

Response to: Developer email: Daniel.Pickering@mjgleeson.com			
Planning Ref:		Our Ref: SU08SE/ 234	Our Email: planning.liaison@wessexwater.co.uk
Proposal:	Development of Up to 135 dwellings		
Location:	Land North of Swindon Road,RWB	DATE	12/12/2025

Thank you for your pre-development enquiry. Extracts from our records showing the approximate location of our apparatus within the vicinity of the site are attached.

We have reviewed documents submitted in support of the enquiry. We have following comments to make:

Please note that the site is on the boundary of two Water Authorities Wessex Water and Thames Water so the comments provided in the below response are only relevant to Wessex Water.

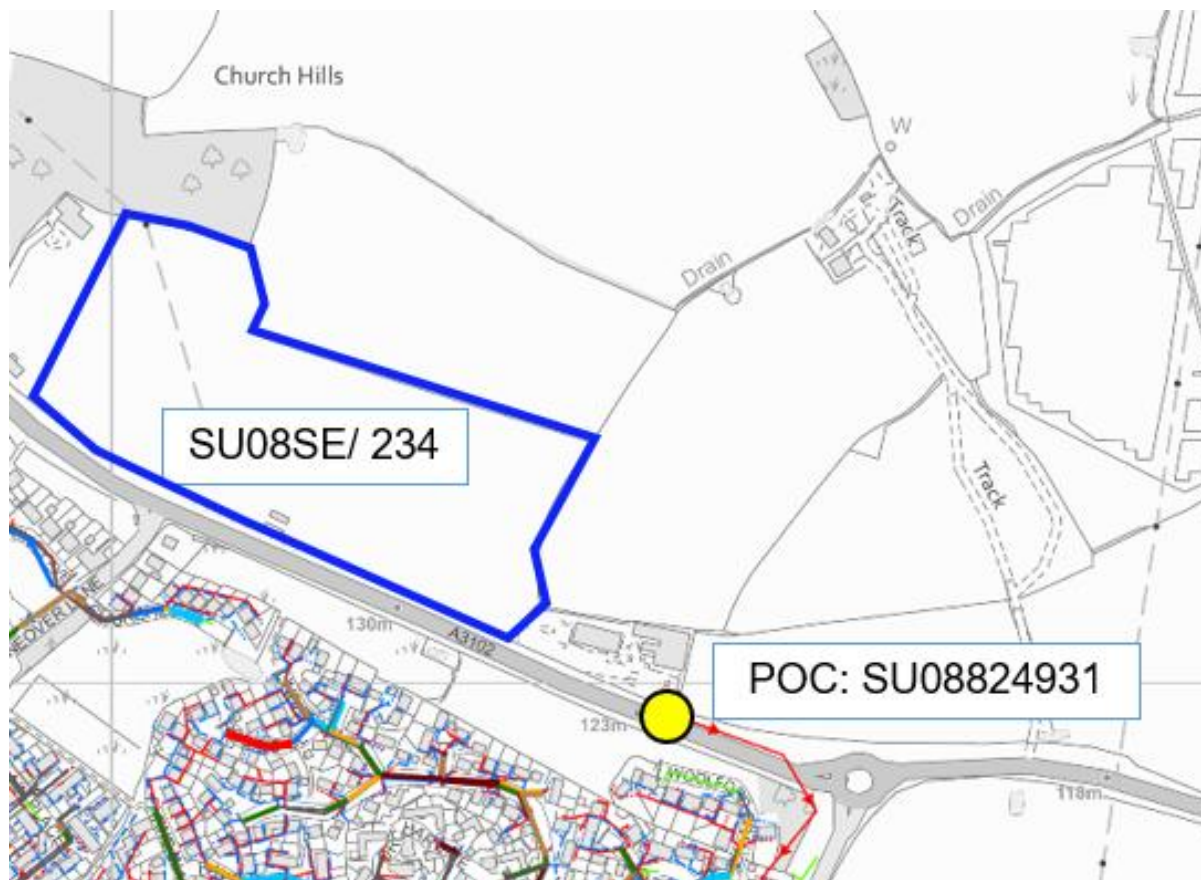
Foul Sewerage – Point of Discharge

Development of this scale requires a minimum 150mm foul sewer connection.

Wessex Water will accommodate domestic type foul 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 sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

Point of Connection Discharge

The nearest point of connection appears to be the existing 150 mm dia foul sewer in Swindon Road. Connection can be made via FWMH SU08824931 ref as 4931.



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. The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption and submit details for technical review prior to construction.

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

Proposed Surface Water Sewerage

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.

Last week Defra announced new national standards for SuDS. 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.

Wessex Water statement on surface water discharge can be accessed via the following link:

<https://developerservices.wessexwater.co.uk/media/m4jrjfmq/wwds-dev063p-rainwater-drainage-policy.pdf>

We note presence of land drainage features in vicinity of the site (south east corner of the site in Swindon Road and to the north west of the site). Surface water discharge should be considered for re-use and to watercourses.

Surface Water drainage strategy to be agreed with the LLFA.

Adoption

Wessex Water can adopt SuDS features as part of a surface water sewer network, SuDS schemes will be required to have full S104 technical approval and full planning approval before construction work begins. All drainage design requirements for the site (discharge rates, attenuation, climate change etc.) must be agreed, in consultation with the Local Planning Authority / Lead Local Flood Authority, prior to the submission of a formal S104 application. Adoption is by agreement with Wessex Water. More detailed information and guidance for adoptable standards can be found on our Developer Services Web Pages Sector guidance on sewerage and water adoption agreements (wessexwater.co.uk)

Water Supply – Point of Connection

Contact Thames Water

New Appointments and Variations (NAVs)

The NAV Market enables developers to choose their water or sewerage undertaker for a specific geographic area. For developers wishing to consider an alternative supplier or seeking further information, a full list of appointees and further guidance can be found on the Developing a new site (wessexwater.co.uk) and Ofwat website.

If you are making a NAV enquiry, there is a Wessex Water dedicated wholesale team that deal with NAV enquiries. Full details are on our website including guidance notes, our policy and contact details.

<https://developerservices.wessexwater.co.uk/new-appointments-and-variations>

I trust that you will find the mapping and initial comments of use.

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 on our response such as development numbers or phasing. Please email review requests to planning.liaison@wessexwater.co.uk