

Response to: Planning officer:			
Planning Ref:	P/OUT/2023/02644	Email:	planning.liaison@wessexwater.co.uk
Proposal:	Hybrid planning application consisting of: Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill. Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane	Our Ref	Our Ref: ST71NE/ 18
Location:	Land west of Church Hill; and Land off Butts Close & Schoolhouse Lane, Marnhull, Dorset	DATE	22/11/2023

Thank you for consulting us on this hybrid application which I note covers two separate locations.

- The full application site for a mixed-use development on land to west of Church Hill lies in the northern area of the village falls within the catchment of our Marnhull Common sewage treatment works, ID 13199.
- The outline application site for 120 houses off Butts Close & Schoolhouse Lane is to the south of the village and falls within the catchment of our Marnhull Reed Beds treatment works, ID: 13198.

Our formal response for each site as follows;

LAND WEST OF CHURCH HILL, MARNHULL - FULL PLANNING PERMISSION FOR A MIXED-USE DEVELOPMENT

Land West Of Church Hill, Marnhull -Existng apparatus crossing site

- 150mm public foul sewer crossing to the north of the site running from west to east conveying flows towards the Sodom Lane pumping station.
- 225mm rising main flowing east to west along the northern boundary of the site which carries foul effluent to the Marnhull Common treatment works..

The foul sewer and pressurised rising main must be accurately located on site and marked up on deposited drawings. There must be no building or obstructions within 3 metres either side of the sewer or rising main (including changes to ground levels) and no new tree planting within 6 metres. The sewer and rising main corridors must remain in open access areas as we require unrestricted access to maintain the foul sewer apparatus.

Land West Of Church Hill, Marnhull -Proposed Sewerage Foul Sewerage

The settlement at Marnhull is served by two separate sewage treatment works and this site is located in the catchment for the Marnhull Common sewage treatment works.

The proposal to discharge foul only flows to the 150mm public foul sewer in Church Hill at manhole ST78190003 is acceptable in principal.

Developers may connect to the nearest public sewer on a size for size basis at their cost and Wessex water will undertake any necessary network improvements to accommodate permitted development, which is funded by our infrastructure charging arrangements. Connections are agreed by application for more information on connecting to a public sewer see: <https://www.wessexwater.co.uk/services/building-and-developing>

Continued.....

Surface Water Sewerage

Surface Water to be disposed of in accordance with SuDS Hierarchy and NPPF Guidelines and should be directed to local land drainage systems.

Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

The outline planning application is supported by a surface water drainage strategy (Tess Square, PFA Consulting May 2023) that implements SuDS features and flow balancing methods to attenuate flows to greenfield runoff rates and discharges to the local ditch system to the north of the site.

Surface water strategy is subject to the approval of the Lead Local Flood Authority and drainage arrangements and discharge rates must be discussed and agreed with the Dorset Flood Risk Manager.

West Of Church Hill -Water Supply

There is a 110mm water main to the east of the site in Church Hill and a water supply can be made available with a new 90mm water main laid into the site under a S41 or self lay application. The Developer pays the cost of connecting to the Wessex Water network on a size for size basis, and we will manage any necessary capacity improvements at our cost. Connections are agreed by application see online for more information: <https://developerservices.wessexwater.co.uk/water/new-water-mains-connection>

LAND OFF BUTTS CLOSE & SCHOOLHOUSE LANE - OUTLINE PLANNING PERMISSION (TO DETERMINE ACCESS) TO ERECT UP TO 120 DWELLINGS.

Sewage Treatment Capacity - Marnhull Reed Beds treatment works, ID: 13198.

The settlement at Marnhull is served by two separate sewage treatment works and this Butts Close / Schoolhouse Lane site is located in the catchment for the smaller Marnhull Reed Beds sewage treatment works. Foul sewers in the vicinity of this site drain by gravity for approximately 1km south to the treatment works.

- Development proposals represent a 40% increase in population for this catchment when compared to existing and presents a significant increase in predicted flows at the receiving sewage treatment works (STW) which has a reed bed wastewater treatment system.
- The existing STW is approaching capacity with no planned capital works in the current AMP period to 2025 to accommodate additional development of this scale.
- Network capacity improvements to accommodate new development are carried out and funded by Wessex Water, however we don't have capacity improvement schemes and funding allocated for speculative sites that have not been identified to us in the Local Plan or Neighbourhood plans, so there are currently no planned capital works for development of this magnitude at this location included in our published business plan for the next AMP 2025 -2030

Upon any subsequent grant of outline planning permission for this Butts Close /Schoolhouse Lane site; a capacity appraisal and detailed process review will be required to understand the scope of the improvement works necessary to accommodate any additional loading in the sewers and at the Marnhull reed bed treatment works. And where necessary, we will need to plan, design and construct a scheme of capital works to meet the catchment growth. Schemes can take 2 – 3 years if additional land and planning consents are required for expansion of the treatment works.

