

Wiltshire Council Planning Consultation Response

2 December 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Richard Hughes
Officer's Title: Planning Officer
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Application No: **PL/2021/04084**
Residential development of 41no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire
Persimmon Homes

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:

- Flood Risk Assessment and Drainage Strategy 1 of 2.pdf (2021)
- Flood Risk Assessment and Drainage Strategy 2 of 2.pdf (2021)
- Cover Letter.pdf (2023)
- Responses.pdf (2023)
- Drainage Strategy Sheet 1.pdf (2023)
- Drainage Strategy Sheet 2.pdf (2023)
- Flood Risk & Drainage Technical Note - Old Sarum - Issue 1.pdf (2023)
- Hydraulic Calculation - Old Sarum - Issue 1.pdf (2023)
- Impermeable Area Plan.pdf (2023)

It is highlighted that the proposal has been resubmitted with 41 properties as opposed to 53 and as such a full assessment of the surface water drainage has been undertaken.

The site is a 1.0 hectare greenfield site located off Roger Way, surrounded by recently built properties and a football stadium to the south.

Proposed Drainage Strategy (taken from Flood Risk & Drainage Technical Note - Old Sarum - Issue 1.pdf)

The updated drainage strategy, as outlined in drawings P23-295-SK102 and P23- 295-SK103, continues to incorporate infiltration techniques. Roof and impermeable driveway runoff are directed into an underground drainage system, which is then conveyed to an infiltration basin positioned along the western boundary of the site.

This infiltration basin is designed to dispose of surface water runoff from all storm events, including the 1 in 100-year storm event, with a 45% allowance for climate change.

Similarly, the permeable driveways are designed to facilitate the infiltration of surface water into the ground, ensuring they can accommodate surface water runoff from all storm events, including a 1 in 100 year storm event, with 45% allowance for climate change

The surface water strategy for the wider site allowed for 5380m³ roof runoff to drain to the site wide surface water network. However, in the updated proposal, roof runoff is conveyed to an infiltration basin. The only area discharging to the sewer in Rogers Way is 1134.3m², runoff from the developments proposed adoptable carriageway.

Conditions

1. Soakage tests must be undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible. The applicant is to provide calculations that demonstrate that the soakaway has been designed for:

1 in 100yr + cc flows

Half drain time <24hrs

Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included

2. The applicant must demonstrate 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.

REASON: To ensure that the soakaway is able to operate as designed and does not fill with groundwater.

3. The applicant should demonstrate that the appropriate factor of safety has been included as part of the design. Refer to Table 25.2 of CIRIA R156 for details.

REASON: To accommodate any uncertainties regarding the infiltration rate of the soil especially over time.

4. No development shall commence on site until the applicant has submitted calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.

REASON: to prevent pollution of the receiving watercourse

5. No development shall commence on site until the applicant has submitted a plan showing the cross sections and design of any attenuation pond and its components.

6. No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

REASON: To minimise the risk to people and property during high return period storm events.

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.

REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of watercourses

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.

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