

From: Stella Davies <Stella.Davies@wessexwater.co.uk>
Sent: 08 July 2025 15:51
To: robbie.parnham@tumuconsulting.com
Cc: ben.stoodley@tumuconsulting.com
Subject: WW Dev Resp ST97SW/ 421 - 19979 Pre-Development Enquiry - Land to the West of Chippenham Community Hospital 12 dwellings [Filed 22 Jul 2025 08:44]
Attachments: WW Dev Map ST97SW_421 Land to the West of Chippenham Community Hospital.pdf
Categories: Filed by Mail Manager

Thank you for your below enquiry. We have the following comments to make and copy of our map is attached. More maps can be obtained here: <https://developerservices.wessexwater.co.uk/network-maps>

Surface Water Disposal:

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

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

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the surface water discharge hierarchy as feasible.

Defra announced new national standards for SuDS. The national surface water hierarchy has been updated and runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- collected for non-potable use (water re-use)
- infiltrated to ground
- discharged to an above ground surface water body
- discharged to a surface water sewer, or another piped surface water drainage system

Note: To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Wessex Water statement on surface water discharge can be accessed via the following link: <https://developerservices.wessexwater.co.uk/media/m4rjrfmg/wwds-dev063p-rainwater-drainage-policy.pdf>

Review of the site mapping indicates that majority of the site is made of greenfield area. No re-use is proposed as part of the drainage strategy. No CCTV has been submitted to support that all of the hardstanding is connected to Wessex Water sewers. Please note that any historic cross connections must be disconnected and re-directed to separate systems. If utilising higher tiers of discharge hierarchy will prove unfeasible, Wessex Water could consider 5 l/s with evidence that they are using full suite of SUDS to deal with rainfall runoff as close as possible to where it falls.

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 and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

The most appropriate point for connection from the site would be 225mm diameter public foul sewer in Rowden Hill.

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 or Section 106 connection and submit details for technical review prior to construction. We will not accept foul connections from below ground level, foul flows from below ground level must be pumped to ground level prior to connection to the public foul sewer.

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

Water Supply – Point of Connection

A development of this scale requires a water main connection with a minimum diameter of 90 mm.

The nearest suitable point of connection for the proposal is the 6" dia Water Main in Rowden Hill. The connection to 3" dia Water Distribution Main is too small to provide size for size connection. There is also 15" Distribution Trunk Main – no connections allowed.

Please note that the cost of any new connection or the upsizing of the existing main must be borne by the developer.

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>

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



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From: robbie.parnham@tumuconsulting.com <robbie.parnham@tumuconsulting.com>

Sent: 08 July 2025 09:33

To: Planning Liaison <planning.liaison@wessexwater.co.uk>

Cc: ben.stoodley@tumuconsulting.com

Subject: WW ST97SW/ 421 - 19979 Pre-Development Enquiry - Land to the West of Chippenham Community Hospital

Good Morning,

Please can I submit a pre-development enquiry for a project to the West of Chippenham Community Hospital for the discharge of surface and foul water.

The development will consist of the redevelopment of the existing buildings to the east of the site, into apartments and houses. Specified below:

- No.49 Rowden Hill – 4 x Townhouses (2no. 2 bed & 2no. 3 bed)
- No.51 Rowden Hill – 1 no. 5 bed house
- No.53 Rowden Hill House – 5no. 2 bed flats

Also, 7no. self-build dwellings are proposed on the existing greenfield area of site.

Surface Water

- Existing community hospital hardstanding area of 0.148ha calculated using the modified rationale method and FEH22 rainfall data, at brownfield rate of 12.9l/s in 2-year event.
- It is proposed to limit all flows from proposed hardstanding (0.429ha) to 9l/s for all storms up to and including the 1% AEP event, with a 45% allowance for climate change. This provides a 30% betterment on pre-development flows in accordance with the Wiltshire Council Drainage and Betterment Strategy (June 2024) for the associated storm. It also provides a much greater betterment on storms above the 2 year.
- The attached PDF shows the proposed discharge point for surface water flows. Please can we confirm there is adequate capacity for the proposed surface water drainage rates.

Foul Water

- Proposed to discharge 12no. houses and 5no. flats into the existing surface water sewer marked up above.

If you need any more information, please let me know.

Kind Regards,

Robbie Parnham

Senior Infrastructure Engineer

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