

Appendix F

Wessex Water Correspondence & Information

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Nutrient neutral development position statement

Position statement on nutrient-neutral requirements for new development

Wessex Water's water recycling centres (WRCs) accept additional flows and loads from housing developments as we have planned sufficient capacity for allocated development.

1. Our WRCs and the environmental permits that govern them are designed to reflect increases in population levels due to development over a 25-year design horizon, however, the Dutch Nitrogen case has meant that this is no longer the case for WRCs which discharge into or upstream of the Somerset Moors and Levels Ramsar site.



2. Prior to the legal precedent set by the Dutch Nitrogen Case, nutrient neutral development had already been incorporated into planning policy for developments impacting the Hampshire Avon (relating to phosphorus discharges) and Poole Harbour (nitrogen discharges). There is the potential that this requirement may be extended to other sites designated under the Habitats or Birds Directives where nutrient levels are demonstrated to be an issue.

3. It is for the Local Planning Authority and Natural England to determine what phosphorus neutrality is, how this should be calculated and demonstrated.

4. It is for the developer to demonstrate to the Local Planning Authority and Natural England, as part of the planning process, that their development satisfies these requirements.

5. Wessex Water has no influence over these requirements through the planning process. We can only accept flows from new developments once planning permission has been granted and the Local Planning Authority and Natural England are satisfied that the relevant phosphorus neutrality tests have been achieved.

6. Wessex Water is already required to meet nutrient reduction targets set by Natural England and the Environment Agency at a number of its WRCs. Solutions for nutrient reduction at these sites will be at technically achievable limits and we will therefore not be able to provide additional nutrient removal for developments. At some sites, the targets set are below what is technically achievable and so we will be pursuing Catchment Market opportunities (see final paragraph below) to deliver all our obligations for nutrient reduction.



7. If promoters of development sites are considering standalone private treatment arrangements, please be aware that they will require Local Planning Authority, Natural England and Environment Agency approval. Wessex Water will not subsequently adopt private treatment assets or upstream sewerage networks unless they are designed and constructed to adoptable standards as explained [here](#).

The Wessex Water Group is actively working with regulators and Local Authorities to come up with a catchment solution to the problem through a Catchment Market in nature based projects. Wessex Water Group's wholly owned subsidiary, [EnTrade](#), is one provider of these solutions. However other options are available within these catchments.

Matt Wheeldon
Director of Assets and Compliance
On behalf of Wessex Water
January 2021

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Registered in England No. 2366648
Registered Office: Operations Centre ,
Claverton Down Road, Claverton
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Warminster drainage and wastewater strategy

This strategy covers the Warminster area, served by Warminster water recycling centre (sewage treatment works). This area is a part of the Hampshire Avon management catchment and Wessex Water's drainage and wastewater management plan.

Catchment background

The area

Warminster is in the valley of the headwaters of the River Wylfe, one of five main tributaries to the Hampshire Avon River. The area is chalk geology which supports the groundwater fed river system and is surrounded by series of chalk hills.

Sewer network



The Warminster area has a predominantly separate sewer system, where wastewater, sewage from homes and businesses, is collected into the foul only sewer and is conveyed to the water recycling centre (WRC). Storm water, rainwater collected from roofs and yards, is collected into a separate surface water sewer which conveys the rainwater to the river. However, in some situations the surface water sewer discharges to the foul sewer. In these cases, under heavy storm conditions, sewer capacity can be exceeded and built in safety valves called storm overflows, permitted by the Environment Agency, can operate to prevent sewer flooding.

Water recycling centre

Flows to Warminster WRC are treated under normal flow conditions and are further treated through phosphorus removal to reduce the nutrient load discharged to the River Wylfe. Under heavy storm conditions, flows into the WRC can exceed its capacity. These excess flows will first overflow to storm storage tanks. If these tanks become full, they in turn spill to the river as a storm overflow, as permitted by the Environment Agency, having benefitted from screening and a degree of settlement within the storm tank.

Current performance

Sewer capacity

Hydraulic incapacity is when the drainage network cannot convey the runoff from heavy rainfall and can lead to sewer flooding. It can be exacerbated by groundwater entering the sewer systems. The Warminster area has a high risk for sewer incapacity although there are no frequent spilling storm overflows in the catchment.

Sewer misuse

Sewer misuse includes flushing anything other than the three Ps (pee, poo and toilet paper) down toilets. Wet wipes, nappies and sanitary products should not be flushed regardless of their labelling. Fats, oils and grease should not be poured down drains as this creates 'fatbergs'. Sewer misuse can lead to blockages which can cause flooding. The Warminster area has a high risk for blockages from sewer misuse.



Asset health

Sewers are inspected to assess their condition using a risk-based approach, using the likelihood of it failing and consequence of failure. The sewers in the worse conditions are prioritised for more frequent inspection or rehabilitation. The risk profile for the condition of the sewers in this area is at high risk compared to the rest of the Wessex Water region.

Surface water flooding

Surface water flooding occurs when very heavy rainfall overwhelms drainage systems. Responsibility for surface water flooding is complex, but in summary Wessex Water is only responsible for sewer flooding. Where heavy rainfall occurs, overland flow collects runoff into rivers or low points on the ground. See the Environment Agency flood maps for more details.

Water recycling centre

Each WRC has a permit, as agreed with the Environment Agency, for how much water is treated under different weather conditions and the quality of the water that is discharged to the environment. Warminster WRC is within capacity to meet its permit.

Water quality

When untreated wastewater is discharged to a watercourse it can affect the downstream environment including the river and coastal areas. This could be from:

- pollution
- unauthorised wastewater spills or leaks
- misconnections (when wastewater from household is incorrectly connected to the surface water sewer)
- storm overflows.

Future challenges in the catchment



Growth

New developments can cause an increase in wastewater requiring conveyance and treatment. Improvements to the foul sewer system to support new development will be assessed by Wessex Water developers' group and infrastructure charges paid by new developments will fund required upgrades to ensure sewer flooding risk is not increased.

Developments can also increase the area contributing to rainwater runoff to the urban drainage networks, whether it is a surface water or combined sewer, causing an increase risk in surface water and potential sewer flooding. Best practice is to utilise sustainable drainage systems (SuDS). We have a policy that surface water connections to the foul sewer system is not permitted.

Warminster is identified as a location for housing and employment growth within the Wiltshire core strategy (2015). A significant mixed-use allocation is identified to the west of the town. The Wiltshire local plan review including Swindon & Wiltshire joint spatial framework is currently in preparation with the initial consultation looking ahead to plan for the period to 2036.

