

Our ref: PL53383

Planning Reference: PL/2026/00194

Site address: ASTRA COTTAGE, OARE, MARLBOROUGH, SN8 4JA

Development description: Demolition of existing dwelling and associated outbuildings and erection of a replacement dwelling; with associated parking, landscaping, private amenity space and access arrangements.

Thank you for your planning application enquiry. 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 proposal indicates that surface water will be discharged via soakaway which we support. Our mapping indicates that the development site is in an area of high suitability

for infiltration, however the developer is required to undertake soakaway testing in line with legislative requirements.

Surface Water drainage strategy to be agreed with the LFFA.

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.

Review of the proposal indicates that foul sewage will be disposed of via the existing mains connection. If a new connection is required then the nearest suitable size for size point of discharge is the 150mm Public Foul Sewer in the road to the West of the development site. Connection can be made via manhole ref: SU15627902 FWMH: 7902

Cover Level (m AOD): 150.243

Lowest Invert (m AOD): 148.533

The point of connection to the public foul network is by application and agreement only and can be made here: [Sewer connection](#)

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

There is 4" Water distribution main located in the road to the West of the development site 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.

For more details and guidance for applying to connect to our networks please see our website and our standing advice:

<https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-largedevlopments>

[Planning liaison standing Planning liaison standing advice and frequently asked questionsand frequently asked questions](#)

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

Camilla Wharton

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Wessex Water

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