

Response to: Developmentmanagement@wiltshire.gov.uk		Planning officer: David Cox	
Planning Ref:	20/03641/OUT	Email:	planning.liaison@wessexwater.co.uk
Proposal:	Amended plans: Outline application for up to 70 dwellings, landscaping, green infrastructure, associated drainage measures and vehicular access from the A363 as well as all associated works. Matters to be considered: Access into the site	Our Ref	ST85NE/ 406
Location:	Land South of White Horse Business Park, Trowbridge	DATE	14/11/2023

Thank you for consulting us with regards to the amended plans submitted for the application, this response supersedes previous comments dated 25/02/2022.

Existing Apparatus

There is a strategic 450mm water main crossing this site, and amended illustrative plans show a reduced number of dwellings with all housing located to the northeast of the site, away from the trunk water main corridor.

Wessex Water Policy dictates there must be no buildings or structures within 6 metres either side of the water main. This also includes tree planting and permanent obstructions such as play equipment. The water main must not run through enclosed private gardens, it must remain within a 12m (6m either side) open access easement strip. Wessex Water require unrestricted access to maintain and repair our apparatus.

Consideration must be given to maintaining existing ground levels above the trunk main, this includes no surface water attenuation features and associated earthworks in the 12m easement strip.

The developer will need to agree with us a scheme of protection measures for the water main, to be in place throughout the construction works and thereafter.

Connection to this trunk main for site supply will not be possible.

Foul Sewerage

We welcome the strategy to discharge foul flows north-east to manhole ST85558805 which is our preferred point of discharge. A pumped connection would be acceptable with a break chamber and final 150mm gravity connection as indicated. Wessex Water will adopt a foul pumping station and sewers through a formal S104 agreement, subject to satisfactory engineering proposals constructed to current adoptable standards.

Please note, no dwellings within 15metres of the pumping station and satisfactory access arrangements must be made for tanker lorry movements directly off an adopted S38 road, or a dedicated Wessex Water access track, not through private access roads serving any houses, nor private shared drives or private parking areas. See sewer sector guidance. The route of the foul rising main will require a 6m easement (3m either side) and must not conflict with the attenuation basin earthworks.

Developers may connect to the nearest public sewer on a size for size basis at their cost and Wessex Water will undertake any necessary network improvements to accommodate permitted development, which is funded by our infrastructure charging arrangements. Connections are agreed by application for more information on connecting to a public sewer see: <https://www.wessexwater.co.uk/services/building-and-developing>

Upon grant of planning Wessex Water will need to undertake further review of the foul sewer networks as cumulative development in the catchment may exceed capacity in local systems. See strategic note below.

Surface Water Sewerage

The applicant is proposing a SuDS system of attenuation basin with a controlled discharge to watercourse for the drainage of surface water runoff from this site. Surface water strategy, discharge rates and volumes will need to be agreed and approved by Lead Local Flood Authority.

Surface water runoff will need to be managed in accordance with the SuDs hierarchy and NPPF.

National planning policy requires SuDS to provide multifunctional benefits, where possible. There are four main categories of benefits that can be achieved by SuDS: water quantity, water quality, amenity and biodiversity. These are referred to as the four pillars of SuDS design. A full suite of SuDS components to be considered and included in the proposals for the capture, storage and discharge of surface water runoff.

Adoption

Wessex Water can adopt elements of proposed SuDS systems where they form part of a S104 surface water network and meet adoption criteria, they will be required to have full S104 technical approval and full planning approval before construction work begins.

All drainage design requirements for the site (discharge rates, attenuation, climate change etc.) must be agreed, in consultation with the Local Planning Authority / Lead Local Flood Authority, prior to the submission of a formal S104 application. Adoption is by agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. More detailed information and guidance for adoptable standards can be found on our Developer Services Web Pages [Sector guidance on sewerage and water adoption agreements \(wessexwater.co.uk\)](#)

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

Water Supply

Wessex Water will provide a point of connection off the 8" PVC main to the north of the site in the A363 Bradley Road, with new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

