

## Eleanor Thomas

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**From:** Planning Apps  
**Sent:** 04 May 2022 08:59  
**To:** Plan Scan DC Officers  
**Cc:** Jonathan Ryan  
**Subject:** FW: ST78NW/ 117 Land At Sodbury Road Wickwar South Gloucestershire P22/01300/O [EXTERNAL]  
**Attachments:** WWMMap Land At Sodbury Road Wickwar.pdf

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**From:** Alison Kurobasa <Alison.Kurobasa@wessexwater.co.uk>  
**Sent:** 03 May 2022 15:39  
**To:** Planning Apps <planningapplications@southglos.gov.uk>  
**Cc:** Planning Liaison <planning.liaison@wessexwater.co.uk>  
**Subject:** ST78NW/ 117 Land At Sodbury Road Wickwar South Gloucestershire P22/01300/O [EXTERNAL]

This email has been sent from outside the Council: **We are currently seeing more phishing emails and cyber-criminal activity.**

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For the attention of Jonathan Ryan

**Site:** Land At Sodbury Road Wickwar South Gloucestershire

**Outline Application:** P22/01300/O

**Proposal:** Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.

Thank you for consulting us on this outline application. Please find attached an extract from our records showing the approximate location of apparatus within the vicinity of the site.

### Foul Sewerage

- The applicant's drainage strategy proposes foul water for the 180 units on this site will drain via a network of adoptable foul water sewers to an adoptable pumping station at the north-west of the site. This will subsequently pump foul water flows east to the nearest public foul sewer to the site on Sodbury Road (B4060). This will be an acceptable strategy to Wessex Water on the basis a gravity solution is not achievable due to the topography of the site.
- Adoptable pumping stations must be located a minimum 15 metres from nearest dwelling and satisfactory access and compound arrangements are required.
- Developers may connect to the nearest size for size public foul sewer at their cost and we will manage the public foul sewer network to accommodate the additional foul flows from granted development, this is funded by our infrastructure charging arrangements.
- Due to the scale of this site and cumulative development in this catchment, upon any subsequent grant of planning we will need to undertake sewer modelling to assess the impact on our network. Please keep us updated on the planning and development programme so that any improvements we have to make, can be planned and a timetable agreed to match the rate of development.

### Surface Water Sewerage

- The surface water drainage strategy must follow NPPF guidelines and the SuDS hierarchy.
- The flood risk assessment advises surface water flows, will discharge through separate adoptable surface water sewers via outfalls into an attenuation basin, with an outfall into the minor watercourse at the west of the site, via an adoptable surface water flow control chamber at a restricted rate.
- The surface water strategy and maximum discharge rate from the site will need to be agreed with the Lead Local Flood Authority.
- Developers are expected to implement a full suite of SuDS features. The SuDS philosophy is to replicate as closely as possible the natural drainage from a site before development. SuDS is designed within the opportunities and constraints of the site to deliver the most benefits for water quantity, quality, amenity and biodiversity. These 4 pillars of a sustainable drainage system should be given equal weight through the design process to achieve the maximum possible benefits.
- Elements of the surface water system may be eligible for adoption. Wessex Water Policies and Guidance on this can be found at <https://www.wessexwater.co.uk/services/building-and-developing/sector-guidance-on-sewerage-and-water-adoption-agreements>. If the intention is to offer parts of the drainage scheme up for adoption the applicant will need to consult with Wessex Water, prior to the submission of any drainage scheme details to the local planning authority, to ensure compliance under the new adoption codes and to formally commence the adoption process. Applicants should contact Wessex Water through the regional development team at [development.north@wessexwater.co.uk](mailto:development.north@wessexwater.co.uk).
- Surface water disposal to the foul sewer is not permitted.
- Land drainage run-off shall not be permitted to discharge either directly or indirectly to the public sewerage system.

### Water Supply

Bristol Water are the water supplier for this area

Regards

**Alison Kurobasa**  
**Planning liaison**  
**Wessex Water**  
Claverton Down Bath BA2 7WW  
[wessexwater.co.uk](http://wessexwater.co.uk)



I work part time – my working days are Tuesday and Wednesday 8am- 4.30pm.

**Please send/copy emails to the planning liaison email [planning.liaison@wessexwater.co.uk](mailto:planning.liaison@wessexwater.co.uk) where all enquires are automatically recorded and can be responded to.**

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](mailto:planning.liaison@wessexwater.co.uk)

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