

Gillian

In addition to my email below, It is noted that you have recommended a condition requiring the submission of a foul water drainage strategy. If the LPA does consider imposing such a condition, then said condition needs to be precise and unambiguous. Could you please clarify exactly what details Wessex Water would wish to see included in such a drainage strategy?

Thank you
Dave

From: David Kenyon
Sent: 08 April 2022 12:05
To: Gillian Sanders <Gillian.Sanders@wessexwater.co.uk>
Cc: 'planning.liaison@wessexwater.co.uk' <planning.liaison@wessexwater.co.uk>; Sparkford Parish Clerk <sparkford.clerk@gmail.com>
Subject: WW Resp 22/00243/OUT Land Opposite Hazelgrove Lodge High Street Sparkford Yeovil Somerset. ST62NW/ 24

Gillian

Thank you for your consultation response below which will be uploaded onto the Council's website for public information.

Just before receiving your/Wessex Water's response, emails were received from Sparkford Parish Council which make reference to a presentation made by Martin Tidman of Wessex Water in December 2016 and to an email from Vicky Farwig of Wessex Water in September 2020.

I have attached those emails for your information and I would appreciate your confirmation that you are content that the advice set out in your most recent consultation response of 4th April 2022 is consistent with, and does not conflict with, the previous advice offered by Mr Tidman and Ms Farwig on behalf of Wessex Water.

I would be grateful if you would copy the Parish Council's Clerk into your reply.

Regards
Dave

From: Gillian Sanders <Gillian.Sanders@wessexwater.co.uk>
Sent: 04 April 2022 16:46
To: Planning <Planning@SouthSomerset.Gov.Uk>
Subject: WW Resp 22/00243/OUT Land Opposite Hazelgrove Lodge High Street Sparkford Yeovil Somerset. ST62NW/ 24

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22/00243/OUT | Outline application for demolition of existing structures and development of three Drive Thru units associated parking, servicing, landscaping and infrastructure. All matters reserved except access. | Land Opposite Hazelgrove Lodge High Street Sparkford Yeovil Somerset.

Thank you for your consultation in respect of the above proposal. The following comments are made on behalf of Wessex Water.

Wessex Water is the incumbent sewerage and water supply undertaker for the South Somerset area including Sparkford, with a duty under the Water Industry Act 1981 to serve new development while maintaining existing service levels. Wessex Water is not a statutory consultee for development management but the planning liaison team will provide comment on the capacity of public foul sewerage and water supply networks to accommodate predicted flows from new development (and public surface water networks where available). There are no public surface water networks in this area of Sparkford and it is noted that the applicant is proposing a new surface water network discharging to land drainage. The Local Lead Flood Authority (LLFA) is a statutory consultee and will comment on matters affecting local flood risk.

The applicant's surface water strategy includes a number of multi functional sustainable drainage systems slowing flow and managing water quality prior to discharge to land drainage. Elements of the design can be considered for adoption by Wessex Water providing the site is not singly managed and the design accords with the Sewerage Sector Guidance and Wessex Water's Sustainable Drainage policies.

A foul sewerage connection can be agreed to the existing 150mm foul sewer crossing to the south of the site. Wessex Water has previously assessed the impact of approved development in Sparkford on the existing downstream foul sewer network (with no improvements required based upon no surface water entering the foul sewer network from new developments). Should this development be approved the Sparkford foul sewer assessment will be reviewed in the light of additional flows.

As we have not yet assessed capacity nor planned any downstream capacity arrangements we request a planning condition as follows:

The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker

Reason: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property

The applicant should contact the undersigned if the application gains approval to progress foul appraisal and also provide details of required water supply rates so adequate points of connection can be determined.

Gillian Sanders
Planning Liaison Manager
Wessex Water

Claverton Down Bath BA2 7WW

Contact number 01225 526303

wessexwater.co.uk

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 upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

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