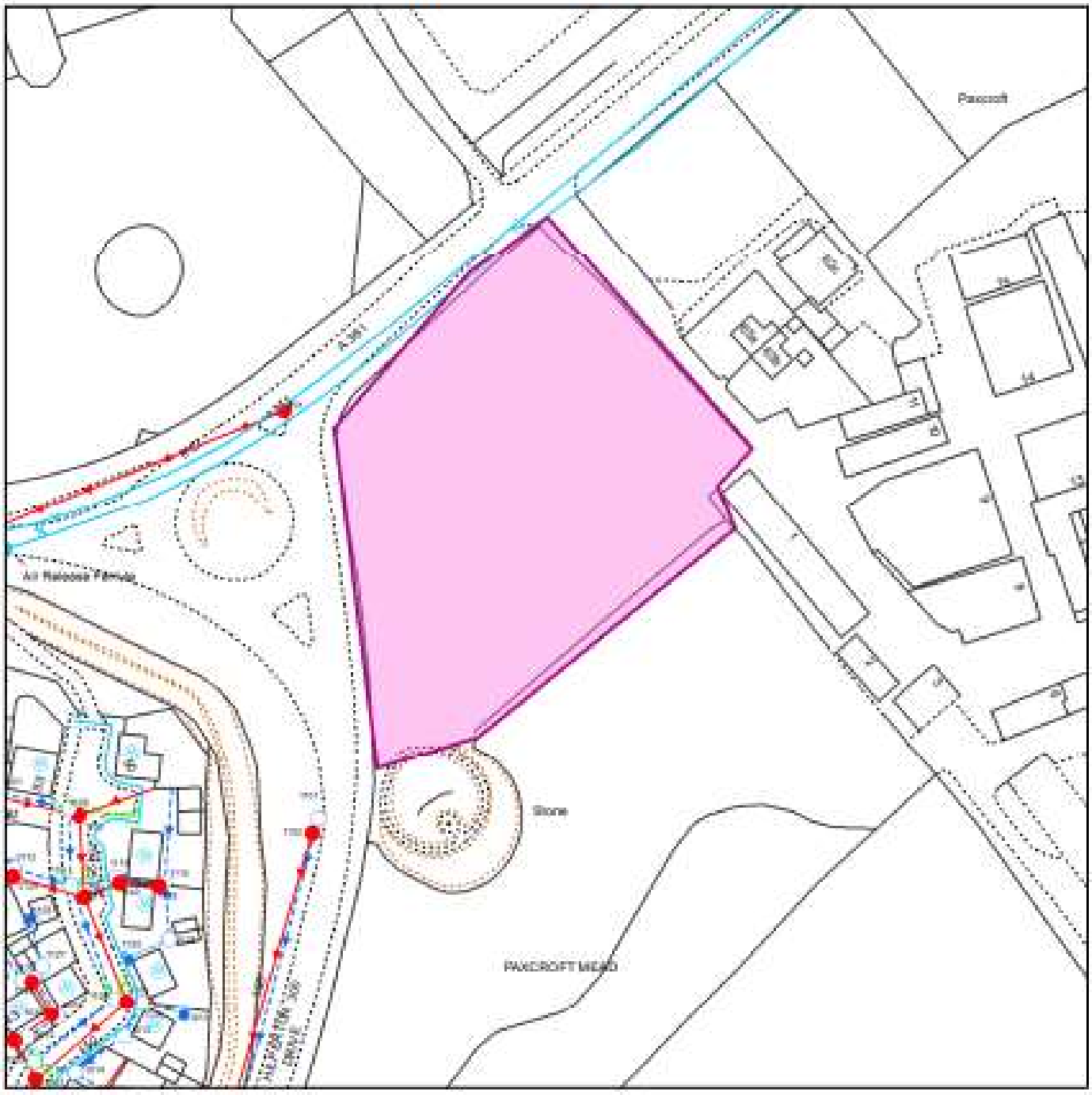
Wessex Water can accommodate domestic type flows to the proposed drive thru from the existing network, however, should it be deemed that higher flow rates are required we will be necessary to undertake a modelling exercise to determine the impact on our network and inform any necessary improvements.

Commercial developers should be aware that that any off-site reinforcement work necessary to serve commercial developments including any design work is **not funded through our infrastructure charging arrangements**. The liability for these costs lies wholly with the developer.

A supply connection can be made from the 6" supply main on the A361, subject to formal application and agreement by Wessex Water.

