Wiltshire Council Planning Consultation Response

28 July 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Karen Guest
Direct Line: 01225 716757

Application No: **PL/2023/05063**
Approval of details reserved by a condition
Discharge of conditions:

Zone D- 10, 12, 13, 14, 18, 19

Phase 1c- 13, 14, 19 of planning application 19/07198/VAR (Variation of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 24, 25, 29, 30, 31, 34 & 35 pursuant to planning application 17/05360/OUT

(Continuing care retirement community (CCRC) comprising a 48 bed care home (Class C2), 46 extra care apartments and facilities (Class C2), 39 affordable extra care apartments and facilities (Class C2), 45 retirement bungalows/chalet bungalows (Class C3), medical centre and pharmacy, relocation of children's play area, recreational and flood compensation area and biodiversity protection/enhancement of County Wildlife Site, all with associated access roads, parking, infrastructure and raising of ground levels by 500mm (outline application relating to access and layout). Resubmission of 16/08425/OUT) to allow for phasing of the development)
Land North Of, Grovelands Way, Warminster, BA12 8TB

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

Documents Reviewed:

- 230310 Groeveland Zone D - Landscape Management Plan
- Covering letter - Redacted.pdf
- Engineering strategy.pdf
- ES131-Drainage Calculations Phase 1c 1in1 30 100.pdf
- ES131-Drainage Calculations Phase 1c 1in100cc40.pdf
- ES131-Greenfield runoff Phase 1c 1in100yr.pdf
- ES131-Grovelands Way - Zone D Left MD 1in1 1in30 1in100
- ES131-Grovelands Way - Zone D Left MD 1in100 40 CC.pdf
- ES131-Grovelands Way - Zone D Mid MD 1in1 1in30 1in100
- ES131-Grovelands Way - Zone D Mid MD 1in100 40 CC.pdf
- ES131-Grovelands Way - Zone D Right MD 1in1 1in30 1in1(
- ES131-Grovelands Way - Zone D Right MD 1in100 40 CC.pc
- ES131-Gully spacing calculation-CD526 Ph1c.pdf
- Management and Maintenance Responsibilities Plan P02.p
- Phase 1c Longsections.pdf
- Planning Drainage Strategy Zone D.pdf
- S38 Adoption Plan Phase 1c.pdf

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Context

The details supplied relate to conditions 13, 14 19 and 27 for Phase 1c, and conditions 10, 12, 13, 14, 18 and 19 for Zone D, pursuant to application ref 19/07198/VAR

Conditions 13 for both Zone D and Phase 1c relate to the SW drainage and are worded identically as follows:

> *No development shall commence on site until a detailed drainage strategy for the discharge of surface water from the development site as a whole including surface water from the roads/access/driveway and use of sustainable drainage details incorporating:*
>
> *a) storm water drainage works, with changing of ground levels, including provision of any compensation flooding areas;*
> *b) Reduction in total discharge from the site by 20% over current discharge rate.*
> *has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and the Environment Agency.*
>
> *A detailed surface water drainage scheme for any individual phase shall accord with the approved surface water strategy.*
>
> *No development of an individual phase shall commence on site until the detailed design for surface water drainage for that phase has been approved and no buildings on any individual phase of the development shall be occupied until the surface water drainage serving that phase has been fully constructed in accordance with the approved detailed design and in accordance with any required third-party permissions for drainage works from the Lead Local Flood Authority and Environment Agency*
>
> *REASON: The outline application contained insufficient information to confirm that the development can be undertaken in an acceptable manner to allow it to be adequately drained during and post construction without increasing flood risk to the site and others.*

LLFA Response - Phase 1c

The calculations supplied show that flows are to be restricted to 0.2l/s by a HydroBrake with volumes associated with higher flows are to be stored in a tank which will be emptied over time. The sizing of the SW network has been undertaken using a 100-year RP event + 40% to account for climate change. Qbar has been calculated as 0.2l/s for the 1 in 100 year event.

Before the condition can be discharged the applicant must supply the following information:

- Demonstration of safe overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

- calculations with the MADD set to zero. If a value other than $0m^3$/ha is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.
- Due to the outfall to an ordinary watercourse, the calculations should also be simulated with a surcharged outfall, to ensure that this does not cause flooding on site and that the flow control is of a size that would not pose a significant blockage risk associated with the rate.

- Demonstrate that the proposed drainage design provides a sufficient level of water treatment.

- construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

- clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.

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LLFA Response – Zone D

The calculations supplied show that flows are to be restricted to Qbar + CC with a 20% betterment from three storage ponds into watercourses. An underground tank also features within the drainage design to attenuate volumes that presumably cannot be stored in an above ground pond.

Before the condition can be discharged the applicant must supply the following information:

- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- The applicant must demonstrate that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- Confirmation that an impermeable layer at the base of the ponds is required due to the high risk of ground water flooding.
- Construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.
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- Arrangements for the ownership and ongoing maintenance of SuDS over the lifetime of the development.

These requirements have also been replicated in our response to PL/2023/00956 dated July 2023

Informatives

Calculations with the MADD set to zero. If a value other than $0m^3/ha$ is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

It is not clear whether any permits have been obtained for proposed works near a watercourse or indeed to abandon and create new watercourses as stated on the drainage strategy plans.

The Environment Agency issues environmental permits, however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, the discharge rate from the site must be agreed with Wiltshire Council as part of agreeing the surface water drainage strategy for the site.

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James Playfair (Atkins) working on behalf of Wiltshire Council Drainage.