

Date: 23/02/2026

Our ref: PL53805

Planning Reference: PL/2026/00433

Contact Name: Planning Officer - planning@sf.wiltshire.gov.uk

Site address: BLACKLANDS LAKES LTD, KNIGHTS MARSH FARM, STOCKLEY

Development description: Change of use of Paddock 1 from touring pitches (occupied by touring caravans or motor homes) and caravan storage to Padel Tennis Facility comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating area.

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

The following Wessex Water assets are located within the proposed site boundary: -

- 4" Water distribution main – 3m minimum standoff either side from the outer edge of the pipe.

Standoff Around Water Mains

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 4inch diameter water supply

main 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 pressurised pipe which is carrying large volumes of water. The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

Measurements are given for a pipeline depth of between 900mm and 2000mm. The stand-off distance may increase for a strategic water main due to material, size, depth and pressure. Wessex Water reserves the right to change the requirements for specific sites or strategic mains.

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 our mapping indicates that the property already utilises soakaway, therefore surface water should be discharged via soakaway / infiltration.

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.

The nearest suitable size for size point of discharge is the unknown size diameter Public Foul Sewer in the road to the South of the development site. This sewer will need to be surveyed before flow rates can be agreed.

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 within 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

Our plans, invert and cover levels are provided for identification purposes only and no warranty as to their accuracy or completeness is given or implied. The position of private drains, private sewers and clean water service pipes to properties are not normally shown but their presence must be anticipated, and we advise you carry out your own enquiries and investigations to locate them.

Kind regards

Camilla Wharton

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