Wiltshire Council Planning Consultation Response

3rd October 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL 2023 07556**

ERECTION OF 19 NEW INDUSTRIAL UNITS AT LAND SOUTH OF TEMPLARS WAY INDUSTRIAL ESTATE

LAND SOUTH OF TEMPLARS WAY INDUSTRIAL ESTATE, ROYAL WOOTTON BASSETT, SN4 7SR

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:

- *Application Form Redacted*
- *Appendix C Drainage Assessment*
- *Location plan*
- *Site plan - block layout*

It is noted that the site is a minor non-residential development, sited in an area of Flood Zone 1 (fluvial), and at a low risk of pluvial Flooding.

It is noted that the site is likely to be underlain by Ampthill Clay Formation - Mudstone (based on BGS mapping), and has been confirmed as unsuitable for infiltration.

It is noted that the applicant has submitted a drainage strategy.

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.

Conditions:

1. No development may commence until a detailed foul water drainage strategy is submitted to and approved by the LPA.

   REASON: To ensure that foul water is safely managed.

2. The applicant is required to submit detailed surface water drainage modelling results which demonstrate that:
    - The 1 in 30 year rainfall plus climate change event is contained within the drainage system without causing flooding to any part of the site.
    - The 1 in 100 year rainfall event does not cause flooding to any building (including a basement) or utility plant.

3. The applicant is required to provide justification as to why blue-green SuDS features (with the exception of attenuation tanks) have not been incorporated into the proposed design. As part of the detailed drainage design for the site, additional blue-green SuDS features should be provided in order to create multi-faceted benefits in line with NPPF.

4. The applicant shall provide cross-section and long-section drawings of the proposed attenuation tanks.

5. The applicant shall provide a detailed operation and maintenance plan for the proposed drainage systems.

6. It is noted that the applicant intends to utilise oil interceptors to manage pollution risk on site. As per point (3), the applicant should seek to utilise blue-green SuDS features in order to provide water quality benefits wherever possible. Where it is not possible to use SuDS features alone, the applicant shall provide detailed calculations to demonstrate that the proposed interceptors are appropriately sized (including silt capacity).

7. The applicant shall provide a Construction Environment Management Plan to demonstrate how water quantity and quality will be managed throughout the construction phase.

Informatives:

Foul water should be disposed of via connection to the foul sewer system (following consultation with the sewerage undertaker) wherever possible.

The table below stipulates the information typically required at each application stage. Provision of the correct information will expedite the processing of applications by the drainage team.

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary “Outline” hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

Narasimman R (Atkins working on behalf of Wiltshire Council Drainage).