Wiltshire Council Planning Consultation Response

25 September 2023

Officer's Name: Kate Clark

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/07516**
Approval of details reserved by a condition
Condition 4,5 and 6 on PL/2022/09285 (Proposed Replacement Dwelling & 2 New Dwellings with Associated Landscaping)
25 Rowden Hill, Chippenham, SN15 2AQ

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:

- 202286 P Clayton DOC 3.pdf
- Condition 4 - Drainage.pdf
- Condition 4 - SUDs Report.pdf
- DOC Cover Letter (With Condition 6).pdf

Only Condition 4 relates to the SW drainage as was as follows:

No development shall be carried out above slab level until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

The development of site is providing with replacement of the existing building and erection of two new dwellings. All the three dwellings are to be a two-storey with the private garage, driveway with park and landscaping.

Before Condition 4 can be discharged the applicant must provide the following information

- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels. We recommend 150mm but this can be lower if it can be proved that the property will be safe from overland flows during extreme events.

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

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