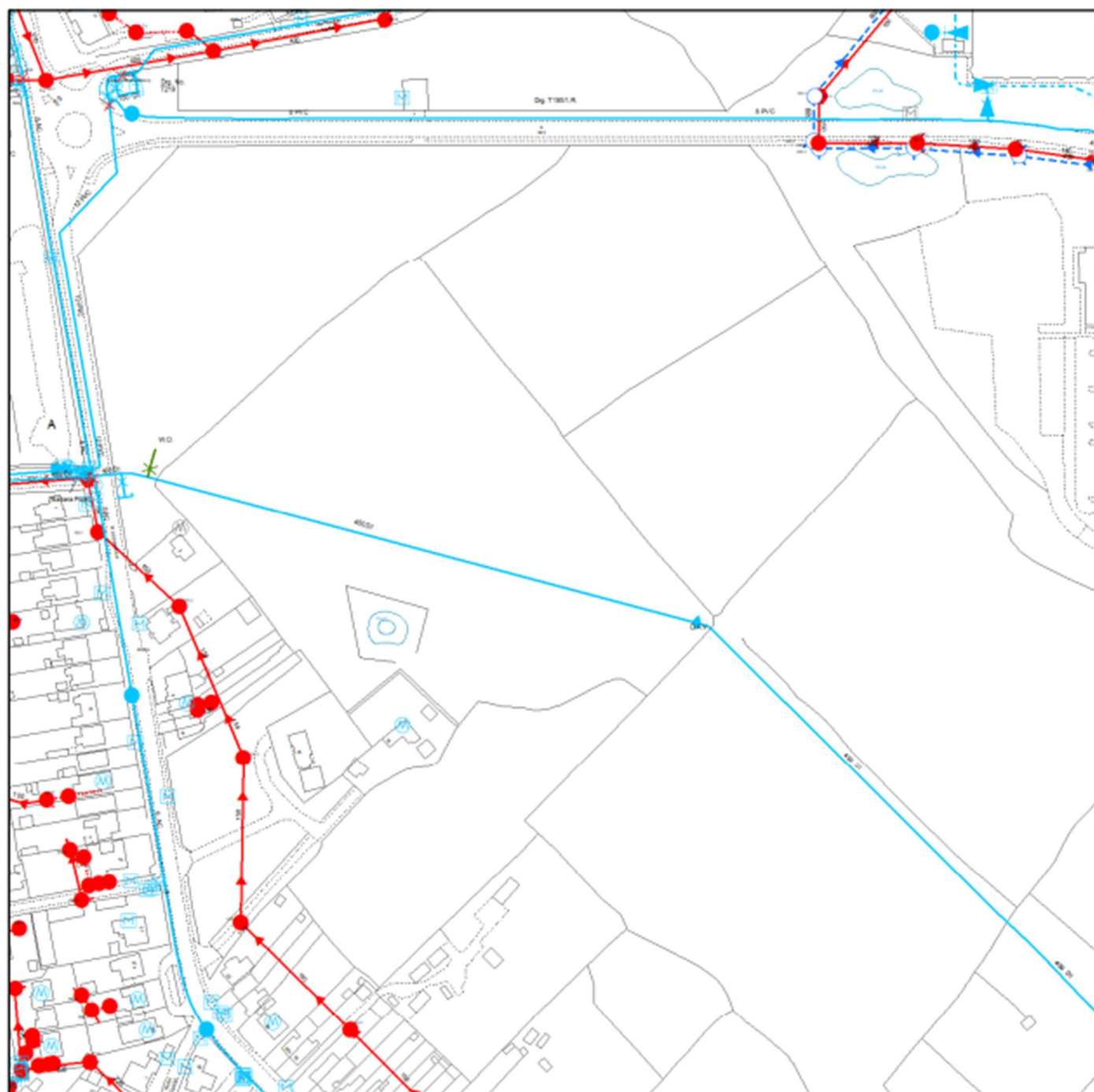
Developers may connect to our water network on a size for size basis at their cost, and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements. Upon grant of planning Wessex Water will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

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-largedevlopments>

Strategic Planning

Through the planning process we will seek to promote a co-ordinated scheme of works that will deliver a strategic solution for the wider planning allocation in this area, providing water and sewerage capacity for all allocated development sites. A network capacity appraisal will be required to confirm the scope of any improvements necessary to accommodate additional loadings from multiple development applications. We fully appreciate the complexities of different developers and sites coming forward at different times and will continue to monitor site layouts and drainage strategies as they progress through the planning process and work with developers and the planning authority to promote sustainable strategic solutions for water supply and drainage. Please keep us updated.

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue, or in the light of significant changes likely to impact on our response such as development numbers or phasing. Please email review requests to planning.liaison@wessexwater.co.uk



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