Wiltshire Council Planning Consultation Response

22 August 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Rose Fox
Direct Line: 01249 706752

Application No: **PL 2023 06528**
Discharge of Conditions for Demolition and replacement of poultry buildings and associated infrastructure
Langley Burrell Farm, Sutton lane, Langley Burrell, Chippenham, SN15 4LW

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

Matters Considered:
Documents Reviewed:

- Application Form
- Condition 3 Details – Drainage
- Condition 4 Details – Drainage Plan

The drainage team in their capacity as the Lead Local Flood Authority are happy that evidence has been provided to discharge Condition 4, but have the below objections to the application with respect to Condition 3;

Condition 3
The most recent soakaway testing shows that groundwater levels would be within 250-300mm of the base of the soakaway features. This does not conform with soakaway guidance which states that groundwater levels must be at minimum 1m from the base of all soakaway features.

It is noted that the applicant has included a section on water quality. In order to discharge the condition, the applicant will need provide calculations (as outlined in Chapter 26 of the CIRIA SuDS Manual 2015) which demonstrate that the proposed drainage design provides a sufficient level of water treatment.

(Atkins working on behalf of Wiltshire Council Drainage).