

Response to: Planning Officer - Lucy.Rutter-Dowd@wiltshire.gov.uk			
Planning Ref:	PL/2026/01963	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	175 Dwellings	Our Ref:	SU06SW/ 398
Location:	Land South of Coate Road Devizes Wiltshire	Date:	08/07/2026

Existing Apparatus

There is a 200mm foul rising main crossing the site.

A 6 metre easement corridor (3m either side of the rising main) is required for the purposes of access maintenance, repair and protection.

There must be no buildings or structures within the standoff easement, this includes no surface water attenuation features, swales ponds or basins and associated earthworks in the easement strip. No changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe.

The rising mains must remain within open access easement strips (as stated above) or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

The applicant will need to agree protection arrangements for the existing Wessex Water Assets which pass through the site. All apparatus must be accurately located on site and marked on deposited drawings. Below are the key points to be included. Working restrictions around, over and under pressurised foul rising mains are the same as for our water mains and apparatus.

Working restrictions around, over and under water main and apparatus (all locations)

- Wessex water will require immediate access in emergency situations at all times.
- No Parallel / adjacent utility apparatus / furniture (including sewers) will be constructed within 3m of the pipe unless agreed with WW Operations team.
- Exception to above would be access chambers which could reduce to 2m offset.
- Crossings with any utility apparatus / services to be perpendicular and a minimum of 500mm above or below.
- Method Statements will need to be provided including plant to be used for any work within 6m of the pipe, with vibration risk assessment being carried out.
- No materials or site arisings or temporary structures to be positioned or stored within 6m of the main.
- New Road construction shall not use vibration to compact. Roller type to be utilised.
- Water main position will be clearly identifiable on site at all times.
- No heavy plant access along or across pipe route until road formed above.
- No concrete slabs to be placed or cast above pipe.
- Any excavation above or along pipe route within 600mm vertical of the pipe to be agreed with Wessex Water by means of method statement and agreed working practice.

Foul Drainage

Development will require a minimum 150mm foul sewer connection.

There is a public foul sewer network in the housing estate to the west of Windsor Drive:

- Harebell Way manhole SU01627116; Cover Level 133.020, Invert Level 130.720

The masterplan shows a pumping station which suggests you are not able to reach the public foul sewer network by gravity. The site layout must provide satisfactory arrangements for the pumping station compound to be located a minimum 15 metres from nearest dwelling, and with adequate access directly off adoptable road with turning arrangements for a tanker lorry. Site will require a long length of off-site rising main and you will need to consider septicity control in the rising main.

Wessex Water will accommodate foul only 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 network to accommodate the additional foul flows from granted development. We fund any capacity improvements through our Infrastructure Charging arrangements.

We are aware of cumulative development coming forward in this catchment, and as sites progress through the planning process, we need to consider a strategic approach when multiple sites are looking to discharge to the same point on the network. It is also likely that we may require your site to have a telemetry inhibit and additional storage to hold back flows during peak events. Should sites obtain planning and when there is more certainty of development programmes, we will need to undertake further modelling to agree foul discharge arrangements for cumulative sites.

The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards.

Please Note: No surface water runoff or land drainage will be accepted into the public foul sewer either directly or indirectly.

Surface Water Drainage

For development of this site you will be required to follow the SUDS hierarchy and NPPF guidelines with discharge to local land drainage systems.

You should provide a full suite of SuDS components to be considered and included in the proposals for the capture, storage and discharge of surface water runoff at a restricted rate.

Surface water strategy, discharge rates and volumes will need to be agreed and approved by the LLFA.

No groundwater or land drainage will be accepted into the public sewer either directly or indirectly.

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Water Infrastructure

Development of this scale requires a minimum 125mm mains connection.

