

Response to: developmentmanagement@wiltshire.gov.uk (Planning Consultation Response)			
Planning Ref:	PL/2026/01607	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	Change of use of Eastleigh Court from offices to short-stay accommodation; repair, restoration and enhancement of Eastleigh Court including demolition of existing single storey extension and construction of replacement single storey extension; exterior alterations and repairs; roof repairs; installation of new dormers and replacement rooflights; change of use of the former Eastleigh Court Stables from a dwelling to short-stay accommodation; erection of ancillary building for use as an event space and pool house; new swimming pool, demolition of an outbuilding; landscaping; vehicle parking, new electricity substation; installation of new automatic gates to north and south entrances and associated works.	Our Ref:	ST84SE/ 379
Location:	Eastleigh Court, Bishopstrow, Warminster, BA12 9HW	Date:	1 May 2026

Wessex Water has no objections to this application and can advise the following information for the applicant:

Existing Services

There are no known Wessex Water assets within the proposed site boundary.

However, our mapping indicates the presence of a private 2", reducing to 1" supply main that serves the Eastleigh Court development and further dwellings to the west of the proposed site.

A map showing all known Wessex Water assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website [Mapping enquiries \(wessexwater.co.uk\)](https://www.wessexwater.co.uk/mapping-enquiries)

Note: 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.

Foul Drainage

We have reviewed the Flood Risk and Outline Drainage strategy, Issue 3, dated 06/02/26 submitted in support of the planning application and note, within section 6.4 of the strategy, the applicant is proposing to abandon the existing foul drainage due to poor condition and install new foul drainage network onsite to serve Eastleigh Court and the proposed pavilion building. Separate systems of drainage must be installed with all and any surface water drainage connections being fully removed from the onsite foul drainage network. Capacity is available to accommodate domestic type foul flows only within the public network.

Should the applicant wish to make a new connection to the public network this will need to be agreed via formal application and approval. A S106 application can be made via our website.

Discharges from Swimming Pools

We note the inclusion of a swimming pool within the proposed development.

Draining Swimming Pools Swimming pools can be drained to a foul sewer; it's the safest place for it. Wessex Water must be informed of any swimming pools being drained by e-mailing: sewer.protection@wessexwater.co.uk with the following information:

- The date operator plans to start draining.
- A contact number, so the drainage can be stopped if problems occur in the sewers
- A flow rate of 1 l/s is suitable for most sewers. If a higher rate is required, please contact Wessex Water to discuss before discharging.

Note: There may be conditions imposed e.g. on the time of day or in the event of wet weather at some sites to prevent flooding (overnight drainage is preferred). The pool should be left to stand for 3 to 5 days without chlorination to allow the dissolved chlorine to disperse prior to discharge to a foul sewer.

Back-wash water Back-wash water must always be drained or pumped to foul sewer. However, developer / operator must take steps to limit the free chlorine concentration to a maximum of 2 mg/l so that you do not put sewerage staff at risk. Operator should also retain a plan of the drainage system to the foul sewer as this will be useful when investigating pollution events.

We will need to undertake a modelling exercise to assess the impacts of the backwash flows when combined with predicted domestic type foul flows, on the existing foul sewer network.

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public foul sewer network, either directly or indirectly.

Surface Water Drainage (rainwater falling onto, and running off, impermeable surfaces)

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.

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.

We note applicant has already undertaken some ground investigations on site and are proposing further investigative work to assess viability of deep bore soakaways to discharge surface water runoff post redevelopment.

Water Infrastructure

As noted above, the development site is currently served by a long private supply service that also serves several dwellings and farmsteads surrounding Eastleigh Court. Wessex Water are currently working with the promoters of this development to review, map and consider options which will allow them a supply for the proposed development whilst ensuring that the supply to existing Wessex Water customers and those connected via the existing private supply service will not suffer detriment. Developer will be responsible for funding any work required.

Please note: On site private storage and pump systems will be required for buildings greater than 2 storeys high. No guarantee can be given on a specific pressure or to maintaining that pressure. Normally it will be no less than 10m head of water. (1 bar pressure at 9 litres a minute) on the property boundary.

NOTE: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this document 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

ST84SE/ 379 Asset Map

