

Response to: planningeast@dorsetcouncil.gov.uk (Planning Response)			
Planning Ref:	P/FUL/2022/06840	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartment and villa accommodation and associated leisure and dining facilities.	Our Ref:	SZ08SW/ 14
Location:	Knoll House Hotel Ferry Road Studland Swanage BH19	Date:	19 January 2023

Wessex Water has no objections to this application and can advise the following information for the applicant:

Existing Services

The following Wessex Water assets are located within the proposed red line boundary.

150mm diameter public foul sewer

150mm diameter pressurised foul rising main

In accordance with Wessex Water Policy, there must be no buildings within a minimum of 3m either side of the 150mm diameter public foul sewer and 3m either side of the 150mm pressurised rising main. No tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the easement strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe. The rising main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access easement strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

The applicant will need to agree protection arrangements for the existing 150mm diameter public foul sewer and the 150mm diameter rising main which cross the site (6m easement – 3m either side of the pipe). Any damage to our apparatus by third parties will result in a compensation claim.

The developer should contact the Wessex Water Sewer Protection Team to agree protection works or diversion works for the public sewer sewer.protection@wessexwater.co.uk

Conflict with Existing Assets

The proposed layout indicates a conflict in the north-east with the 150mm public foul sewer. This is not acceptable to Wessex Water. The applicant will need to revisit the proposed layout to ensure that the required easements and open access to our existing asset can be maintained.

Alternatively, the applicant may wish to consider diverting this sewer, application for a sewer diversion (at the developers cost) can be permitted but the developer must prove satisfactory hydraulic conditions and that there will be no loss in capacity within the diverted sewer, all new sewers must be constructed to the standards set down in the

Design and Construction Guidance (DCG) (formally Sewers for Adoption Guidance). Early consultation with our Sewer Protection Team is advised.

Public sewer/water main diversions must be undertaken wholly within land under the applicant's ownership or with consent of the third-party landowner.

For more information on sewer diversion and the process of application please see our website [Waste water services \(wessexwater.co.uk\)](https://www.wessexwater.co.uk)

All apparatus must be accurately located on site and marked on deposited drawings.

A map showing all known Wessex Water Assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website [Mapping enquiries \(wessexwater.co.uk\)](https://www.wessexwater.co.uk)

Foul Drainage

The applicant is proposing to discharge foul flows to the existing 150mm diameter foul sewer connection currently serving the site.

We will accept foul only flows from the hotel and apartments and connection is agreed upon application. If the foul connection is directly to the public sewer, it will require a S106 application.

If it is indirectly via an existing private connection this will be subject to Building Control approval (in consultation with Wessex water) and checked for capacity and condition

The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. The developer should contact the local development team development.south@wessexwater.co.uk to agree proposals for the Section 106 connection and submit details for technical review prior to construction.

Swimming Pool Backwash or Pool Emptying

Water in swimming pools contains chlorine and should be drained to a foul sewer. Wessex Water must be notified of any swimming pools being drained by emailing sewer.protection@wessexwater.co.uk.

A maximum flow rate of 1 l/s is usually suitable, but we will impose conditions regarding the time of day and frequency (overnight drainage is usually required). Details of the spa facilities such as hot tubs and pools and the regime for discharging non-domestic flows to the public foul sewer must be agreed with Wessex Water and significant volumes and frequency may be subject to non-domestic charging arrangements for commercial use.

Please Note: No surface water runoff, groundwater or land drainage will be accepted into the foul sewer either directly or indirectly.

