

Our ref: PL53692

Site address: 101 Pickwick Road, Corsham, SN13 9DA

Development: Re-development of existing petrol filling station and retail store to new petrol filling station and retail store

Thank you for your online pre planning enquiry submission. Please find attached a map showing the approximate location of our services near the site.

Wessex Water can advise the following.

Existing assets

There are no known Wessex Water assets within the development site.

Surface water drainage

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. Our rainwater drainage policy can be found on our [website](#).

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 have 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.

Review of the submitted drainage strategy states use of a 5000l rainwater harvesting tank which will be fed by run off from the retail store for intended water reuse. This is supported.

Review of the proposed drainage strategy also suggests connection to the Public Surface Water Sewer at a rate of 2l/s which is accepted by Wessex Water.

The nearest suitable size for size point of discharge is the 300mm Public Surface Water Sewer in Dickens Avenue. Connection can be made via manhole ref: ST86704501 – SWMH 4501 as shown on the attached map.

Cover Level (m AOD): 107.72

Lowest Invert (m AOD): 106.510

Please note: there must not be any ground water ingress into the public sewer network or attenuation system. This can reduce storage capacity and affect performance. The base of the attenuation feature above the seasonal high groundwater level. Groundwater should be treated as a separate issue.

Surface Water Discharge Strategy to be agreed with the Lead Local Flood Authority (LLFA)

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 nearest suitable size for size point of discharge is the 150mm Public foul Sewer in Pickwick Road Connection can be made on line, downstream of manhole ref: **ST86704504** FWMH 4504 as shown on the attached map.

Cover Level (m AOD): 106.520

Lowest Invert (m AOD): 105.540

The point of connection to the public foul network is by application and agreement only.

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.

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.

There is a 180mm Water distribution main located in Pickwick Road from which a suitable point of connection could be made.

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.

Additional Information

Please note: if you are proposing a car wash or jet wash facility – you will need to apply for trade effluent.

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-largedevlopments>

For further assistance please contact Planning Liaison via
planning.liaison@wessexwater.co.uk

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

Kind regards

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