

Response to: LPA e-mail: planning@sf.wiltshire.gov.uk FOA Gen Collins				
Planning Ref:	PL/2025/09736	Our Ref: ST86SE/ 475	Our Email:	planning.liaison@wessexwater.co.uk
Proposal:	Development of 48 dwellings			
Location:	Land Lying west of Semington Turnpike , Semington	DATE	14.01.2026	

Thank you for consulting us on the above planning application. Extracts from our records showing the approximate location of our apparatus within the vicinity of the site are attached.

We have reviewed documents submitted in support of the enquiry. We have following comments to make:

Existing Services

There are no known Wessex Water assets within the proposed site boundary.

A map showing all known Wessex Water Assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website [Mapping enquiries \(wessexwater.co.uk\)](http://Mapping.enquiries.wessexwater.co.uk)

Foul Sewerage – Point of Discharge

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. The minimum diameter receiving sewer to meet size for size principles for a development of this magnitude is 150mm.

The nearest public foul sewer of suitable dimension or greater is the 150mm dia public foul sewer located to the east of the site in A361 Hilberton Road. Connection should be made on-line downstream of FWMH ref ST89606001, shown as 6001 on the attached plan. CL. 49.790; IL. Unknown

The point of connection to the public network is by application and agreement with Wessex Water.

Please Note: No surface water runoff, land drainage or ground water will be accepted into any public sewer that carries sewerage, 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: :

<https://developerservices.wessexwater.co.uk/media/m4jrimg/wwwds-dev063p-rainwater-drainage-policy.pdf>

Review of the proposed Drainage Strategy by Betts Hydro dated November 2025 indicates discharge via soakaways. This is supported by Wessex Water as our records indicate that the site is in the area of high infiltration potential, additionally review of our layers indicates that nearby properties discharge via soakaways.

Drainage strategy based on soakaway discharge 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

Development of this scale will require a minimum 90mm connection for new water mains to be laid into the development site, through a Section 41 agreement or a self-lay arrangement.

There are 6" and 8" water mains in A361 Hilperton Road.

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>.

We 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