To support this growth and reduce flood risk, strategic improvements will be needed to ensure the network can accommodate this increase in flow.

Climate change and urban creep

Climate change is likely to increase the intensity of rainfall leading to higher risk of flooding in the future; however, the magnitude and timing of this change is highly uncertain.

Urban creep can also pose a challenge for managing our drainage and wastewater networks. This is when existing households extend or build over gardens for car parking. This type of growth increases the area contributing to fast runoff to the urban drainage system and can increase the risk of flooding.

Strategy

Partnership working



We are working closely with Wiltshire council to address surface water flood risk in Warminster and to accommodate development without increasing flood risk.

Short term

- Replace and reline priority sewers to reduce the risk of collapse and flooding.
- Model and assess the impact from future development on the network, considering climate change and urban creep, and identify enhancements required to reduce the risk of flooding.

Medium term

- Construct strategic sewer to accommodate flows from new developments and prevent an increase in flood risk.
- Investigate the conditions of Warminster Portway pumping station rising main and, if required, carry out improvements.
- Improve phosphorus removal at the WRC to reduce nutrient loading to the river further.

Long term

- Review capacity at the WRC, considering growth in the catchment and climate change, and identify mitigation measures if required.

We are developing further long-term options that address and mitigate for climate change, development, urban creep and other future challenges as a part of the drainage and wastewater management plan process.

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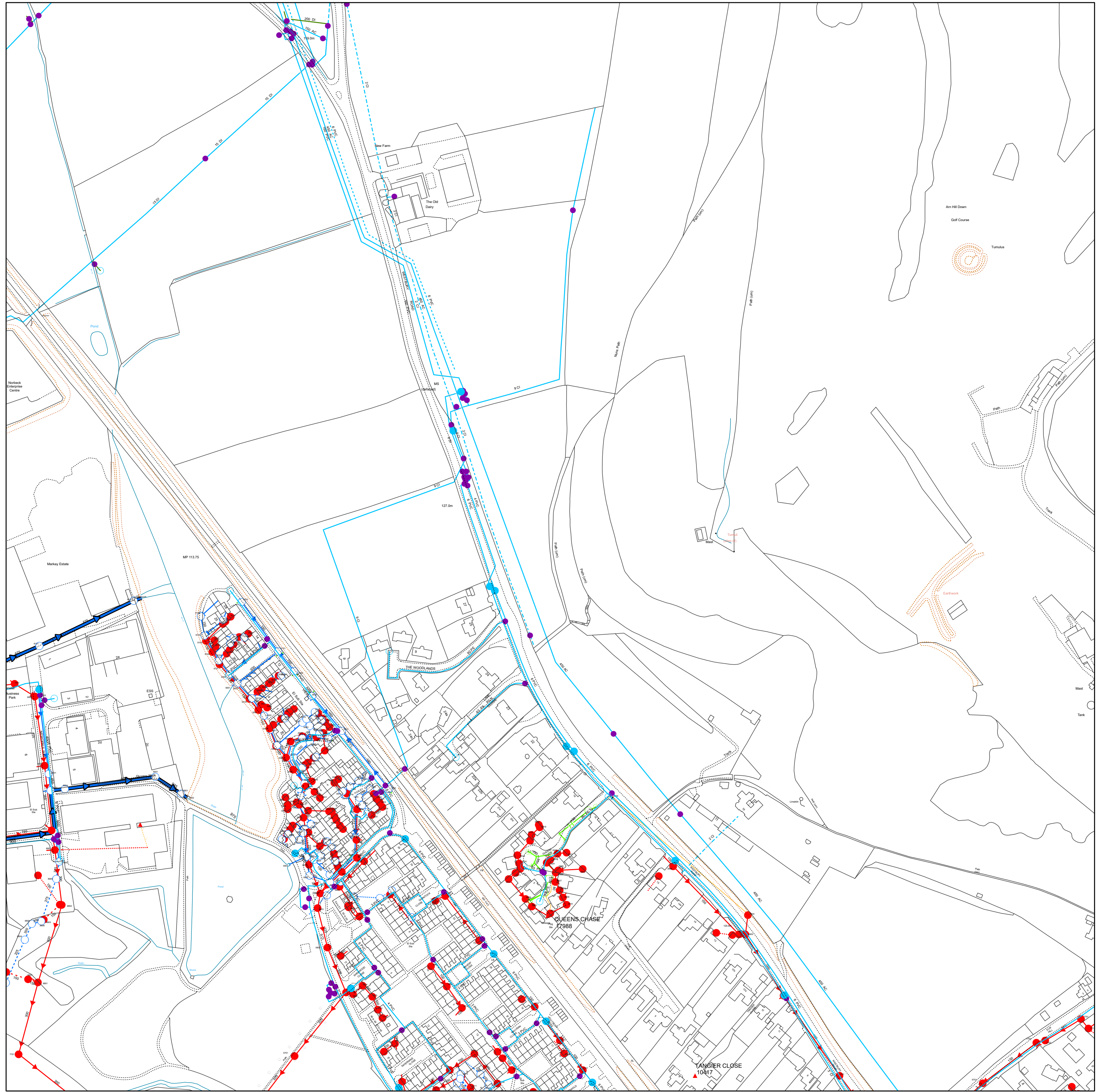


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WW Dev Map ST84NE_ 423 New Farm, Westbury Road, Warminster



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WATER MAINS	SEWERS	STRATEGIC	PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution	Foul	Surface	Combined	Abandoned	Private	Rising Mains	Private Rising Mains
Washout	Surface	Combined	Abandoned	Private	Private	Standby Rising Mains	Culverted Watercourse
Raw Water	Surface	Combined	Abandoned	Private	Private	Effluent Disposal	Highway Drain
Abandoned	Surface	Combined	Abandoned	Private	Private	Overflow	Use Unknown
Private	Surface	Combined	Abandoned	Private	Private	Syphon	Status Unknown
FITTINGS	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
Hydrant	Manhole - Foul	Manhole - Surface	Manhole - Combined	Manhole - Abandoned	Manhole - Private	Chamber	Tunnel
Other	Manhole - Foul	Manhole - Surface	Manhole - Combined	Manhole - Abandoned	Manhole - Private	Storage Tank	Interceptor
	Inlet	Outfall	Lamphole	Bifurcation - Foul	Bifurcation - Surface		
	Bifurcation - Foul	Bifurcation - Surface	Bifurcation - Combined	Combined Sewage Overflow	Air Valve		
	Air Valve	Hatch Box	Washout				

Information in this map 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. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 25/09/2025
Centre: 387284E, 146213N
Scale: 1:2,500
(when printed at A2 size)

Response to: Developer email: joe.prescott@phoenixdp.co.uk			
Planning Ref:		Our Ref: ST84NE/ 423	Our Email: planning.liaison@wessexwater.co.uk
Proposal:	Development of up to 190 dwellings		
Location:	New Farm, Westbury Road, Warminster	DATE	25/09/2025

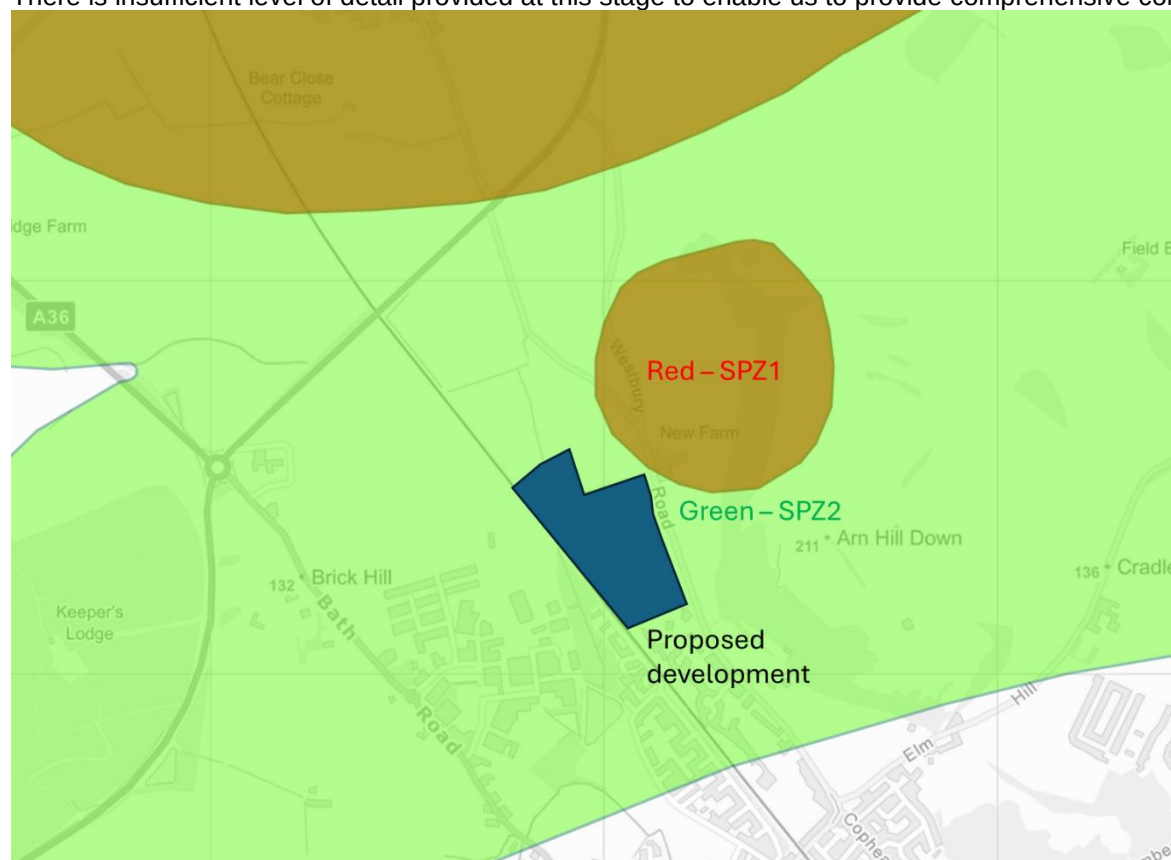
Thank you for consulting us on the provision of Wessex Water services at the above site. Extracts from our records showing the approximate location of our apparatus within the vicinity of the site are attached.

Source Protection Zone

The proposed site is within the Source Protection Zone (SPZ) 2, and very close to the boundary of SPZ1 of our Arn Hill groundwater source (see map below).

As a result, if the application progresses to planning process we would like to provide detailed comments. Planning application will have to be supported by Hydrological Assessment.

There is insufficient level of detail provided at this stage to enable us to provide comprehensive comments.



Existing Services within the site and its vicinity

- 15" dia Trunk Main north of the site and north east corner of the site- 6m standoff either side of the outer edge is required
- 160mm dia Water Distribution Main in the north east corner of the site – 3m standoff either side of the outer edge of the pipe required
- 6" abandoned Water Distribution Main in the north east corner of the site
- 9" Water Distribution Main located in the southern part of the site -5m standoff required either side of the outer edge of the pipe

Developers are responsible for locating all existing and new underground services on a development site during the planning and execution phases of a project to ensure safety and avoid damage. Developers must maintain accurate records, which are crucial for safe and efficient development.

Standoff Around Water Mains

Wessex Water requires access to undertake our statutory duties as set out in the Water Industry Act 1991 to maintain and repair our assets. Therefore, there must be no buildings within a minimum of:

- 3m either side of the outer edge of the 160mm diameter water supply main
- 5m either side of the outer edge of the 9" diameter water supply main
- 6m either side of the outer edge of the 15" diameter Trunk Main

and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe which is carrying large volumes of water.

The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus. Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand-off distance may increase for a strategic water main due to material, size, depth and pressure. Wessex Water reserves the right to change the requirements for specific sites or strategic mains.

Protection Measures

You will need to agree protection arrangements for the existing Wessex Water assets which cross and abut the site (standoff details as given above). Any damage to our apparatus by third parties will result in a compensation claim. All existing apparatus must be accurately located on site and marked on deposited drawings.

A map showing all known Wessex Water Assets within the area of the proposed site is attached. Additional maps can be obtained from our website Mapping enquiries (wessexwater.co.uk)

Please Note: A constraints plan with clearly marked existing services and standoff requirements to be submitted for review.

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.

Development of this size will require 150mm dia connection in line with the size for size principle. The nearest possible connection point of this size is FW Manhole 0009 in Chalfield Close, southwest of the development site. This will however require crossing under the railways tracks.

An alternative connection can be achieved on line of 150mm dia Foul Sewer in the Junction of the Oaks with the Westbury Road. A new manhole would be required.

