

From: Planning Liaison <planning.liaison@wessexwater.co.uk>

Sent: 19 June 2026 12:40

To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>

Subject: WW PLN RESP ST85NW/ 437 Land South of Trowbridge, Southwick, Trowbridge

Dear Planning Officer,

Thank you for your consultation for planning application PL/2025/09486. Wessex Water has commented throughout this application:

29/01/2020 – Our substantive response to the initial planning application. This response remains valid.

26/02/2021 – Comments on amended plans and easements between public water main and proposed road embankments and culvert works. The advice remains valid.

We would like to emphasise that our comments at outline stage remain valid throughout the reserved matters stage, with particular regard to the standoff requirements and protection measures required for our assets.

In summary Wessex Water has an obligation through the Water Industry Act to serve approved development. In order to carry out our obligations we require easements to our pipes for the purposes of maintenance and repair. If planning permission is approved the developer will need to work with Wessex Water to accurately locate our apparatus on site and agree protection arrangements or diversions (at the developer's cost). Any damage of our apparatus by third party will result in a claim for damages.

Existing Apparatus Crossing the site

The site is crossed by public sewer and water mains. Buildings and changes in ground level in proximity of this apparatus is restricted and minimum standoff requirements apply:

- 450mm Ductile Iron Water Main – 6 metres either side of the main
- 15 inch AC Water Main – 5 metres either side of the water main
- 225mm foul sewer – 3 metres either side of the sewer.

- No tree planting permitted within 6m of public sewers or water mains.
- The developer will need to agree with Wessex Water a scheme of protection works for the construction programme and thereafter.

Trees must not be planted within 6 metres of a public sewer; the mature canopy of the tree and root structure must not interfere with our apparatus or restrict our ability to access and excavate along the line of the sewer. We would follow the minimum offset distances set out below.

Tree planting	Small ornamental shrubs – must be shallow rooted and easily removed for access	Trees, such as Ash, Beech, Conifer, Elm	Trees, such as Willow, Poplar
Minimum Distance from a sewer	3 metres	6 metres	12 metres

The applicant has acknowledged the presence of the strategic water mains crossing the site and the 'Design & Access Statement' confirms that 'suitable easements' will be incorporated in the proposed layout. Wessex Water mapping is for guidance only and the public sewer and water mains must be accurately located and marked on site and on deposited plans. The accurate easement corridors must be clearly shown on proposed housing layouts and masterplans to confirm there is no conflict with statutory easements. Public apparatus must remain in open access areas with unrestricted access to maintain and repair.

If the proposed development conflicts or restricts access to a water main or sewer, Wessex Water will need to agree diversion works. The developer must clearly demonstrate viable diversion routes on proposed housing layouts and masterplans. There are significant costs involved in diverting trunk water mains which would be payable by the developer, and we advise developers to liaise with the Wessex Water regional engineer as early as possible to discuss the viability and options for any diversion schemes before finalising development layouts. Email: development.north@wessexwater.co.uk

Many thanks,

Planning Liaison



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW