

Hi Claire,

For the purpose of your planning application we can confirm that a connection to the 300mm public surface water sewer in Corn Croft Lane will be accepted in Principle subject to evidence being submitted that all higher priority destinations have been utilised to their maximum extent. A maximum allowable discharge rate of 1l/s will be required.

Many thanks

Camilla Pearson

Planning Liaison Technician



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Email Camilla.pearson@wessexwater.co.uk

Web ytl.com | wessexwater.co.uk



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

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.

From: Claire Pitchers

Sent: 29 June 2026 15:08

To: Planning Liaison

Cc: Lawrence Quigley ; Richard Hogarth ; Chris Jarman ; Andrew Rees ; Ann-Marie Wood ; Jess Griffiths

Subject: RE: SU06SW/ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Camilla, Thanks for your response - We absolutely appreciate the requirement to follow the SUDS hierarchy and please be reassured that we are not attempting to avoid a higher priority disposal destination however we won't be able to confirm

Hi Camilla,

Thanks for your response - We absolutely appreciate the requirement to follow the SUDS hierarchy and please be reassured that we are not attempting to avoid a higher priority disposal destination however we won't be able to confirm whether discharge to ground is a definitive option until next year. We will try and get a written response on the discharge consent but being a competitor, there's a chance this will be difficult to achieve.

We are just trying to find a back-up solution now so that we don't find ourselves in April 2027 without a viable solution for the surface water drainage. We are happy for this to be conditioned in the planning consent.

I would really appreciate a response on the mapping query if possible please.

Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

Notice of upcoming annual leave - Wednesday 22nd July

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

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

Sent: 29 June 2026 11:58

To: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>; Ann-Marie Wood <Ann-Marie.Wood@wessexwater.co.uk>; Jess Griffiths <Jess.Griffiths@wessexwater.co.uk>

Subject: RE: SU06SW/ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Claire,

Thank you for your email. We are unable to consider connection to the public sewer network unless all higher priority destinations on the SuDs hierarchy have been explored and utilised to their maximum extent. Therefore without completed infiltration testing to BRE365 and evidence of discharge consent for the culverted watercourse being refused, we are unable to comment further.

Many thanks

Camilla Pearson

Planning Liaison Technician



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Email Camilla.pearson@wessexwater.co.uk

Web ytl.com | wessexwater.co.uk



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

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.

From: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Sent: 22 June 2026 14:57

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

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>

Subject: RE: SU06SW/ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Ann-marie, Thanks for taking the time to respond in Camilla's absence. We are hopeful that the winter infiltration testing and ground water monitoring will confirm that discharge to the ground is viable. If this is the case then we will proceed

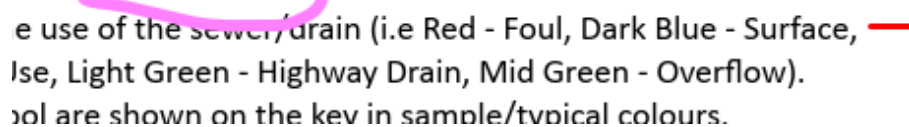
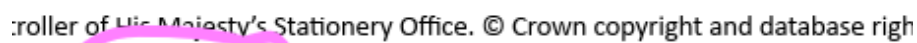
Hi Ann-marie,

Thanks for taking the time to respond in Camilla's absence.

We are hopeful that the winter infiltration testing and ground water monitoring will confirm that discharge to the ground is viable. If this is the case then we will proceed with disposal to the ground in line with the hierarchy. However, there is a chance that the winter testing will show that disposal to the ground is not a viable option so rather than waiting until spring to discuss an alternative, we are trying to think ahead for our client.

We discussed the watercourse option with Jess / Camilla and confirmed that the watercourse lies within land owned by a third party. We discussed this option with our client and they confirmed that it will not be possible to gain discharge consent from the third party owner as they are a direct business competitor.

Noted regarding the private status of the surface water systems locally – however these appear on your mapping as public sewers (?) or are we reading this wrong?



Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

Notice of upcoming annual leave - Wednesday 24th June

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

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

Sent: 22 June 2026 13:46

To: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>

Subject: RE: SU06SW/ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Good morning, Claire.

Thank you for your response, Camilla is away training this week and therefore, I have picked up your enquiry.

We note your comments regarding the incorrect method used during the infiltration testing; however, this is not a reason to default to discharge to a surface water sewer.

The surface water network on Corn Croft is private and therefore it is not in our gift to offer a connection here. The surface water network on Candy Way to the east of Corn Croft is also private and again not in our gift to offer you a connection.

The only public surface water network is located to the southwest of the site crossing through the roundabout at the junction with Horton Road and London Road, however, capacity is very limited in this network, and it is prone to surcharge in a 1 in 1 yr event. We would need to undertake a modelling assessment to fully understand the impacts of any additional flows in this system and ascertain what, if any, network reinforcement is required. Due to the current workload modelling assessments are currently taking 12 – 14 weeks to complete.

Furthermore, as noted in our previous Dev Response dated 12/05/26, within your FRA you detail an option to discharge to a ditch to the southeast of the site running parallel to Horton Road, has this been fully investigated? Discharge to a watercourse sits much higher up the Suds Hierarchy than discharge to a surface water sewer.

At this juncture we are not satisfied that all options have been fully explored, and, therefore, cannot agree a connection to the public surface water sewer network.

I trust this clarifies our position.

Kind regards

Ann-marie

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

Ann-marie Wood

Senior Planning Liaison Engineer

Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk



From: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Sent: 22 June 2026 10:10

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

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>

Subject: RE: SU06SW_ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Camilla, Many thanks for your response. I attach the infiltration testing results. Trial pits "SUDS01" and "SUDS02" are located within the Aldi footprint and have recorded third fill rates between 1.4×10^{-5} and 1.01

Hi Camilla,

Many thanks for your response.

I attach the infiltration testing results. Trial pits "SUDS01" and "SUDS02" are located within the Aldi footprint and have recorded third fill rates between 1.4×10^{-5} and 1.01×10^{-5} . You are correct that these rates are hopefully sufficient to utilise discharge to the ground and this now forms our primary disposal option. However the testing was not left for long enough to be fully BRE365 compliant and the LLFA have queried the winter ground water levels and asked us to re-do the infiltration testing in the winter to confirm that discharge to ground remains a viable option. Our client is very keen achieve a planning approval and so we are trying to avoid the LPA placing a holding objection on the planning application until the winter testing is complete.

We are therefore keen to agree a contingency option for storm water discharge which, in the absence of an available open watercourse, is an attenuated connection to a public storm sewer.

Noted that the capacity in the Corn Croft Lane system is limited. If a connection to the sewer in Corn Croft lane is not preferable, is there another location more preferable? We have previously suggested a connection to the 450mm diameter storm sewer in A361 at chamber 2013. I attach our initial correspondence with WW and Jess's first response.

Look forward to hearing from you.

Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

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

Sent: 19 June 2026 11:40

To: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>

Subject: RE: SU06SW_ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Hi Claire,

Thank you for your email and it has been noted that the third party landowner will not grant discharge consent.

Review of our mapping indicates that the development site is in an area well suited to infiltration and nearby properties utilise soakaway effectively. Apologies if you have already sent this to Jess, but please can you send me evidence of infiltration testing carried out to BRE365?

The proposed point of connection to the surface water sewer is to a ringfenced system that ultimately discharges via SuDs, it is not connected to the wider network and capacity is limited.

Many thanks

Camilla Pearson

Planning Liaison Technician



Wessex Water

Operations Centre, Claverton Down, Bath BA2 7WW

Email Camilla.pearson@wessexwater.co.uk

Web ytl.com | wessexwater.co.uk



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

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.

From: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Sent: 18 June 2026 14:37

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

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Chris Jarman <Chris.Jarman@craddys.co.uk>; Andrew Rees <Andrew.Rees@craddys.co.uk>

Subject: FW: SU06SW_ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Dear Sirs, We've been dealing with Jess Griffiths as below but got an auto response today to say that Jess is off ill and to forward urgent enquiries to this email. We'd really appreciate a response at your earliest opportunity Kind

Dear Sirs,

We've been dealing with Jess Griffiths as below but got an auto response today to say that Jess is off ill and to forward urgent enquiries to this email.

We'd really appreciate a response at your earliest opportunity

Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

From: Chris Jarman <Chris.Jarman@craddys.co.uk>

Sent: 09 June 2026 16:12

To: Jess Griffiths <jess.griffiths@wessexwater.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>; Claire Pitchers <claire.pitchers@craddys.co.uk>; Andrew Rees <andrew.rees@craddys.co.uk>

Subject: RE: SU06SW_ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Good afternoon Jess,

I am responding on Claire's behalf as she is on leave today.

We have discussed this option with our client, and they have confirmed that it will not be possible to gain discharge consent from the third party owner of the watercourse as they are a direct business competitor to our client.

On this basis please could you confirm the most suitable sewer that we could use for the SW discharge from this site? We have noted the presence of a 375 dia public surface water sewer in Corn Croft Lane to the SE of the site which may be suitable?





Best regards,

Chris.

Chris Jarman

BEng (Hons) CEng MICE

Senior Associate

T: 01275 371333 / M: 07385 105633

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 397 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

From: Jess Griffiths <jess.griffiths@wessexwater.co.uk>

Sent: 05 June 2026 09:04

To: Claire Pitchers <claire.pitchers@craddys.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>

Subject: SU06SW_ 301 Motorbike training centre south of London Road, Devises - Surface water discharge

Good morning Claire,

We do not deem a distance 24m as an unreasonable distance to discharge in line with the SuDS hierarchy.

If you are unable to achieve a private agreement with the third party, you can enter into a Section 98 requisition agreement with Wessex Water. Please see the link to the application here. [Sewer requisitions](#)

You will need to gain discharge consent from the third party and approval from the LLFA.

Kind regards

Jessica Griffiths

Senior Planning Liaison Engineer

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



Wessex Water

Riverside, Chilton Trinity, Bridgwater, Somerset, TA6 3JS

Email Jess.Griffiths@wessexwater.co.uk

Mobile 07901 600747

Web ytl.com | wessexwater.co.uk



From: Claire Pitchers <Claire.Pitchers@craddys.co.uk>

Sent: 04 June 2026 13:28

To: Jess Griffiths <jess.griffiths@wessexwater.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>

Subject: RE: WW Resp DEV SU06SW_ 301 Motorbike training centre south of London Road, Devises

Hi Jess, Just wondered if you'd had a chance to review this yet please? Kind regards
Claire Pitchers Senior Project Engineer T: 01275 371333 Please note my working days
are Monday, Wednesday and Thursday C R A D D Y S Bath • Bristol

Hi Jess,

Just wondered if you'd had a chance to review this yet please?

Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

C R A D D Y S

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no
39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the
purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

From: Claire Pitchers

Sent: 01 June 2026 14:41

To: Jess Griffiths <jess.griffiths@wessexwater.co.uk>

Cc: Lawrence Quigley <Lawrence.Quigley@craddys.co.uk>; Richard Hogarth <Richard.Hogarth@craddys.co.uk>

Subject: RE: WW Resp DEV SU06SW_ 301 Motorbike training centre south of London Road, Devises

Dear Jess,

Many thanks for your comments on the drainage proposals.

We have reviewed the feasibility of discharging into the ditch to the southeast of the site. Please see the attached sketch. We have overlaid the highway extent plan (yellow) with the site boundaries of both the proposed site (in red) and the neighbouring site owned by a third party (in green).

This shows two aspects which will preclude discharge to the ditch

- 1) The existing ditch is not entirely located within the highway extent
- 2) It is nearly 24 metres between the site boundary and the ditch through land owned by a third party.

We therefore consider that disposal of surface water to open watercourses can be discounted as an option and an attenuated discharge to the storm sewer should be sought as the next most preferable option on the surface water drainage hierarchy.

We note your comments regarding capacity of the storm sewers in relation to any planning submission.

Kind regards

Claire Pitchers

Senior Project Engineer

T: 01275 371333

Please note my working days are Monday, Wednesday and Thursday

CRADDYS

Bath • Bristol • Cardiff • Exeter • Wakefield

www.craddys.co.uk | www.linkedin.com

Craddy Pitchers Ltd incorporated in England and Wales registered no 4949876, VAT no 39 4590 95

Registered Office 63 Macrae Road, Eden Office Park, Ham Green, Bristol, BS20 0DD

Craddy Pitchers Ltd is registered with the Information Commissioner's Office for the purpose of processing personal data.

Our full privacy statement is available at <https://craddys.co.uk/privacy-statement/>

From: Jess Griffiths <Jess.Griffiths@wessexwater.co.uk>

Sent: 12 May 2026 14:26

To: Richard Hogarth <Richard.Hogarth@craddys.co.uk>

Subject: WW Resp DEV SU06SW_ 301 Motorbike training centre south of London Road, Devises

Good afternoon Richard,

Location: Motorbike training centre south of London Road, Devises

Proposal: Proposed Aldi & Drive thru

Thank you for submitting your predevelopment enquiry via email, we have reviewed the information submitted and our comments are attached with this email.

If you require any further information or guidance, please contact us again.

Kind regards

Jessica Griffiths

Senior Planning Liaison Engineer

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



Wessex Water

Riverside, Chilton Trinity, Bridgwater, Somerset, TA6 3JS

Email Jess.Griffiths@wessexwater.co.uk

Mobile 07901 600747

Web ytl.com | wessexwater.co.uk



Wessex Water
YTL GROUP

FOR YOU. FOR LIFE



This email (and any attachment) is intended solely for the addressee, is confidential and may be legally privileged. If you have received this email in error, please let us know immediately and delete it without reading, copying or disseminating it. We have taken every reasonable precaution to ensure that any attachment to this email has been swept for viruses. We cannot accept liability for any damage sustained as a result of software viruses or any other harmful code. You should ensure that it is virus free before opening it.

This email is being sent to you on behalf of Wessex Water Services Limited, a company registered in England and Wales with number 02366648. The registered office is Wessex Water Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW.