Other than that a connection can be achieved via a FW manhole 4804 in Westbury Road.

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 and submit details for technical review prior to construction.

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

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

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 following hierarchy as feasible:

- Rainwater reuse through harvesting or greywater recycling

- An adequate soakaway or other infiltration system
- A hybrid solution involving infiltration and discharge to a surface water body
- Discharge directly to a surface water body (e.g., an ordinary watercourse)
- Discharge to a surface water sewer, highway drain, or other drainage system

Wessex Water statement on surface water discharge can be accessed via the following link: : [wwds-dev063p-rainwater-drainage-policy.pdf](https://www.wessexwater.co.uk/dev063p-rainwater-drainage-policy.pdf)

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.

Review of the mapping indicates presence of various land drainage features which should be utilised for surface water drainage. Surface Water Strategy to be agreed with the LLFA.

Adoption

Wessex Water can adopt SuDS features as part of a surface water sewer network, SuDS schemes 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. 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](https://www.wessexwater.co.uk))

Water Supply

Wessex Water will 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. Upon grant of planning Wessex Water will undertake a modelling exercise to determine the impact on our network and manage any necessary improvements.

The most appropriate point of connection for the development would appear to be either the 160 mm dia or 9" dia Water main within the site boundary. Connection point will be dictated by the development layout.

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>

Please note: On site private storage and pump systems will be required for buildings greater than 2 storeys high. No guarantee can be given on a specific pressure or to maintaining that pressure. Normally it will be no less than 10m head of water. (1 bar pressure at 9 litres a minute) on the property boundary.

New Appointments and Variations (NAVs)

The NAV Market enables developers to choose their water or sewerage undertaker for a specific geographic area. For developers wishing to consider an alternative supplier or seeking further information, a full list of appointees and further guidance can be found on the Developing a new site ([wessexwater.co.uk](https://www.wessexwater.co.uk)) and Ofwat website.

If you are making a NAV enquiry, there is a Wessex Water dedicated wholesale team that deal with NAV enquiries. Full details are on our website including guidance notes, our policy and contact details <https://developerservices.wessexwater.co.uk/new-appointments-and-variations>

I trust that you will find the mapping and initial comments of use.

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

From: Alison Kurobasa <Alison.Kurobasa@wessexwater.co.uk>
Sent: 16 February 2021 17:19
To: Peter Amies
Subject: WWDevRespST84NE/ 423 New Farm, Westbury Road, Warminster - 190 Dwellings - Barratt Homes
Attachments: New Farm, Westbury Road, Warminster - Location Plan.pdf; WWMap New Farm Westbury Road Warminster.PDF; WWMap New Farm Westbury Road Warminster 1-2500.PDF; WWMap New Farm Westbury Road Warminster 1-1250.PDF; WWSewers Only Map New Farm Westbury Road Warminster.PDF

Hello Peter

Site: New Farm, Westbury Road, Warminster
Proposals: 190 Dwellings - Barratt Homes

Thank you for your enquiry. Please find attached an extract from our records showing the approximate location of our apparatus within the vicinity of the site.

Trunk Water Mains Crossing the Site

The site is crossed by strategic water mains from the Arn Hill boreholes and reservoir sites. Development is restricted in proximity of the water supply apparatus, the water mains must be accurately located on site and shown on development plans with no building or obstructions within 5 metres either side of the 15" and 9" water mains, or within 6 metres of the 450mm trunk main. Water mains must remain in open access areas and must not be incorporated into private gardens or enclosed spaces. These trunk mains are not available for water supply connection. Water supply will need to come from a distribution main, you will require a minimum 125mm connection for this scale of development and will most likely be supplied off the 6" main at the south east corner of the site.

This table shows our 'stand-off distances' required between any new structure and our water main. The easement strip is the minimum width necessary to repair, maintain or renew our asset. It varies with the size, depth and pressure of the water main, and we also consider pipe material and ground conditions. Wessex Water reserves the right to change the requirements for specific sites or strategic mains. If you are in any doubt please ask.

No structure or other obstruction is allowed over or within the stand-off distance. Building foundations must be taken down to a lower depth or be designed in such a way that they do not place additional loading onto a water main. Piling proposals are reviewed on a case by case basis - auger bored is preferred rather than driven methods.

Water main diameter (mm)	Not exceeding 180mm	181mm to 399mm	400mm and above
Minimum stand-off distance (m) each side of pipe	3m	5m	6m

Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand off distance may increase for a strategic water main due to material, size, depth and pressure.

Foul Sewerage

There are no public sewers in close proximity of the site and looking at the topography it is envisaged you will require a pumped connection. The attached sewer maps show the nearest sewers to the east in Westbury Road at Manhole ST87454804.

Developers may connect to the public sewer on a size for size basis at their cost and Wessex Water will manage the network and undertake any foul capacity improvements necessary to accommodate foul flows from granted development. The costs of any necessary network improvements would be met by Wessex Water, in accordance with our infrastructure charging arrangements.

Phosphorus levels in the Hampshire Avon catchment

The sewage treatment works serving the local sewer networks is the Warminster WRC which discharges to the Hampshire Avon catchment

Please see our position statement <https://www.wessexwater.co.uk/services/building-and-developing/nutrient-neutral-development-position-statement>

Surface Water Drainage

- Surface water to be disposed of in accordance with Suds Hierarchy and NPPF Guidelines and directed to local land drainage systems
- The surface water strategy and discharge rate from the site must be agreed with the Wiltshire lead local flood authority
- Surface water disposal to the foul sewer is not permitted.
- Land drainage run-off shall not be permitted to discharge either directly or indirectly to the public sewerage system.

Please note that new Sewerage Sector Guidance (published 1st April 2020) enables Water Companies to adopt SuDS features as part of the surface water drainage network. The SuDS philosophy is to replicate as closely as possible the natural drainage from a site before development. SuDS is designed within the opportunities and constraints of the site to deliver the most benefits for water quantity, quality, amenity and biodiversity. These 4 pillars of a sustainable drainage system should be given equal weight through the design process to achieve the maximum possible benefits.

Wessex Water Policies and Guidance on this can be found at <https://www.wessexwater.co.uk/services/building-and-developing/sector-guidance-on-sewerage-and-water-adoption-agreements>. If the intention is to offer the drainage scheme up for adoption the applicant will need to consult with Wessex Water, prior to the submission of any drainage scheme details to the local planning authority, to ensure compliance under the new adoption codes and to formally commence the adoption process. Applicants should contact Wessex Water through development.north@wessexwater.co.uk for further pre-planning information/ discussion.

These are initial comments based on the level of information you have provided. When you have a site layout and a good idea of housing numbers and phasing, we will be more than happy to assist with further guidance on connecting to our networks.

Please keep us updated on your proposals at all stages of the planning and development process so we may review and plan our works to ensure that any capacity improvements to accommodate granted sites can be delivered to match the rate of your development.

Regards

Alison Kurobasa
Planning liaison
Wessex Water
Claverton Down Bath BA2 7WW
[wessexwater.co.uk](https://www.wessexwater.co.uk)

Planning.liaison@wessexwater.co.uk



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

From: Peter Amies <Peter.Amies@phoenixdp.co.uk>

Sent: 02 February 2021 20:45

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

Subject: Pre-development Enquiry - New Farm, Westbury Road, Warminster - 190 Dwellings - Barratt Homes

Dear Sirs,

Please find attached our Pre-development Enquiry application and location plan for the above.

Will you please advise on capacity and a point of connection for the proposed development?

Wiltshire Council require all developments to be Phosphate Neutral; we will therefore be grateful if you can confirm details of the Sewage Treatment works where sewage from the development will be treated, details of the main river that the works discharges to (assume it will be the Hampshire Avon), and also details of any existing or proposed measures to reduce phosphates.

Kind regards

Peter

Phoenix Design Partnership Limited

