

Wiltshire Council Planning Consultation Response

30th November 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: PL/2023/09142

OUTLINE APPLICATION (WITH ACCESS TO BE DETERMINED) FOR DEVELOPMENT OF A NEW MOTORWAY REST AREA (MRA) TO PROVIDE UP TO 241 CAR PARKING SPACES; UP TO 63 HEAVY GOODS VEHICLE (HGV) PARKING SPACES; COACH AND CARAVAN PARKING; AMENITY BUILDING; FUEL FILLING STATION; NEW ROUNDABOUT ACCESS FROM B4005; AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND ANCILLARY WORKS.

LAND AT JUNCTION 16 (M4), SWINDON

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)
☐	Object (for reasons set out below)
☐	No objections

Matters Considered:

Documents Reviewed:

- *Application Form*
- *Cover Letter*
- *Design and Access Statement*
- *Environmental Statement – Volume 1(Chapter 9: Hydrology, Flood Risk and Water)*
- *Environmental Statement – Volume 2 Part 4 (Appendices Chapter 9)*
- *Existing Site Plan*
- *Illustrative Masterplan*
- *Planning Statement*
- *Site Location 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.

Conditions:

The drainage team in their capacity as Lead Local Flood Authority have the following conditions to the application, which need to be addressed by the applicant:

1. It is mentioned that the site is being underlain by a bedrock geology of Kimmeridge Clay Formation – Mudstone and therefore there is limited potential for infiltration for this development. In order to confirm, we would expect to see soakaway tests in accordance with BRE365 / demonstration that groundwater is shallow and would be within 1m of the invert of potential soakaway features. This is needed to demonstrate the applicant has fully considered the surface water discharge hierarchy.
2. The site sits wholly within Flood Zone 1, however southern and eastern parts of the site coincide with an open ditch and topographical low points) are subject to surface water flood risk. Hence, applicant must demonstrate that:
 - These areas can be drained by the drainage network in the 1 in 30 year rainfall event with no flooding on the site.
 - Applicant has provided exceedance route plan for this development. However, the applicant should ensure other mitigation measures are in place including evidence that finished floor levels are at minimum 150 mm above in the 1 in 100 year + climate change flood level.

The calculations should set the MADD factor / additional storage value to 0m³/ha to prevent an over-estimation of attenuation storage available on site.

Due to outfall to an ordinary watercourse, the calculations should also be simulated with a surcharged outfall, to ensure that this does not cause flooding on site.

The drainage drawings should show the pipe/link & manhole/ node numbers used in the calculations in order to link the drawings with the detailed calculations.

3. The applicant states that discharge rates from the site will be equal to the Qbar greenfield rate. However, Section 7.35 states that discharge rates shall be limited to the Qbar event (1 in 2.33yr return period) for all storms up to and including the 1 in 100yr + climate change event. Although this will comply with the betterment policy for the majority of storm events, the applicant must demonstrate that for the 1 in 1 year event, discharge rates are restricted to 80% of 1 in 1 year greenfield rates. No development shall commence on site until the applicant has provided calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.

REASON: Wiltshire Council requires post development discharges to provide 20% betterment over pre-development (greenfield) discharges for both peak flow and volume. To demonstrate compliance, the applicant must provide pre and post development runoff rates for a range of return periods (1, 30 and 100 year), and pre and post development runoff volumes for the 100 year, 6 hour rainfall event. This takes account of national policy, as outlined in the SuDS Technical Standards.

4. No development shall take place before a detailed drainage strategy has been supplied. This drainage strategy should include evidence that the proposed development will not have adverse effects on the existing highways' drainage as mentioned in the National Highway's Comment dated on 28/11/2023.

Informatives:

The application states that foul drainage will discharge to a public sewer maintained by Thames Water. This requires consultation with the sewerage undertaker for the area to ensure that the foul drainage will be safely managed.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#)

Vijit Rathore (AtkinsRéalis working on behalf of Wiltshire Council Drainage).