Wiltshire Council Planning Consultation Response

6th October 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL 2023 07223**

HYBRID PLANNING APPLICATION CONSISTING OF FULL PLANNING PERMISSION FOR THE ERECTION OF 4 BUILDINGS AMOUNTING TO 7,532SQM GIA (USE CLASSES E(G), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION) WITH EXTERNAL AREAS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS (TO INCLUDE THE WIDENING OF THE C292, NEW 2M-WIDE PEDESTRIAN FOOTWAY ON THE SOUTHERN SIDE OF THE C292, AND PEDESTRIAN CROSSINGS TO A345), AND OUTLINE PLANNING PERMISSION FOR 1 SOUTHERN POLICING HUB (SUI GENERIS) AMOUNTING UP TO 3,900 SQM GIA (ALL MATTERS RESERVED EXCEPT ACCESS)

LAND ADJACENT TO HIGH POST BUSINESS PARK, SALISBURY, SP4 6AT

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*
- *Flood Risk Assessment*
- *Ground Investigation Report*
- *Planning Statement*
- *Location Plan*
- *Proposed Masterplan*

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. The applicant must demonstrate that the drainage system has been designed to manage existing flood volumes and volumes from the proposed site. It is noted that the applicant has considered existing overland flows from the east of the site. However, flood mapping shows an area to the north-west of the site that is also

subject to surface water flooding. The applicant should demonstrate that this flood volume can be managed by the drainage system, as well as volumes from the proposed site.

2. The applicant is using an outdated climate change allowance. The applicant is required to demonstrate that the surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event. The climate change factor should be here (for both the 1 in 30 and 1 in 100yr events).

3. The applicant should provide cross section drawings of any infiltration or conveyance features. These should detail dimensions, levels, and inlets/outlets.

4. Based on the GI conducted, a plan should be provided which demonstrates the likely density of the chalk in each part of the site, and the current clearances of soakaways from buildings / public highways / property boundaries in order to confirm that sufficient clearance is provided as per the recommendations of CIRIA C574".

5. There is no evidence for the FOS being used in the calculations. The applicant should demonstrate that the appropriate factor of safety has been included as part of the soakaway design. Refer to Table 25.2 of CIRIA C753 for details. If the soakaway function is critical to the site, we would expect a FoS 10 to be used, unless the applicant can demonstrate robustly that a lower FoS can be safely used.

Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)

Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m²	1.5	2	10
100–1000 m²	1.5	3	10
> 1000 m²	1.5	5	10

6. No development shall commence on site until clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.

7. No development shall commence on site until a 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.

Informatives:

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
		✓	✓		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).