

FOA Gen Collins

Your ref; PL/2025/02874

Our Ref: ST99SE/ 85

Site address: OAKSEY PARK GOLF AND LEISURE, WICK ROAD, OAKSEY, MALMESBURY, SN16 9SB

Development description: Change of Use of land and proposed buildings associated with Implemented Phase IV holiday accommodation to Class C3 Residential Use for Independent Older Persons, together with formalisation of footpath connection, car parking and associated works (alteration to previously approved phase IV)

Thank you for your email dated 24/04/2025. Please find below map showing the approximate location of our services near the site.

Wessex Water have the following comments to make:

There are no services other than Water supply in the site boundary or directly by site boundary.

- **The proposed development is in Source Protection Zone 2c (SPZ 2c)**

- there's therefore a higher potential risk to groundwater quality from activities on or below the surface
- subsurface activities could create pathways for pollutants to reach the groundwater
- Development in SPZ2c may require a thorough groundwater assessment and a plan to mitigate any potential risks
- Consultation with EA might be required

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.

We note from the application form that surface water disposal is proposed via soakaway and this is supported by Wessex Water.

Proposed FL connection:

There are no foul water in the vicinity of the site. We note that application form mentions private sewage treatment plant as mean of disposal. Please consult EA on binding rules application. We support this means of disposal.

Water Supply – Point of Connection

Due to the nature of the development (change of use) we would expect that the site has already Wessex Water supply.

The nearest point of connection is the 90mm PVC water main in the main road (The Street)

Wessex Water can 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.

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>

We trust that the above is of assistance. However, should you have any other queries than those already discussed, please do not hesitate to contact us.

Note: 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 upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Best Regards,

Stella Davies

Senior Planning Liaison Engineer



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk

WATER MAINS		SEWERS	STRATEGIC	PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution							Rising Mains		Private Rising Mains
	Washout							Standby Rising Mains		Culverted Watercourse
	Combined							Effluent Disposal		Highway Drain
	Raw Water							Overflow		Use Unknown
	Abandoned							Syphon		Status Unknown
	Private	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).								
FITTINGS		Some styles of line and symbol are shown on the key in sample/typical colours.								
	Hydrant	STRUCTURES			Pumping Station - Surface		OTHER STRUCTURES			
	Other		Manhole - Foul		Pumping Stn - Foul/Combined			Attenuation Tank		Tunnel
			Manhole - Surface		Gully			Storage Tank		Interceptor
			Manhole - Combined		Vent Column					
			Inlet		Rodding Eye					
			Outfall		Catchpit					
			Lamphole		Flushing Chamber					
			Bifurcation - Foul		Soakaway					
			Bifurcation - Surface		Non Return Valve					
			Bifurcation - Combined		Air Valve					
			Combined Sewage Overflow		Hatch Box					
					Washout					

OTHER STRUCTURES			Chamber
	Attenuation Tank		Tunnel
	Storage Tank		Interceptor