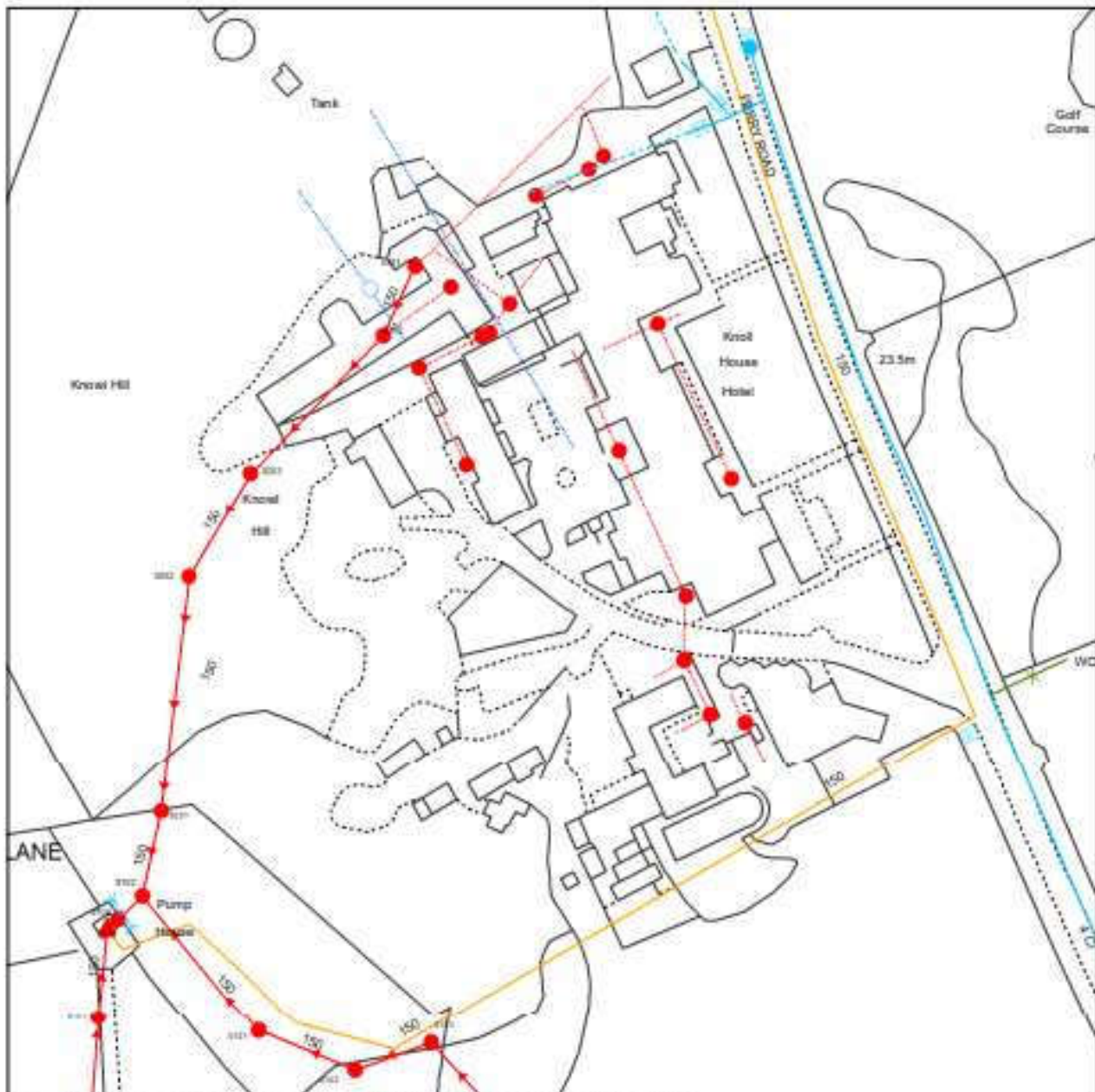
Surface Water Drainage

The applicant proposes to install a private surface water system with an outfall to a local pond and land drainage system. This will be subject to the approval of the Local Authority land drainage engineer and building control.

There must be no surface water or land drainage connections to the public foul sewer either directly or indirectly. Upon redevelopment of the hotel site any existing cross connections should be redirected to separate systems.

Please Note: No surface water runoff, groundwater or land drainage will be accepted into the public foul sewer either directly or indirectly.

SZ08SW/ 14 ASSET MAP



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WATER MAINS	SEWERS	PUBLIC PRIVATE SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
<ul style="list-style-type: none"> Distribution Main Washout Main Raw Water Main Abandoned Main Private Main 	<ul style="list-style-type: none"> Foul Surface Combined Abandoned 	<ul style="list-style-type: none"> Public Private Section 104 	<ul style="list-style-type: none"> Rising Mains Standby Rising Mains Effluent Disposal Overflow Syphon 	<ul style="list-style-type: none"> Private Rising Mains Culverted Watercourse Highway Drain Use Unknown Status Unknown
SITES <ul style="list-style-type: none"> Source Reservoir Pump Treatment Works 	STRUCTURES <ul style="list-style-type: none"> Manhole - Foul Manhole - Surface Manhole - Combined Outfall Inlet Lampole Bifurcation - Foul Bifurcation - Surface Bifurcation - Combined Combined Sewage Overflow 	<ul style="list-style-type: none"> Pumping Station - Surface Pumping Stn - Foul/Combined Gully Vent Column Rodding Eye Catchpit Flushing Chamber Soakaway Non Return Valve Washout Air Valve Hatch Box 	OTHER STRUCTURES <ul style="list-style-type: none"> Attenuation Tank Storage Tank Chamber Tunnel Interceptor 	
FITTINGS <ul style="list-style-type: none"> Valve - Open Valve - Closed Fire Hydrant Pressure Reducing Valve Meter 				

Colours generally indicate the use of the sewer/main (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 map is provided for information purposes only. It is not intended to be used as a basis for any legal proceedings or to be used in any way other than for the purposes for which it was intended. It is not intended to be used as a basis for any legal proceedings or to be used in any way other than for the purposes for which it was intended. It is not intended to be used as a basis for any legal proceedings or to be used in any way other than for the purposes for which it was intended.

Wessex Water
YTL GROUP

Date: 19/01/2023, 11:39:03
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Centre: 403,078, 83,273