

Our ref: PL51859

Planning Reference: PL/2025/06615

Site address: Upper Seagry, SN15 5JZ

Development description: Erection of building comprising 4No. flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage and estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access

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 surface water will be discharged via SuDs, existing watercourse and pond/ lake. There are no Wessex Water Surface Water Sewer in close proximity to the site.

Surface Water drainage strategy to be agreed with the LFFA.

If you are offering the shared drainage for Section 104 adoption please refer to the Sewerage Sector Guidance [Sector guidance on sewerage and water adoption agreements](#)

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 sewage will be discharged via the existing connection. Should a new connection be required the nearest suitable size for size point of discharge is the 150mm Public Foul Sewer in the access road opposite the site entrance.. Connection can be made on line downstream of manhole ref: **ST94805701** FWMH: 5701

Cover Level (m AOD): 76.633

Lowest Invert (m AOD): 73.193

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

Trade Effluent

If you plan to discharge trade effluent into one of our public sewers, you are required by law to obtain a trade effluent consent from us.

It is your responsibility to obtain a trade effluent consent prior to discharging into the public sewer network.

Trade effluent must not be discharged into a surface water drain, which would discharge directly into the environment without treatment, causing pollution.

Short-term discharges, such as contaminated groundwater from land remediation and building projects, are subject to temporary trade effluent authorisation.

Short-term discharges derived from flushing heating/cooling systems, potable water mains and sprinkler systems may not require an application for trade effluent consent. This is subject to the acceptance of specific conditions set out in our regulatory position statement.

If you are unsure whether you need consent, please email trade.effluent@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.

There is 3" Water distribution main located in Henn Lane 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-large-developments>

[Planning liaison standing advice and 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

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