Wiltshire Council Planning Consultation Response

17th October 2023

Officer's Name: Lucy Minting

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

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
- 6688-MJA-SW-XX-DR-C-001-C3 Engineering Layout
- 6688-MJA-SW-XX-DR-C-205-C2 Private Drainage Details
- 6688-MJA-SW-XX-DR-C-207-P1 Flood Exceedance Plan
- Fugglestone Red A2 MJA Response to Wilts Council LLFA
- Fugglestone Red A2 MJA Response 040923 to Wilts Council LLFA

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.

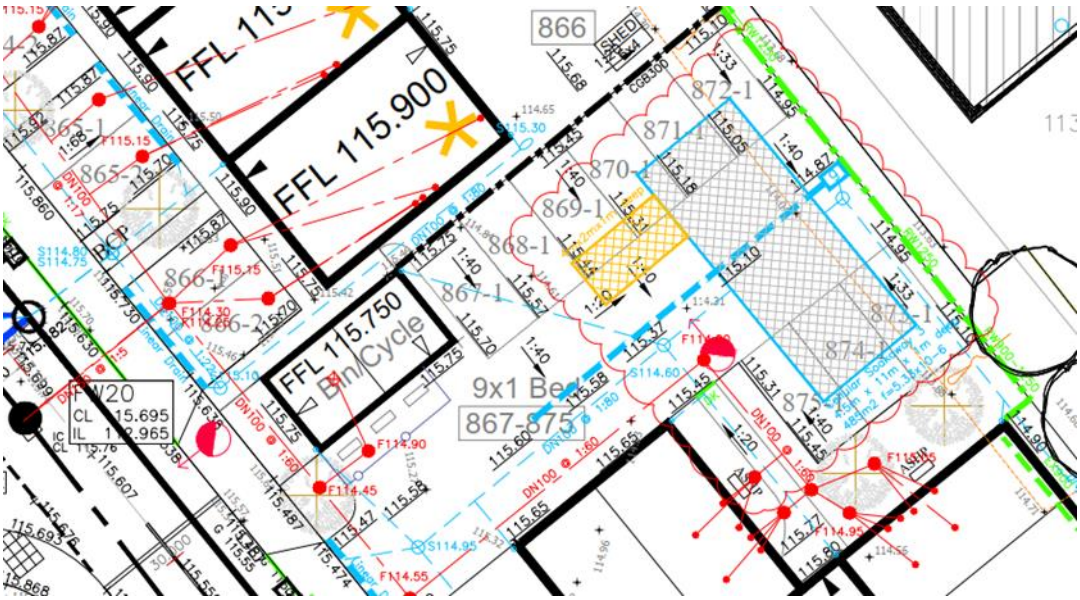
We cannot discharge this condition. In order to discharge this condition, the applicant must provide the following:

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.

We note the applicant has provided revised soakaway drain-down calculations applying a Factor of Safety of 3, rather than 2. Several soakaways fail to achieve the drain-down to half-volume within 24 hours. In order to assess the level of risk associated with the drain down times provided by the applicant, and to be satisfied flood risk to people and property will be mitigated, we require the following additional information:

- **The applicant must demonstrate that soakaway 3 is at least 5m from the retaining wall – in order to comply with comply with Wiltshire Council's Surface Water Soakaway Guidance. Please refer to image below & the informatives.**

- **The applicant must outline what the yellow boxes represent? The key attached to drawing number 6688-MJA-SW-XX-DR-C-001 Revision C5 fails to detail their relevance or function. See image below.**



- **The applicant must outline how silt ingress and accumulation into soakaways will be prevented. If the applicant proposes to gain access via the ventilation box, how will this be achieved?**

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.

The applicant has satisfied this condition, we have no further comment to make.

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).