

Dear Richard,

22/01878/P | Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. Approval sought for access with all other matters reserved. (Major) | Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD

Thank you for your email. Please accept my apologies for the delay in response to the original consultation. The following comments are made on behalf of Wessex Water:

We note the Flood Risk Assessment and the defined catchment areas A-D, We support the use of multi benefit SuDS throughout the site. The applicant has worked through the SuDS hierarchy and sought to minimise surface water connections to the existing public surface water sewers. Our comments to the point of connections proposed are given in Table 1 below.

Approved development has a right to connect to the public sewer network. Wessex Water has an obligation to ensure the additional flows do not increase the risk of sewer flooding and pollution. Should the proposal gain planning consent we will undertake computer network modelling to assess the impact of the additional flows and manage any required capacity improvements. The applicant is advised to contact the undersigned if planning is approved. Our preliminary comments are given in Table 2.

Wessex Water has no objections to this proposal.

Surface Water Table 1.

Catchment	Proposed Discharge Rate (l/s)	Connection	Comments
A	2.5	225mm public surface water sewer in School Road	Connection acceptable subject to planning approval and application to Wessex Water
B	17.8	Unnamed tributary or 525mm culvert	The culvert appears to be incorrectly shown as Wessex Water's responsibility on the sewer record. This will be corrected. The culvert is likely to be owned by the Park Authority / Bristol City Council. (Not under Wessex Water's ownership or control)
C	17.3	Unnamed tributary	Not under Wessex Water's ownership or control

D	2.5	225mm public surface water sewer in Broomhill Road (dual manholes)	Connection acceptable subject to planning approval and application to Wessex Water
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Foul Water Table 2

Catchment	Proposed Discharge Rate (l/s)	Connection	Comments
A	To be calculated for modelling appraisal	Pumped connection to an existing 225mm foul sewer in "The Rock"	Acceptable in principle subject to network computer modelling
B	To be calculated for modelling appraisal	Gravity connection to an existing 225mm foul sewer in Bonville Road	Acceptable in principle subject to network computer modelling
C	To be calculated for modelling appraisal	Gravity connection to an existing 225mm foul sewer in Broomhill Road (dual manholes)	Acceptable in principle subject to network computer modelling (this sewer runs immediately between two house and back gardens. An alternative nearby point of connection may be required)

Kind Regards

Planning Liaison Manager

Wessex Water