Wiltshire Council Planning Consultation Response

14th December 2023

Officer's Name: Lucy Minting

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL 2023 09493**
Outline Planning Application (with all matters reserved except access) for up to 9 Dwellings, Open Space, Landscaping and Associated Engineering Works.
Land off Russley Green, Baydon, