

From: Development Control
Subject: FW: Consultation request - 24/00024/HOUSE Spring Cottage West Street Bampton
Attachments: 200324 Spring Cottage Bampton EX16 9NJ sewer.pdf

From: Developer Services Planning [REDACTED]
Sent: 20 March 2024 10:20
To: Development Control <devcon@middevon.gov.uk>
Subject: RE: Consultation request - 24/00024/HOUSE Spring Cottage West Street Bampton

Good morning,

Thank you for the consultation request.

Location: Spring Cottage West Street Bampton Your ref: 24/00024/HOUSE Our ref: PC200324EX169NJ

Proposal: Erection of single storey rear extension

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find attached a plan showing the approximate location of a public 150mm combined sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.

We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed.

Further information regarding South West Water's build over of sewers process can be found on our website via the following link:

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.southwestwater.co.uk%2Fbuildover&data=05%7C02%7Cdevcon%40middevon.gov.uk%7C9f5714b09f6245fc0d6e08dc48c75c7a%7C8ddf22c7b00e442982f6108505d03118%7C0%7C0%7C638465268774027650%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQljoiv2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=unSzDH5NLW6KxytVVd1IMbaHmCsE47oH%2FjslXI5exiw%3D&reserved=0>

Should you require any further information, please contact our Asset Protection Team via email:

Surface Water Services


The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development (domestic roof and driveway run off only) Please note that discharging to the public combined sewerage network is not an acceptable proposed method of disposal, in the absence of clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

For Highway run off please contact the Highway Authority to agree disposal method.

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.southwestwater.co.uk%2Fbuilding-and-development%2Fservices%2Fpre-development-services&data=05%7C02%7Cdevcon%40middevon.gov.uk%7C9f5714b09f6245fc0d6e08dc48c75c7a%7C8ddf22c7b00e442982f6108505d03118%7C0%7C0%7C638465268774037591%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=lw38EWI3sbnF58ypbFEN%2BkGApK65wrLdK4cVC9hVEyQ%3D&reserved=0>

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team 

Kind regards,

Peter

Peter Cox (he/him/they/them)
Technical Administrator