We will need to reach agreement with the applicant and the Local Planning Authority upon the timetable for the scheme of capacity work required.

We do not object to outline planning, however development and any occupations must not proceed until Wessex Water has confirmed that treatment capacity can be made available for any new connections.

We request a suitably worded condition to ensure the matter of sewage treatment capacity for new development is not overlooked.

Butts Close/ Schoolhouse Lane - Site Layout conflicts with Wessex Water Foul Sewer

There is an existing 150mm public foul sewer crossing the site and the proposed site layout conflicts with the statutory easement.

The sewer must be accurately located on site and marked up on deposited drawings. There must be no building or obstructions within 3 metres either side of the sewer (including changes to ground levels) and no tree planting within 6 metres. The sewer corridor and manholes must remain in open access areas as we require unrestricted access to maintain the sewer.

Subject to S185 application and engineering agreement it may be possible to divert this sewer to suit the layout and re-connect further downstream to the existing foul sewer in Schoolhouse Lane (satisfactory hydraulic conditions and network capacity must be maintained).

Butts Close/ Schoolhouse Lane -Water Main crossing

There is a 160mm PVC water main running inside the eastern and southern boundary parallel with Schoolhouse Lane and Chippel Lane.

The water main must be accurately located on site and marked up on deposited drawings.

There must be no building or obstructions within 3 metres either side of the pipe, this includes changes in ground levels and earthworks for SuDS ponds and attenuation features. No tree planting within 6 metres.

The water main corridor must remain in open access areas as we require unrestricted access to maintain the network.

Prior to start of works, a scheme of protection works will need to be agreed with our regional engineer for working in proximity of the public water supply apparatus.

Land Off Butts Close & Schoolhouse Lane Proposed Sewerage

Foul Sewerage

There is a 150mm foul sewer crossing the site available for connection. Developers may connect foul only flows to the nearest public foul sewer on a size for size basis at their cost. Wessex Water will manage the sewer network to accommodate granted development. However, please be aware as detailed above the additional development flows within this catchment represent a significant increase at the Marnhull reed Bed STW and are likely to generate capacity improvements in the network and at the downstream sewage treatment works. As advised above, if we are unable to provide treatment capacity in the short term, we will need to reach agreement with the applicant and the Local Planning Authority upon the timetable for a scheme of works upon any grant of planning permission. Occupations must not proceed ahead of completion of any necessary capital works at Marnhull Reed Beds STW.

Surface Water Sewerage

Surface Water to be disposed of in accordance with SuDS Hierarchy and NPPF Guidelines and should be directed to local land drainage systems.

The outline planning application is supported by a surface water drainage strategy (PFA Consulting June 2023) that implements SuDS features and flow balancing methods to attenuate flows to greenfield runoff rates and discharges to the local ditch system.

Surface water strategy is subject to the approval of the Lead Local Flood Authority and drainage arrangements and discharge rates must be discussed and agreed with the Dorset Flood Risk Manager.