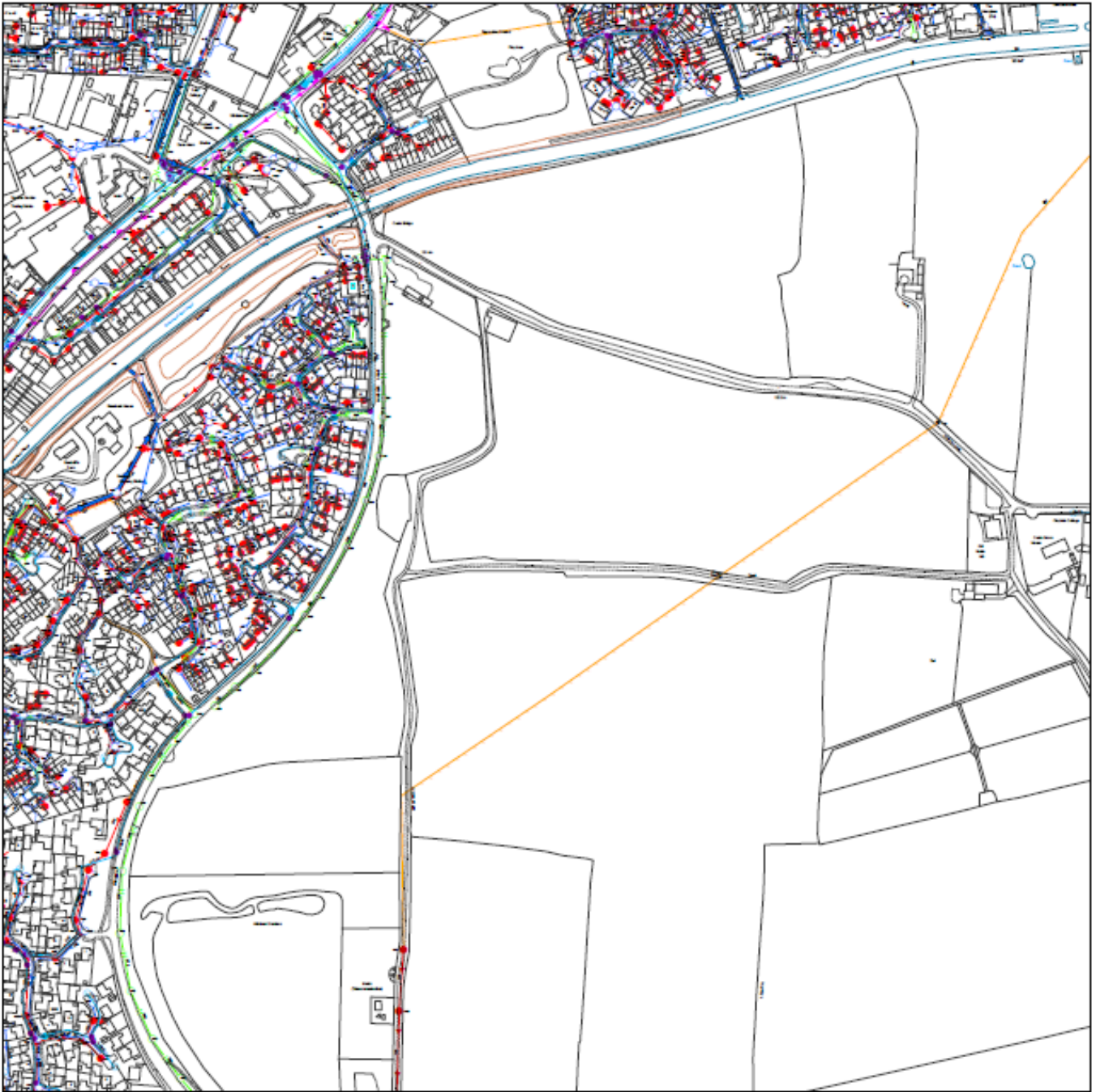
Wessex Water can provide point of connection off the 8 inch water main in Windsor Drive, for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

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.

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

Coate Lane Devizes



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