Unit 9 Westway Business Centre

Marksbury, Bath

BA2 9HN

Tel: 01761 479950

Mob: 07764 686030

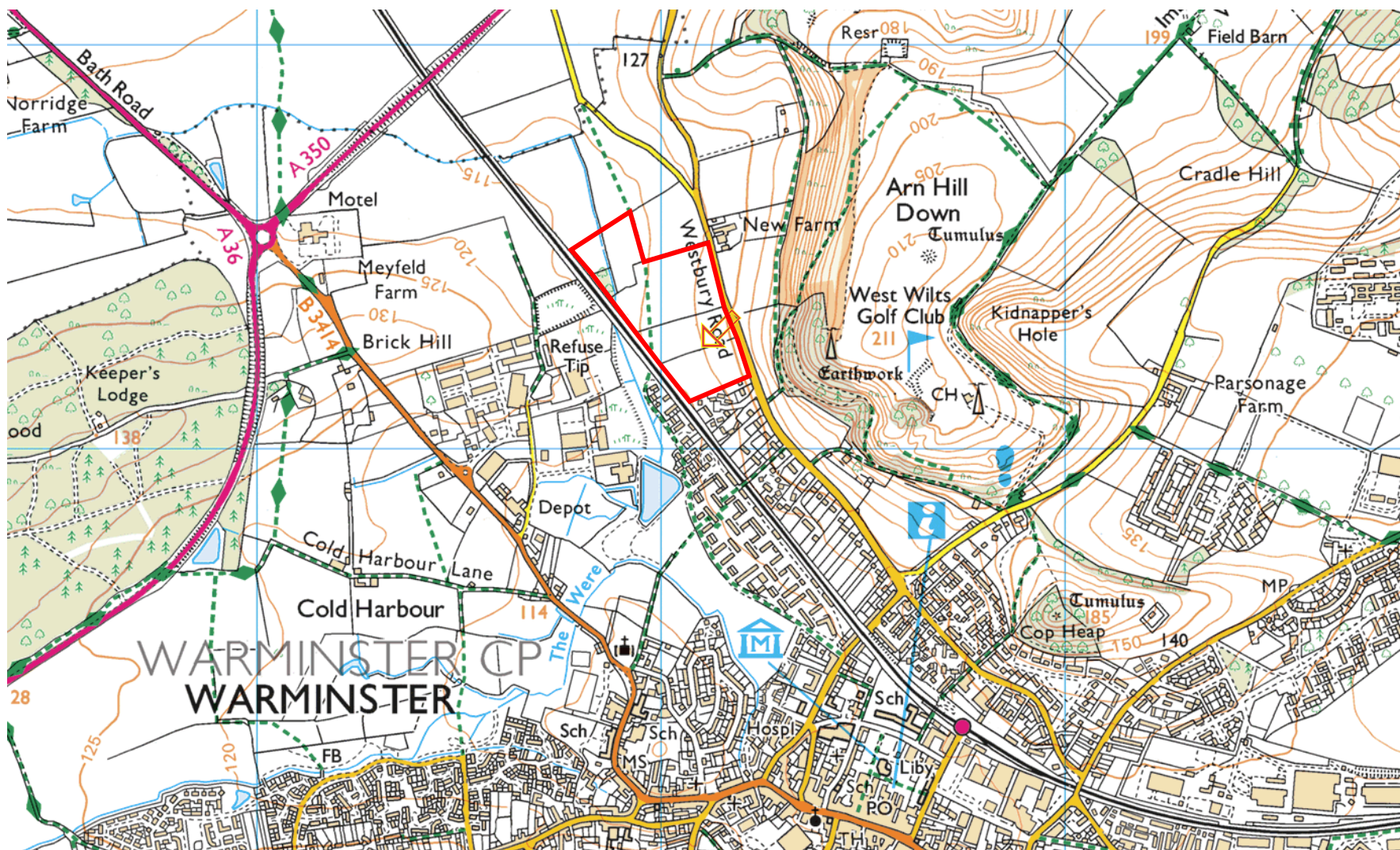
Email: peter.amies@phoenixdp.co.uk

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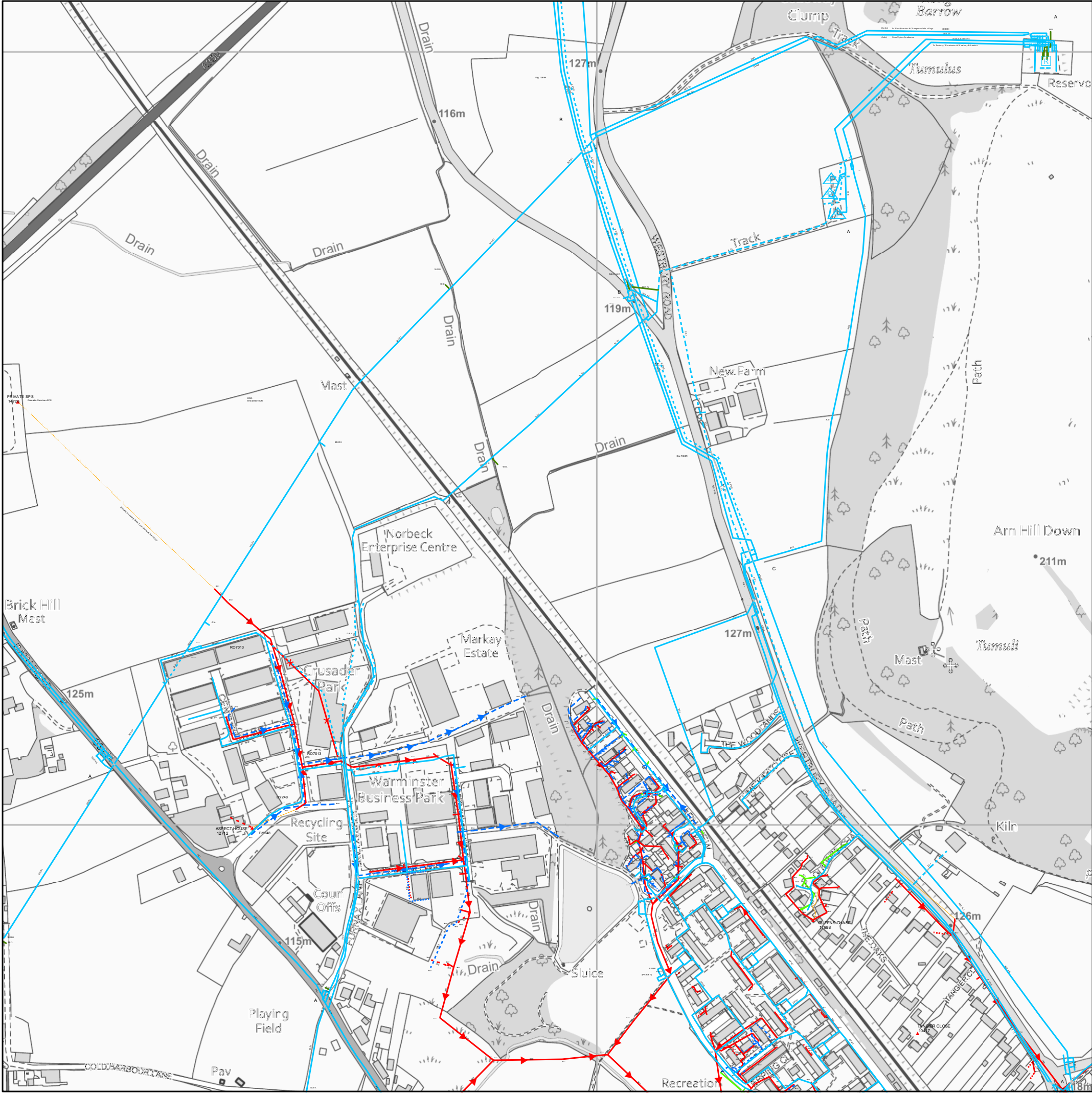
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NEW FARM, WESTBURY ROAD, WARMINSTER, WILTSHIRE, BA12 8TN

387100E,146250N

New Farm, Westbury Road, Warminster



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WATER MAINS		SEWERS		PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution Main		Foul					Rising Mains		Private Rising Mains
	Washout Main		Surface					Effluent Disposal		Culverted Watercourse
	Raw Water Main		Combined					Overflow		Highway Drain
	Abandoned Main		Abandoned					Syphon		Use Unknown
	Private Main									Status Unknown
SITES		STRUCTURES						OTHER STRUCTURES		
	Source		Manhole - Foul		Pumping Station - Surface		Attenuation Tank		Chamber	
	Reservoir		Manhole - Surface		Pumping Stn - Foul/Combined		Storage Tank		Tunnel	
	Pump		Manhole - Combined		Gully				Interceptor	
	Treatment Works		Outfall		Vent Column					
FITTINGS			Inlet		Rodding Eye					
	Valve - Open		Lamphole		Catchpit					
	Valve - Closed		Bifurcation - Foul		Flushing Chamber					
	Fire Hydrant		Bifurcation - Surface		Soakaway					
	Pressure Reducing Valve		Bifurcation - Combined		Non Return Valve					
	Meter		Combined Sewage Overflow		Washout					
			Air Valve		Hatch Box					

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.

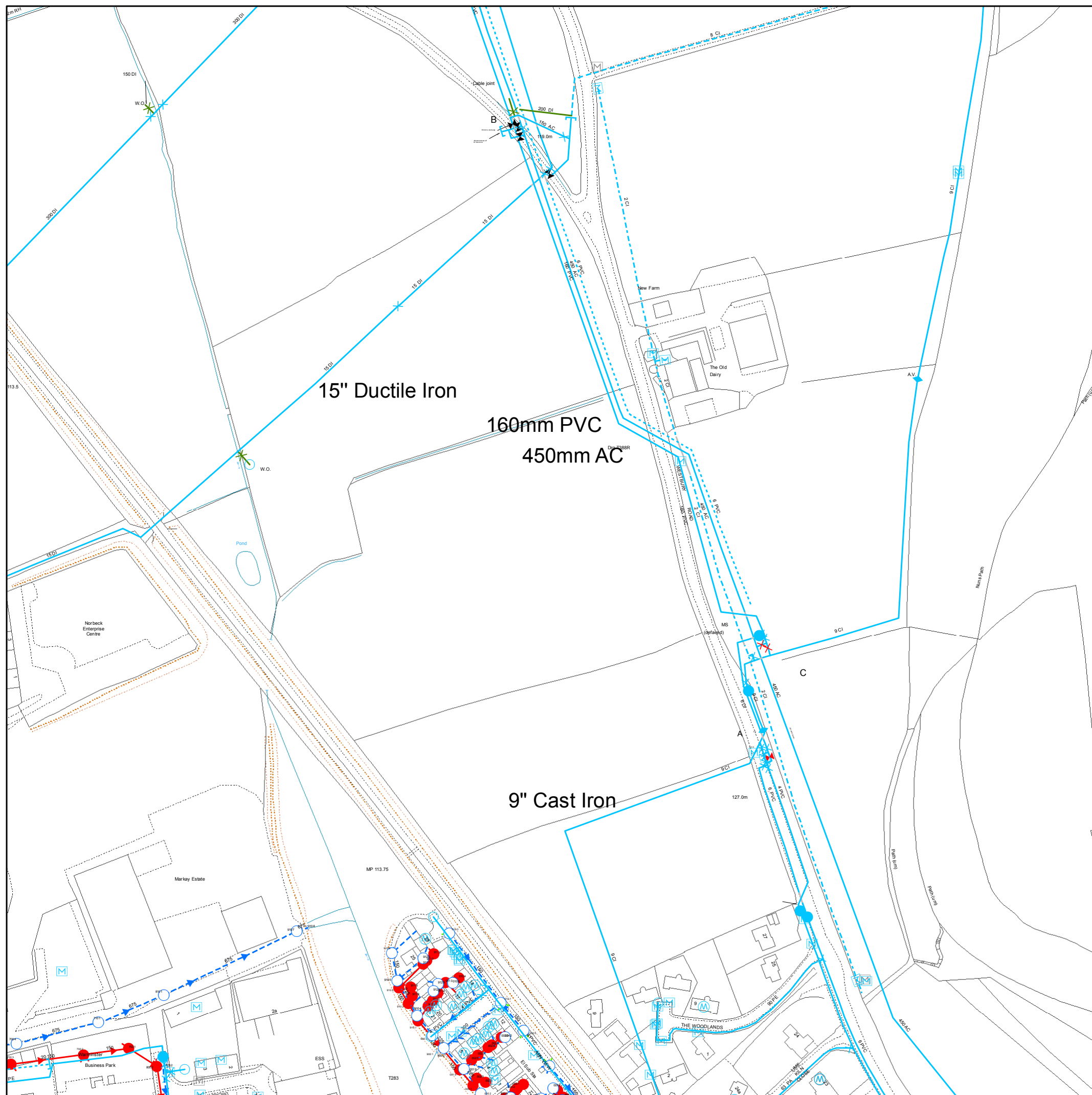
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Date: 16/02/2021, 15:36:23

