

Response to:			
Planning Ref:	18/08304/FUL	Email:	planning.liaison@wessexwater.co.uk
Proposal:	Demolition of garages and erection of two dwellings and associated works.	Our Ref	KT/NC/ 846
Location:	Garage site adjacent 22 Saxon Rise, Collingbourne Ducis, Wiltshire, SN8 3HQ	DATE	17/09/18

Thank you for the consultation in respect of the above. Please find attached a map showing the approximate location of our services near the site.

Wessex Water recommend the use of a planning condition for this application and can advise the following information for the applicant:

The Planning Application

The applicant has indicated that foul sewerage will be disposed of via the main sewer.

Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The applicant has indicated in the current application that rainwater (also referred to as “surface water”) will be disposed of via soakaway.

Applying for new drainage and water supply connections

If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found [here](#).

Are existing public sewers or water mains affected by the proposals?

According to our records there are no recorded public sewers or water mains within the red line boundary of the development site. Please refer to the notes on the attached map for advice on what to do if an uncharted pipe is located.

The proposal is located in an area prone to sewer flooding caused by high levels of groundwater during prolonged periods of wet weather. Separate systems of drainage on site must be completely watertight and vent stacks rather than durgo valves must be used to prevent restricted toilet use during these prevailing conditions.

Is the surface water strategy acceptable to Wessex Water?

One of our main priorities in considering a surface water strategy is to ensure that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution.

You have indicated that surface water will be disposed of via soakaway.

The strategy is currently acceptable to Wessex Water, subject to agreement to detail with the local planning authority.

The planning authority will need to be satisfied that soakaways will work and arrangements are clear for any shared obligations. Soakaways will be subject to Building Regulations

The use of soakaways currently attracts a discount in the sewerage infrastructure charge, proof of arrangements will be required when applying for foul sewerage connection.

There must be no surface water connections to the foul sewer network.

We recommend the use of a planning condition as follows;

Before any foul drainage pipe work is installed, the details of that system and how it will be implemented to ensure it results in a sealed system, must be submitted to and approved by the Planning Department of the Council. The system must be installed entirely in accord with the agreed details.

Reason: To ensure no groundwater enters the foul water drainage system within the site.

Planning Liaison

If you need more information please contact:

development.north@wessexwater.co.uk

18/08304/FUL

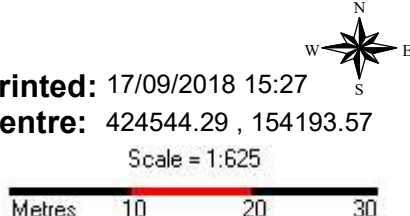
22 Saxon Rise

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WATER MAINS	Public	Private
Public		
Raw Water		
Abandoned		
Valve		
Hydrant		
PRV		
Meter		
SEWERS	Public - Section 104 - Private	
Foul		
Combined		
Surface		
Abandoned sewers		
OTHER WESSEX PIPES		
Rising Mains		
Effluent Disposal Main		
Overflow		
NON-WESSEX PIPES		
Private Rising Mains		
Culverted Water Course		
Highway Drain		

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals to discuss your proposals.

Printed: 17/09/2018 15:27
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