

Our ref: PL53765

Planning Reference: PL/2026/00081

Site address: 22 Ferozeshah Road, Devizes, SN10 2JQ

Development description: Convert existing 5 bedroom dwelling into 2no. 3 bedroom dwellings and associated works.

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

- 100mm Public Foul Sewer – 3m minimum standoff either side from the outer edge of the pipe.

Standoff Around Foul & Surface Water Sewers

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 100mm diameter public foul sewer

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 pipe. The Surface water / foul sewer must not run through enclosed private rear gardens. Wessex Water require unrestricted access to maintain and repair our apparatus.

Protection Measures

Developer will need to agree protection arrangements for the existing apparatus which cross 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

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 disposed of via a sustainable drainage system.

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.

The nearest suitable size for size point of discharge is the 100mm Public Foul Sewer within the development site. Connection can be made via manhole ref: SU02624810 FWMH: 4810

Cover Level (m AOD): 132.323

Lowest Invert (m AOD): 131.453

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

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 the road to the front 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 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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