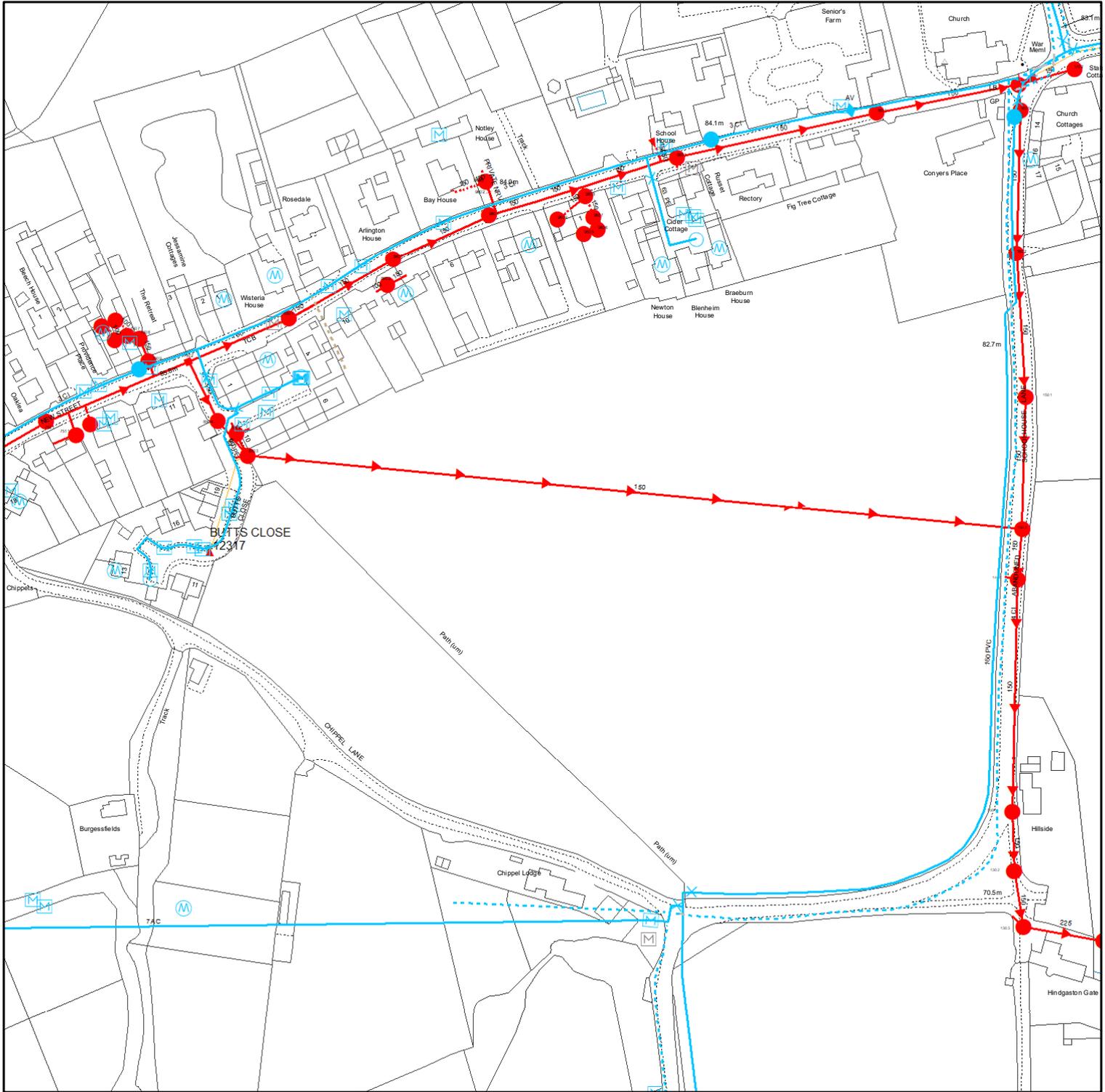
Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

Butts Close/ Schoolhouse Lane - Water Supply

Development of this scale will require a 125mm connection. A water supply can be made available from the 160mm water main in Schoolhouse Lane. with new water mains laid into the site under a S41 or self lay application. Developers may connect to the nearest public main on a size for size basis at their cost and Wessex water will undertake any necessary network improvements to accommodate permitted development, which is funded by our infrastructure charging arrangements. Connections are agreed by application for more information on connecting to a public sewer see: <https://www.wessexwater.co.uk/services/building-and-developing>

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

Land off off Butts Close & Schoolhouse Lane Marnhull



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WATER MAINS	SEWERS	PUBLIC PRIVATE SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution Main	Foul	Public	Rising Mains	Private Rising Mains
Washout Main	Surface	Private	Standby Rising Mains	Culverted Watercourse
Raw Water Main	Combined	Section 104	EDM Effluent Disposal	Highway Drain
Abandoned Main	Abandoned	Section 104	Overflow	Use Unknown
Private Main			Siphon	Status Unknown

