

Date: 26/02/2026

Our ref: WW/NC/ 4344

Planning Reference: PL/2026/01111

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

Site address: 2 Church Lane, Limpley Stoke, Bath, BA2 7GH

Development description: Demolition of existing triple garage and construction of self build dwelling within curtilage of existing house.

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 located within the proposed site boundary.

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 disposed of via Soakaway.

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 connection will be made to the 150mm public foul sewer in the road to the front of the property.

Connection can be made on line, upstream of manhole ref: ST78601502– FWMH 1502 as shown on the attached map.

Cover Level (m AOD): 108.540

Lowest Invert (m AOD): 106.930

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

There is 4" Water distribution main 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 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

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

Planning Liaison Technician



Wessex Water

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