Scale: 1:5000

Centre: 386937, 146360

New Farm, Westbury Road, Warminster



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<u>WATER MAINS</u>	<u>SEWERS</u>	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>SECTION 104</u>	<u>OTHER WESSEX PIPES</u>	<u>NON-WESSEX / UNKNOWN</u>
Distribution Main	Foul				Rising Mains	Private Rising Mains
Washout Main	Surface				EDM Effluent Disposal	Culverted Watercourse
Raw Water Main	Combined				Overflow	Highway Drain
Abandoned Main	Abandoned				Syphon	Use Unknown
Private Main	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.					Status Unknown
SITES	STRUCTURES					OTHER STRUCTURES
Source	Manhole - Foul	Pumping Station - Surface				Chamber
Reservoir	Manhole - Surface	Pumping Stn - Foul/Combined				Attenuation Tank
Pump	Manhole - Combined	Gully				Storage Tank
Treatment Works	Outfall	Vent Column				Tunnel
	Inlet	Rodding Eye				Interceptor
	Lamphole	Catchpit				
	Bifurcation - Foul	Flushing Chamber				
	Bifurcation - Surface	Soakaway				
	Bifurcation - Combined	Non Return Valve				
	Combined Sewage Overflow	Washout				
		Air Valve				
		Hatch Box				

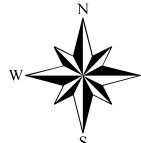
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the 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.



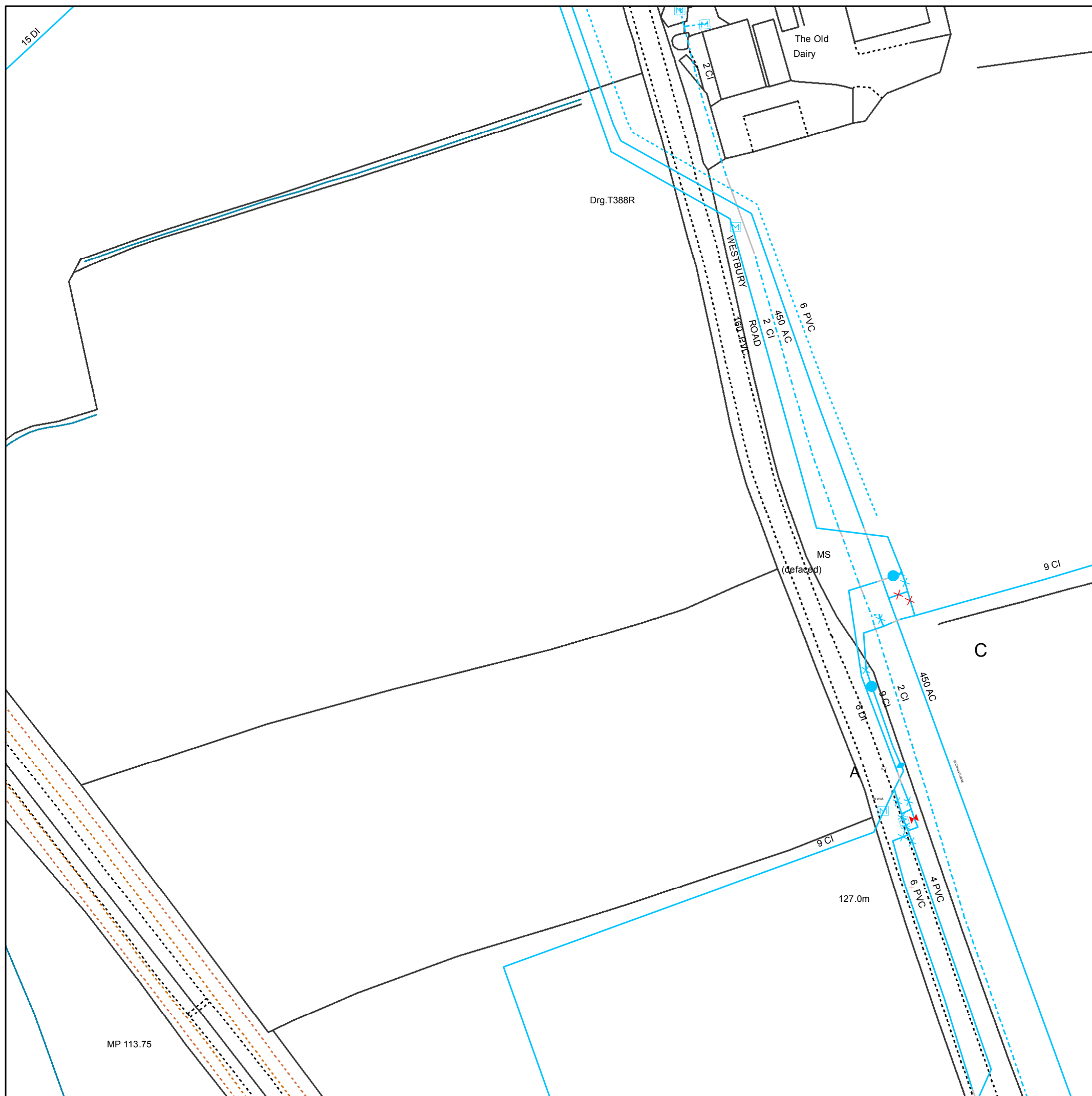
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Scale: 1:2500