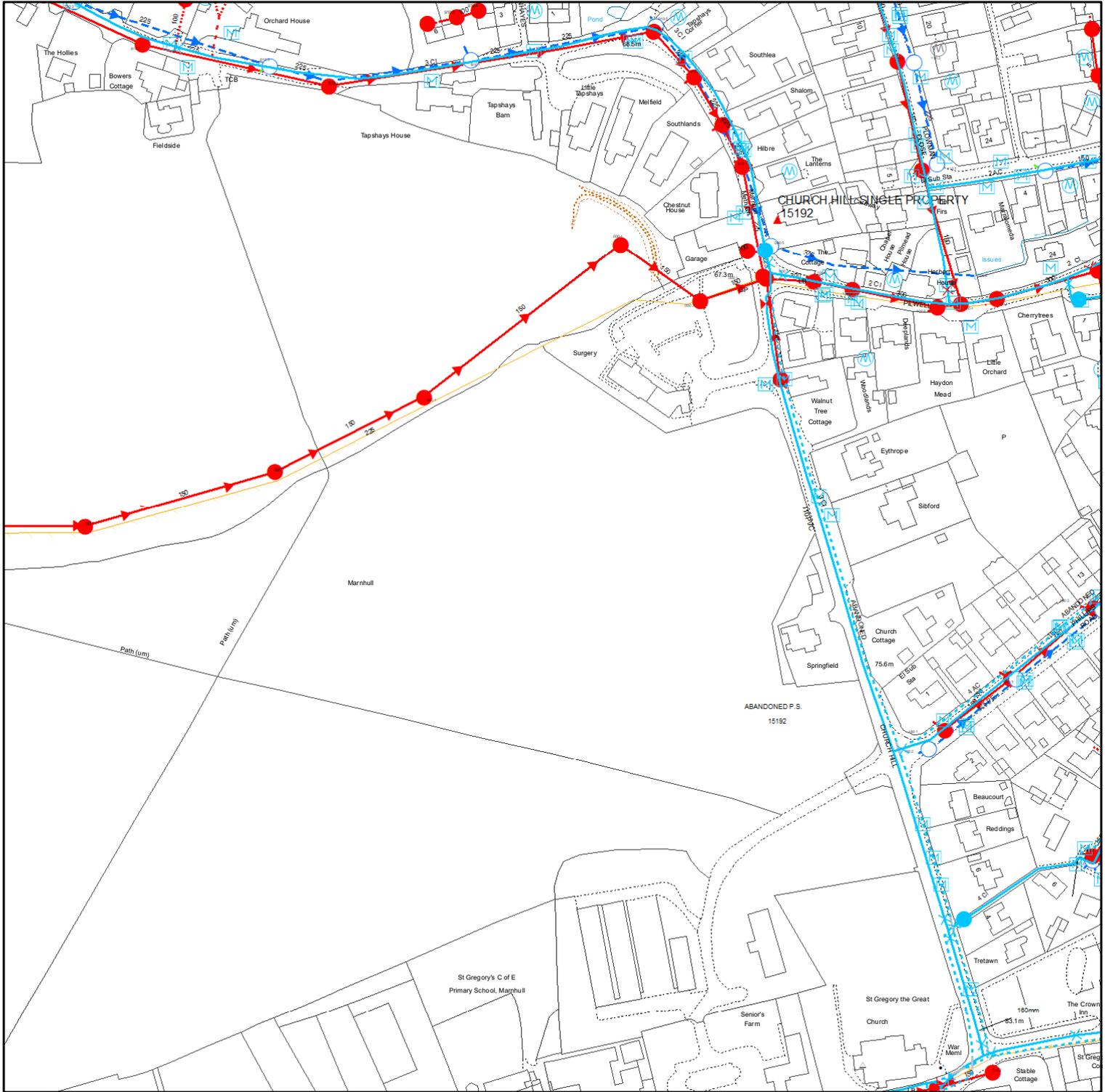
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow) styles of line are shown on the key in sample/typical colours.

SITES	STRUCTURES	OTHER STRUCTURES
Source	Manhole - Foul	Attenuation Tank
Reservoir	Manhole - Surface	Storage Tank
Pump	Manhole - Combined	Chamber
Treatment Works	Outfall	Tunnel
	Inlet	Interceptor
	Lamphole	
	Bifurcation - Foul	
	Bifurcation - Surface	
	Bifurcation - Combined	
	Combined Sewage Overflow	
	Pumping Stn - Surface	
	Pumping Stn - Foul/Combined	
	Gully	
	Vent Column	
	Rodding Eye	
	Catchpit	
	Flushing Chamber	
	Soakaway	
	Non Return Valve	
	Washout	
	Air Valve	
	Hatch Box	

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. Building over or near Wessex Water's apparatus is not normally permitted.

Date: 28/11/2023, 11:24:33
Scale: 1:2,500
Centre: 377,961, 118,493

Land west of Church Hill, Marnhull



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WATER MAINS	SEWERS	PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
Distribution Main	Foul	Surface	Combined	Abandoned	Rising Mains	Private Rising Mains
Washout Main	Abandoned	Abandoned	Abandoned	Abandoned	Standby Rising Mains	Culverted Watercourse
Raw Water Main					EDM	Highway Drain
Abandoned Main					Overflow	Use Unknown
Private Main					Syphon	Status Unknown
SITES	STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES	OTHER STRUCTURES
Source	Manhole - Foul	Pumping Stn - Surface	Attenuation Tank	Storage Tank	Chamber	Tunnel
Reservoir	Manhole - Surface	Pumping Stn - Foul/Combined	Gully	Vent Column	Interceptor	
Pump	Manhole - Combined	Gully	Rodding Eye	Catchpit		
Treatment Works	Outfall	Vent Column	Rodding Eye	Flushing Chamber		
FITTINGS	Inlet	Rodding Eye	Catchpit	Soakaway		
Valve - Open	Lamphole	Catchpit	Soakaway	Non Return Valve		
Valve - Closed	Bifurcation - Foul	Soakaway	Non Return Valve	Washout		
Fire Hydrant	Bifurcation - Surface	Non Return Valve	Washout	Air Valve	Hatch Box	
Pressure Reducing Valve	Bifurcation - Combined	Air Valve	Air Valve			
Meter	Combined Sewage Overflow					

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Date: 28/11/2023, 11:18:26
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