Wiltshire Council Planning Consultation Response

23/11/2023

Officer's Name: Georgina Wright

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/05139**
Demolition of existing garage and erection of replacement garage to serve Forest View. Erection of 2 no. new dwellings with associated access, parking, landscaping and private amenity space.
Forest View, East Grafton, Marlborough, SN8 3DB

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
- Covering Letter
- Existing Garage Elevations
- Existing Garage Floor Plan
- Flood Risk Assessment
- Location Plan
- Site Area
- Planning Statement
- Proposed Plot 1 - Elevations and Floor Plans
- Proposed Plot 2 - Elevations and Floor Plans
- Topographical Survey
- Block Plan

"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."

The drainage team has no objection to the principle of the development; however, the recent application has not provided sufficient information for consent to be granted, therefore the drainage team is requesting a holding objection until the necessary information is provided.

Objections

- A surface water drainage strategy must be submitted, detailing how surface water will be safely managed within the proposed development. (Please see the informative section below for required details).

Informative:

When presenting further drainage details, including SuDS components, the applicant must provide:

- Confirmation on the SuDS features to be implemented, ensuring suitable water quality treatment is provided due to the site overlaying a SPZ.
- Detailed cross sectional drawings of the proposed SuDS component/s.
- The applicant should demonstrate that surface water runoff has not been increased as a result of the development so to comply with, or achieve as close to, the Wiltshire Council's betterment policy for greenfield developments.
- Finished floor levels should be set to at least 150mm above the surrounding ground level for the proposed developments.
- Identification of exceedance routes for flows in excess of the 100 year + climate change return period storm event.
- If infiltration is proposed, evidence of soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible.
- Evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted. The hierarchy is set out below:
  a) Surface water runoff is collected for use.
  b) Discharge into the ground via infiltration.
  c) Discharge to a watercourse or other surface water body.
  d) Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
  e) Discharge to a combined sewer.
- Details of clear arrangements in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.
- 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, submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

(Jed Ainsley-Bridger - AtkinsRéalis working on behalf of Wiltshire Council Drainage).