Wiltshire Council Planning Consultation Response

18th July 2023

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Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/04890 – Electricity Sub Station 145m from 42 Whatley Way 122m from Whatley Way, Adlam Way, Salisbury, SP2 9FA.**
Discharge of Condition 27 on S/2012/0814 (Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings).

Please note the particulars in connection with the above planning application are available to view on the planning website http://www.wiltshire.gov.uk/planninganddevelopment.htm

Recommendations:

	No Comment
	Support
X	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Matters Considered:
Documents Reviewed:

- Fugglestone Red A2 – Drainage Technical Note
- Fugglestone Red A2 – Drainage Technical Note appendices
- 10152-DR-20 Surface Water Drainage Strategy
- 10152-DR-21 Foul Water Drainage Strategy
- 6688-MJA-SW-XX-DR-C-001-C1 Engineering Layout
- 6688-MJA-SW-XX-DR-C-001 P1 Flood Exceedance Plan

"The application has been supported with a Site Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors."

Condition 27:
Prior to commencement of each reserved matters application detailed drainage design for the development incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved by the Local Planning Authority. The schemes as approved shall subsequently be implemented in accordance with the approved details.

REASON: To prevent the increased risk of flooding as a result of the development in accordance with NPPF and to protect and improve the quality of controlled waters.

We cannot discharge this condition. In order to discharge this condition, the applicant must provide the following:

1) The applicant shall submit a detailed plan showing overland exceedance routes for the whole proposed site, including each individual property, displaying flows in excess of the 1 in 100 year plus climate change (40%) rainfall event, that minimise the risk to people and property.

2) The applicant must provide detailed finished floor levels for each proposed building and road levels across the site to ensure overland flows are directed away from property, mitigating flood risk.

3) The applicant must demonstrate post-development discharges to provide 20% betterment over pre-development greenfield discharges for both peak flow and volume. The applicant should provide runoff rates for each the 1 in 1, 30 and 100 year storm event.

4) The applicant must provide detailed cross and long section drawings for the proposed attenuation features

5) As the site is underlain by chalk, the applicant must demonstrate soakaways are sited at least 10 m away from any building, road or structure foundations, in line with CIRIA C574 Engineering in Chalk.

6) The applicant has provided the half drain times for each soakaway. Soakaways 1, 2 and 12 do not comply with Wiltshire Council's 24 hour half-drain policy. The applicant must revise these soakaways and demonstrate each proposed soakaway drains from full to half-volume within 24 hours.

7) As the applicant has used a Factor of Safety of 2, the applicant must revise and resubmit calculations instead applying a Factor of Safety of 10.

8) The applicant must clearly state their plan for informing house owners of potential soakaways located in their plot of land. We would expect to see this information included in house deeds information to ensure maintenance is undertaken and the soakaway is not obstructed, as site drainage is highly dependent upon these soakaways.

Informatives:

Wiltshire Council's soakaway guidance: https://www.wiltshire.gov.uk/media/208/Developers-Guidance-Notes-Surface-water-soakaways/pdf/Developers-guidance-note-surface-water-soakaways-2.pdf?m=637082203851900000

Barney Taylor (Atkins working on behalf of Wiltshire Council Drainage).