

Thomas, Andrew

To: David Sheldon
Subject: RE: PL/2026/03662 : Land adjacent to Nos 289 -311, Pepper Place, Warminster, BA12 0DG

From: David Sheldon
Sent: 11 September 2026 12:26
To: 'planning@sf.wiltshire.gov.uk' <planning@sf.wiltshire.gov.uk>
Subject: PL/2026/03662 : Land adjacent to Nos 289 -311, Pepper Place, Warminster, BA12 0DG

PL/2026/03662 : Land adjacent to Nos 289 -311, Pepper Place, Warminster, BA12 0DG

For the attention of Andrew Thomas

Good afternoon Andrew,

I write in response to recent comments on our application which have been posted on the planning website.

Drainage Team

The drainage team has requested the following:

Revised surface water drainage strategy that demonstrates how surface water runoff originating on the new impermeable areas will be safely managed within the site, without resulting in increased overland flows to Pepper Place

From the accompanying comments, the chief concern appears to be run-off from the access apron being directed onto Pepper Place as permeable paving does not function effectively on steep gradients. I appreciate that our drawings showed nothing more than a note saying "Access Apron Surfaced with "Truckpave" (Heavy Duty Permeable Paving Grid Units) and has perhaps suggested that we are proposing to use conventional porous paving such as you would see on an estate road, which I agree would not function effectively at the 1:16 gradient. The Truckpave product (details of which I attach) forms a structural grid, the voids between which (accounting for approximately 50% of the overall surface) are soil filled for grass-seeding . Furthermore, the diamond pattern of the impervious structural units prevent linear pathways being formed for run-off down the slope towards the road.

The sub-base will be formed using a Type 3 porous / open graded granular material to facilitate infiltration into the underlying ground.

A plan showing pre and post development overland exceedance routes that minimise the risk to people and property

We can produce such a plan, subject to the drainage team deems it necessary in light of our comments above.

Evidence that soakage tests have been undertaken to demonstrate that infiltration is feasible

We are happy to undertake this but would enquire whether such testing is necessary in this instance as any deficiencies of the infiltration characteristics of the underlying soil would be true of the existing conditions and any rainfall on the existing surface which does not infiltrate through the underlying soil would, given the existing topography, be directed towards Pepper Place.

Public Protection Team

The comments from Public Protection requests that further information explaining the basis on which the conclusion that noise generated by the pumping station would be very low, citing that no supporting technical had been provided.

The technical basis for this conclusion is based on the adherence of the design and location of the pumping station to the requirements set out in "Sewerage Sector Guidance" which, together with its predecessor "Sewers for Adoption", has been the industry standard for the design of new sewerage systems for housing developments for circa 45 years. This document states that the pumping station should be located 15m from the nearest habitable buildings in order to minimise the risk of odour, noise and nuisance and this has been complied with. A site-specific scientific determination of noise levels would only be possible through pre and post development surveying of noise levels. No such surveys are planned at this time due to the compliance of the design with "Sewerage Sector Guidance".

Public Protection also requests clarification regarding the circumstances under which the chemical dosing unit would be omitted if considered unnecessary.

The chemical dosing unit would only be removed from the scheme if it was deemed appropriate to do so by the adopting authority, Wessex Water. The function of the chemical dosing unit is to mitigate septicity of the sewage within the pumping main which will connect the pumping station to the existing Wessex Water sewer. Septicity of the sewage could result in odours arising at the manhole where the pumping main discharges, i.e. in Imber Road. Wessex Water will make its own technical review of the scheme upon the formal submission for its adoption under Section 104 of the Water Industry Act, which will shortly be made.

I would be grateful if you could forward our responses to the relevant departments and would be happy to discuss them in more detail if necessary.

Kind regards

Dave

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