Wiltshire Council Planning Consultation Response

28 November 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Steven Sims
Direct Line: 01225 770238

Application No: **PL/2023/09541**
Approval of details reserved by a condition
Discharge of Conditions 8 & 9 relating to application PL/2022/02858 - Outline planning permission for dwelling for matters relating to Access, Appearance, Landscaping and Layout
Land to South of 84 Westleigh, Warminster, Wilts, BA12 8NJ

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:

- Application Form
- PL202202858 - Decision Notice
- PL202202858 - Location Plan
- Proposed Hard & Soft Landscaping Plan
- SuDS Strategy Report

Condition 8 relates to the SW drainage as follows:

No development above ground floor slab level shall commence on site 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.

REASON: To ensure that the development can be adequately drained.

To discharge Condition 8 the applicant must:

1. Provide the results of the infiltration testing demonstrating that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of the soakaway.
2. Show overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.
3. Ensure arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.
4. Provide 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 surface water drainage strategy must comply with Wiltshire Council's Surface Water Soakaway Guidance, which sets out the standards that must be met for planning approval and adoption.

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