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

ST85NE/ 456 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 samples/typical colours.

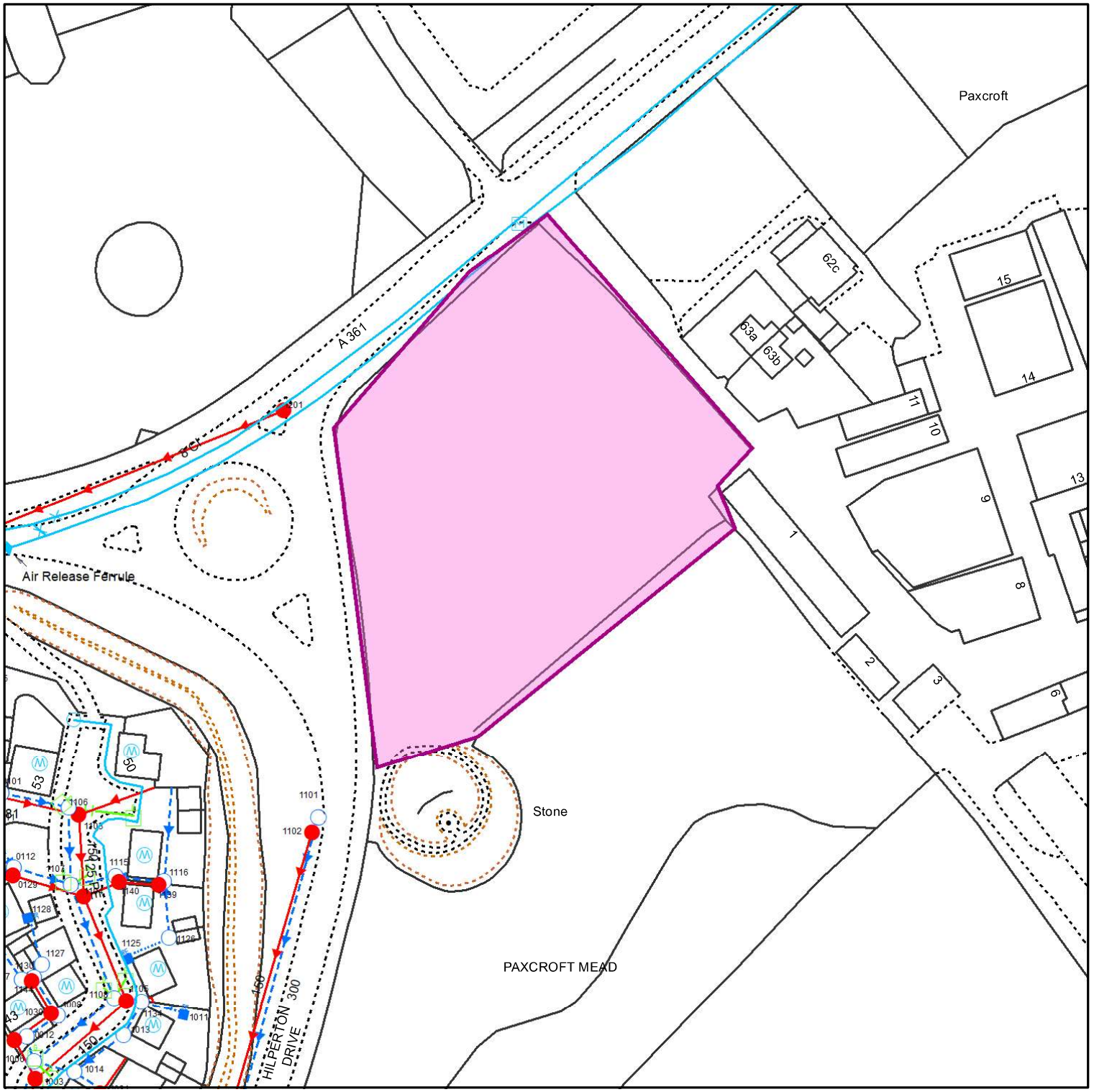
STRUCTURES
- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
-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

OTHER STRUCTURES
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

Wessex Water
YTL GROUP

Date: 19/09/2023, 14:08:04
Scale: 1:1,250
Centre: 388,219, 159,200

ST85NE/ 456 ASSET MAP



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WATER MAINS

- Distribution Main
- Washout Main
- Raw Water Main
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SITES

- Source
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FITTINGS

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- 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.

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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: 19/09/2023, 14:08:04
Scale: 1:1,250
Centre: 388,219, 159,206