

Date: 12/03/2026

Our ref: PL53841

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

Application Reference: PL/2026/01041

Site address: 3 The Barton, Upper Common, Kington Langley, Chippenham, SN15 5PF

Development Proposal Description: Retrospective change of use of part of paddock to garden and construction of detached annexe.

Thank you for consulting us with regards to the planning application detailed above.

Wessex Water has no objections to this application providing items shown in red are resolved prior to determination of the application. Notes below are provided for the applicant:

Reason for Objection

Layout Conflict. The applicant must contact Wessex Water to agree protection arrangements for the existing apparatus which cross the site. More information and the application for how to do this can be found here: [Building near to or over a minor public sewer](#)

Existing assets

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

- 225mm Public Foul Sewer – 3m minimum standoff either side from the outer edge of the pipe.
- Unknown Diameter 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 225mm 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 National Planning Policy Framework (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.

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.

Foul drainage

The nearest suitable size for size point of discharge is the 225mm Public Foul Sewer within the development site. Connection can be made via manhole ref: ST20240682 FWMH: 0682

Cover Level (m AOD): 97.175 (approximately)

Lowest Invert (m AOD): Not recorded

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 a 6" Water distribution main located in the road to the North 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:

[Wessex Water Developer Services](#)

Please find attached a map showing the approximate location of our services near the site.

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team via e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

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

Planning Liaison Technician



Wessex Water

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