Centre: 387068, 146410



New Farm, Westbury Road, Warminster



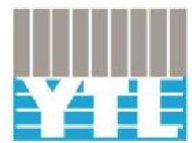
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WATER MAINS		SEWERS		PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution Main		Foul					Rising Mains		Private Rising Mains
	Washout Main		Surface					Effluent Disposal		Culverted Watercourse
	Raw Water Main		Combined					Overflow		Highway Drain
	Abandoned Main		Abandoned					Syphon		Use Unknown
	Private Main									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.

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

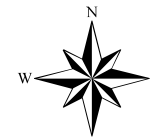
Wessex Water
YTL GROUP



Date: 16/02/2021, 16:11:43

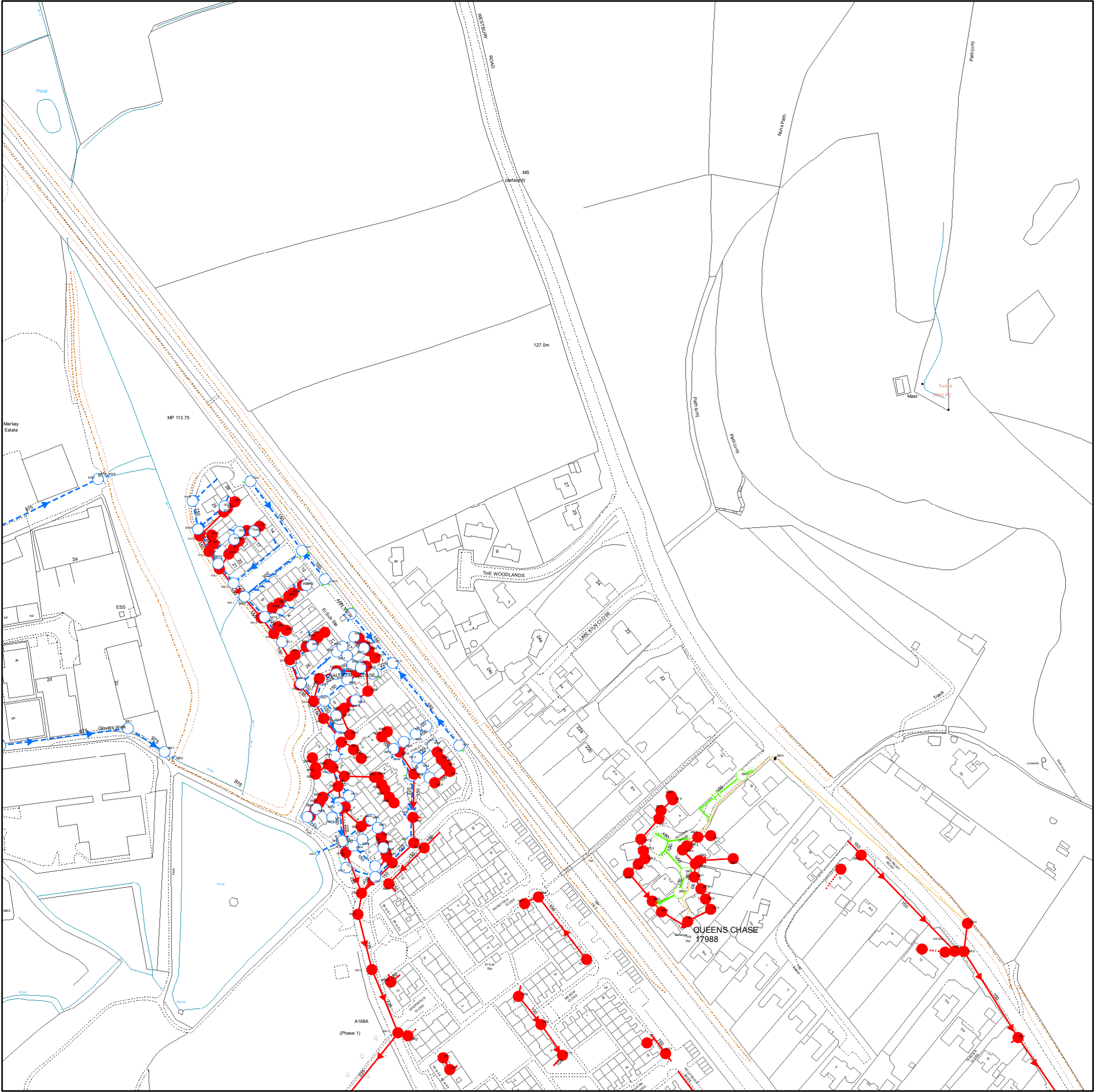
Scale: 1:1250

Centre: 387092, 146363



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Sewers Only Map



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PUBLIC SEWERS		NON-PUBLIC SEWERS, DRAINS & PIPELINES		OTHER STRUCTURES	
	Foul Sewer		Private - Foul		Attenuation Tank
	Surface Water Sewer		Private - Surface		Storage Tank
	Combined Sewer		Private - Combined		Chamber
	Rising Main		Highway Drain		Tunnel
	Syphon		Culverted Watercourse		Interceptor
	Overflow		Abandoned Sewer		
	Use Unknown		Status Unknown		

STRUCTURES		OTHER STRUCTURES	
	Manhole - Foul		Section 104 - Foul
	Manhole - Surface		Section 104 - Surface
	Manhole - Combined		Section 104 - Combined
	Outfall		Private Rising Main
	Inlet		Effluent Disposal Main
	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
			Air Valve
			Washout
			Hatch Box

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.

Date: 16/02/2021, 16:40:24

Scale: 1:2500

Centre: 387193, 146121

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