

Response to Planning officer: Adam Madge developmentmanagement@wiltshire.gov.uk		
Planning Ref:	PL/2024/05527	Our Email: planning.liaison@wessexwater.co.uk
Location:	Spring Park Extension Land South of Westwells Road, Westwells Road, Neston, SN13 9GB	DATE; 08/07/2025 Our Ref: ST86NE/ 218
Proposal:	Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development	

Existing Apparatus

There are Wessex Water foul sewers within the proposed site boundary: -

375mm, 225mm, 150mm diameter public foul sewers

No buildings or structures within a minimum of 3m either side of the public foul sewers and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the easement strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pipe. The foul sewers must not run through enclosed private areas, they must be within a 6m (3m either side) open access easement strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

The proposed building conflicts with the public foul sewer, it is noted that the applicant intends to divert the existing foul sewers. Application for a sewer diversion (at the developers cost) can be permitted subject to satisfactory hydraulic conditions and that there will be no loss in capacity within the diverted sewer. Diversions must be constructed to the standards set down in the Design and Construction Guidance (DCG) (formally Sewers for Adoption Guidance). Early consultation with our Sewer Protection Team is advised. Developer will also need to agree protection arrangements for the existing public foul sewers which cross the site (easement details as shown above). All apparatus must be accurately located on site and marked on deposited drawings.

Foul Sewerage

Wessex Water has capacity to accommodate domestic type foul only flows in the public foul sewer crossing the site. 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 S185 foul sewer diversion) and submit details for technical review prior to construction.

Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

Surface Water Sewerage

Surface Water to be disposed of in accordance with SuDS Hierarchy and NPPF Guidelines.

Proposals to recycle rainfall runoff as part of the buildings cooling process with excess to be infiltrated on site will be subject to LLFA approval. Wessex Water will request re-cycling of rainwater for this type of facility to reduce demand on our water supply network.

Private surface water sewers Information Note:

Surface Water sewers in the Westwells Road area are not under Wessex Water ownership. They are private former MOD SW sewer systems serving the former MOD sites in this area. The MOD/private surface water sewer systems between Westwells Road and Spring Lane do not communicate downstream with a Public Wessex Water sewer, the MOD/private surface water network outfalls to watercourse at Spring Lane, and

therefore was not eligible for transfer to public under the 2011 private sewers transfer. It remains a private sewer system. This is shown by our mapping legend.

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