Thank you for the invitation to comment upon the development proposals submitted for the above application at Rowden Park, Chippenham.

Please accept our apologies for the delayed response to your consultation.

The following comments are made on behalf of Wessex Water acting as the water and sewerage undertaker.

The developer has been working with Wessex Water over a period of time to review water and waste services required to serve this new development. We have also advised our concerns over the close proximity of residential development and the development restraint zone around the sewage treatment works to avoid odour nuisance.

**Existing Public Sewers**

Existing trunk sewers cross the site and may be affected by development proposals. We advise that the developer contacts Wessex Water to discuss detailed layout design before submission of reserved matters applications.

Wessex Water has a statutory duty to maintain and repair public sewers. A minimum easement width must be maintained each side of the existing public sewer with unhindered access to pipelines within highway or public open space. We may insist on a diversion of the public sewer if we are unable to carry out our statutory duties. Public sewers can be diverted under S185 Water Industry Act.

Where construction works impose additional temporary loading over public sewers during site development we will require a method statement to ensure mitigation measures prevent any damage occurring to existing plant or apparatus.

**Water Supply**

We have completed appraisal work with network modelling to confirm the predicted demand from the new development. Water supply proposals will require new distribution mains and a range of minor improvements to the existing system to provide satisfactory levels of service.

Off-site reinforcement of the existing upstream supply mains will require

- new cross connecting mains
- re-siting of existing meter complex
- rezoning work and system flushing

On site mains can be requisitioned from Wessex Water and the above works will be
programmed with any necessary phasing.

**Foul and Surface Water disposal**

- Infiltration systems are proposed where ground conditions permit and exclude areas covered by a source protection zone
- Elsewhere surface water disposal can be made to existing land drainage systems with flood risk measures agreed with the Environment Agency and the Local Planning Authority/lead Local Flood Authority
- Foul water connections can be made to the existing public sewer system which has capacity to accommodate the foul flows from the proposed development
- Phasing plans with sewer layouts and points of connection need to be agreed through sewer adoption arrangements subject to satisfactory engineering details
- The public sewer system operates as a syphon crossing below the river and the hydraulic conditions need to be carefully considered for new connections
- Pumped connections will be necessary for lower lying areas of the development

We advise that the developer contacts Wessex Water to discuss adoption requirements for foul and surface water systems

**Odour Nuisance**

We can advise that Wessex Water follows the Code of Practice for odour nuisance published by DEFRA.

Parts of the site are planned within the development restraint zone around Chippenham STW. The purpose of the development restraint zone around sewage treatment works recognises odour emissions affecting air quality.

Introducing residential property and habitable accommodation within these areas can result in odour complaints and lead to a nuisance being created. Residential property is regarded as high risk with odour emissions affecting residents amenity.

The developer has been working with Wessex Water to complete an Odour impact assessment with atmospheric dispersion modelling following industry guidelines. The results of this modelling indicates that wide range of land will be affected by levels of odour emissions above threshold levels that normally give rise to complaint.

Whilst we are satisfied that the survey and modelling arrangements have been completed in accordance with the most recent and updated guidance. There is some concern over the predictive results obtained from this modelling exercise when compared with historic complaints from existing receptors. We acknowledge that reliance upon the model results in isolation can be inconsistent or erratic. We note the opinion from Wiltshire Council Senior EHO John Freeguard suggesting that the model is over predicting the impact from the sewage works.

We consider that the approach to modelling is correct and that the results offer genuine significance which can be interpreted along with a range of additional indicators. We are therefore taking a precautionary position on this matter and wish
to make a **holding objection** on the grounds of odour nuisance.

We advise that further odour survey and modelling work is carried out by the developer as soon as weather conditions permit. This is more likely to provide a series of results that will provide a more representative and aggregate prediction of odour emissions from the works.

The developer has agreed to proceed on this basis and once these results are available we can review our approach and comments. If the Council is minded to determine the application I would be grateful for your earliest advice. Under these circumstances we will confirm or update our position on this matter.

If any further information is required at this stage please call me to discuss.

Regards

**Dave Ogborne**  
**Planning Liaison Manager**  
**Wessex Water**  
**Claverton Down**  
**Bath**  
**BA2 7WW**  
**DD 01225 526169**  
**dave.ogborne@wessexwater.co.uk**

-----Original Message-----
From: Developmentmanagement [mailto:Developmentmanagement@wiltshire.gov.uk]
Sent: 29 December 2014 11:46  
To: Planning Liaison  
Subject: Consultee letter for PlanningApplication Application: 14/12118/OUT

Please find attached Consultee letter for PlanningApplication application 14/12118/OUT

14/12118/OUT

This email originates from Wiltshire Council and any files transmitted with it may contain confidential information and may be subject to Copyright or Intellectual Property rights. It is intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender and delete the email from your inbox. Any disclosure, reproduction, dissemination, modification and distribution of the contents of the email is strictly prohibited. Email content may be monitored by Wiltshire Council to ensure compliance with its policies and procedures. No contract is intended by this email, and any personal opinions expressed in this message are those of the sender and should not be taken as representing views of
Wiltshire Council. Please note Wiltshire Council utilises anti-virus scanning software but does not warrant that any e-mail or attachments are free from viruses or other defects and accepts no liability for any losses resulting from infected e-mail transmissions. Receipt of this e-mail does not imply consent to use or provide this e-mail address to any third party for any purpose. Wiltshire Council will not request the disclosure of personal financial information by means of e-mail any such request should be confirmed in writing by contacting Wiltshire Council.

This email has been scanned by the Symantec Email Security.cloud service. For more information please visit http://www.symanteccloud.com

***********************************************************************
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact the Wessex Water Support Centre
email :- support@wessexwater.co.uk
This footnote also confirms that this email message has been swept by
MIMEsweeper for the presence of computer viruses.
www.mimesweeper.com
***********************************************************************

This email has been scanned by the Symantec Email Security.cloud service. For more information please visit http://www.symanteccloud.com

“This email is confidential. If you are not the intended recipient, you must not copy, distribute, disclose or use the information contained in it. If you have received this communication in error, please tell us immediately by return email and then delete the email and any copies of it from your computer system. Thank you”

Wessex Water Services Limited, Registered in England No 2366648. Registered Office – Wessex Water Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW