

Response to: Planning officer:			
Planning Ref:	P/OUT/2023/02644	Email:	planning.liaison@wessexwater.co.uk
Proposal:	<p>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.</p> <p>Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane</p>	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 -Existing 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.

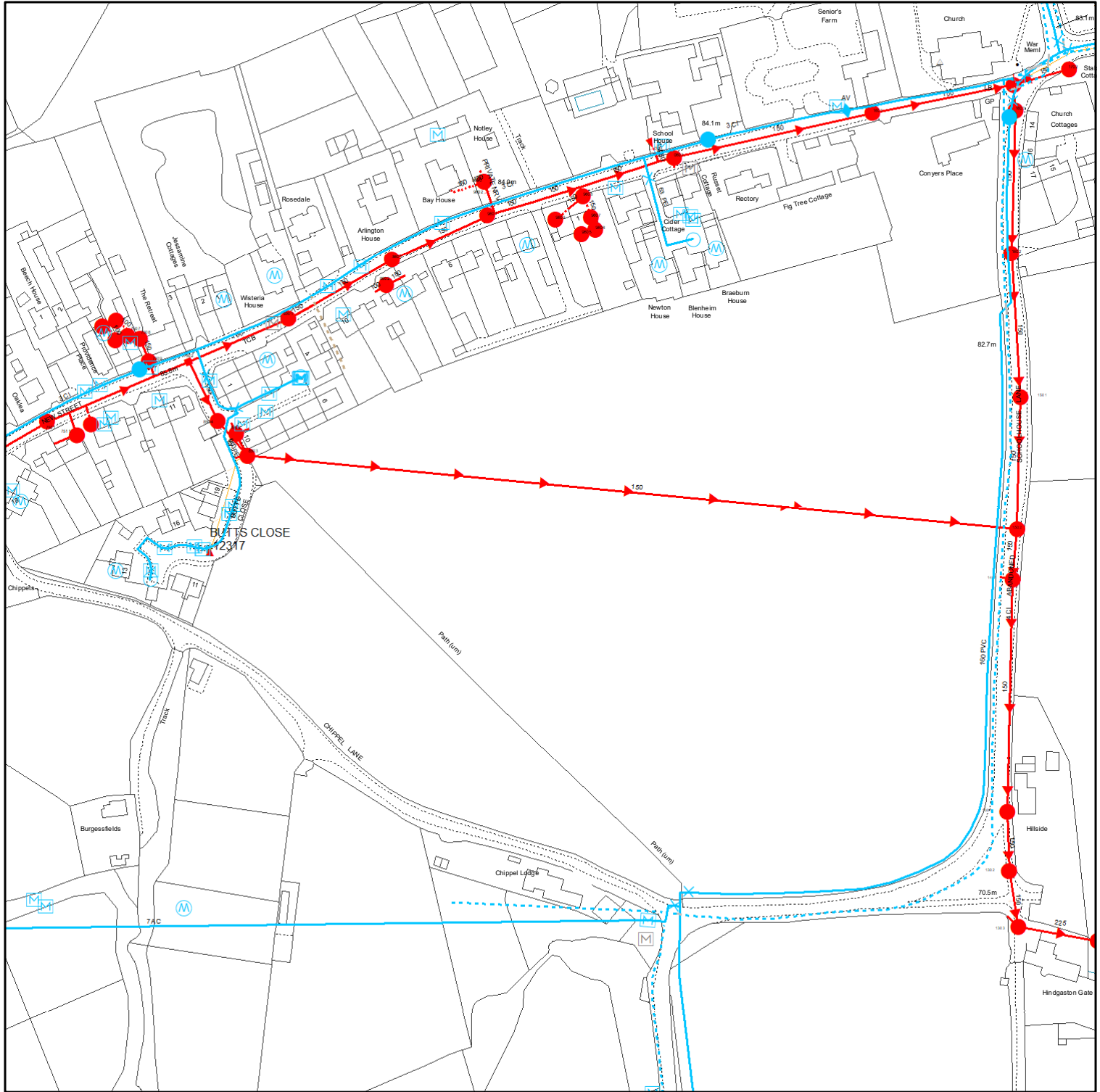
Separated systems of drainage are required: Wessex Water will not accept surface water or land drainage flows to the public foul sewer and treatment works, either directly or indirectly.

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						
	Washout Main						
	Raw Water Main						
	Abandoned Main						
	Private Main						
SITES		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
	Source		Manhole - Foul		Pumping Station - Surface		Attenuation Tank
	Reservoir		Manhole - Surface		Pumping Stn - Foul/Combined		Storage Tank
	Pump		Manhole - Combined		Gully		Chamber
	Treatment Works		Outfall		Vent Column		Tunnel
FITTINGS			Inlet		Rodding Eye		Interceptor
	Valve - Open		Lamphole		Catchpit		
	Valve - Closed		Bifurcation - Foul		Flushing Chamber		
	Fire Hydrant		Bifurcation - Surface		Soakaway		
	Pressure Reducing Valve		Bifurcation - Combined		Non Return Valve		
	Meter		Combined Sewage Overflow		Washout		
					Air Valve		
					Hatch Box		

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.

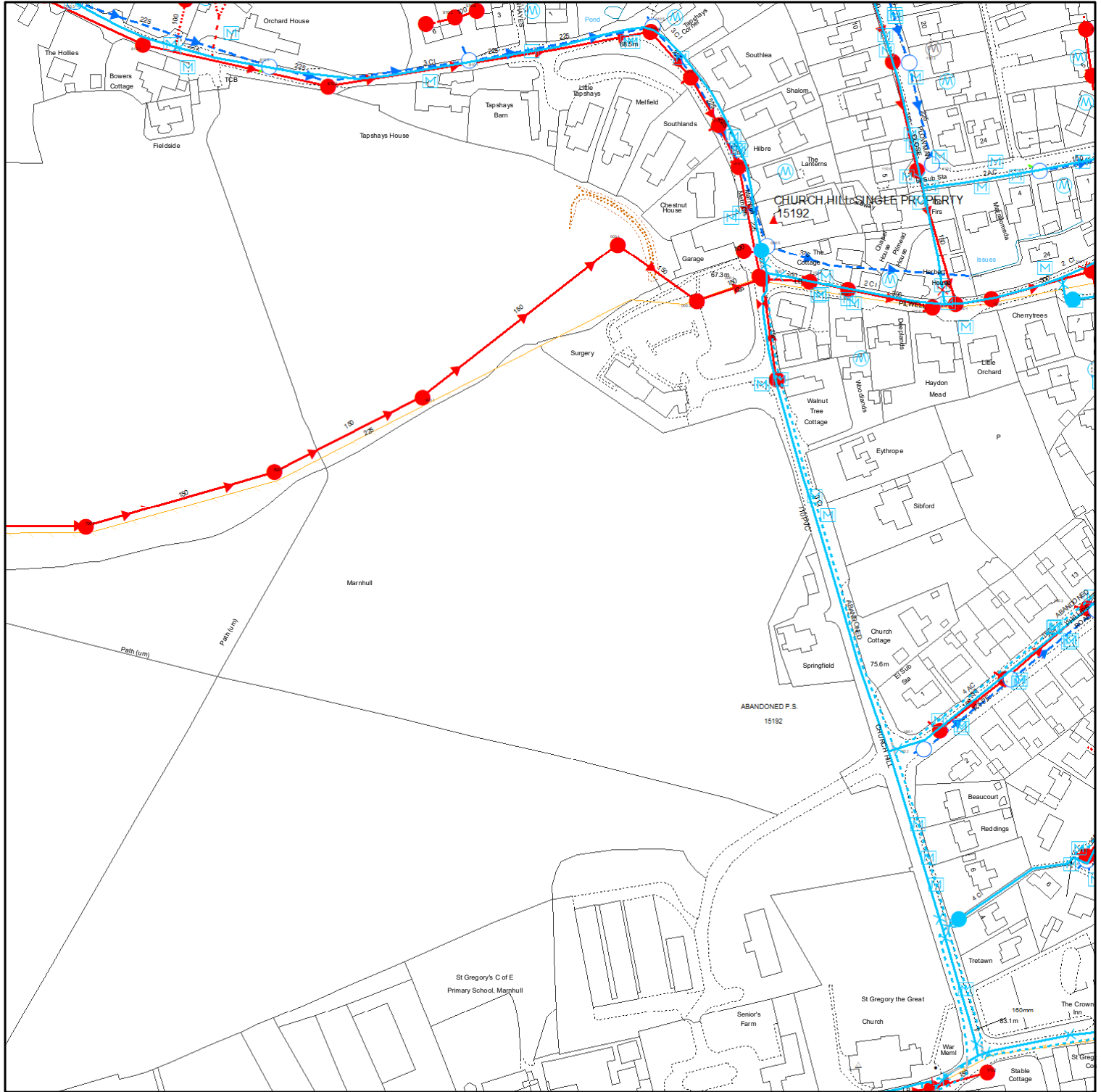
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the 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 your 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						
	Washout Main						
	Raw Water Main						
	Abandoned Main						
	Private Main						
SITES		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
	Source		Manhole - Foul		Pumping Stn - Surface		Attenuation Tank
	Reservoir		Manhole - Surface		Pumping Stn - Foul/Combined		Storage Tank
	Pump		Manhole - Combined		Gully		Chamber
	Treatment Works		Outfall		Vent Column		Interceptor
	Valve - Open		Inlet		Rodding Eye		Flushing Chamber
	Valve - Closed		Lamphole		Catchpit		Soakaway
	Fire Hydrant		Bifurcation - Foul		Non Return Valve		Washout
	Pressure Reducing Valve		Bifurcation - Surface		Air Valve		Hatch Box
	Meter		Bifurcation - Combined				
			Combined Sewage Overflow				

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Date: 28/11/2023, 11:18:26
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Centre: 377,998, 118,950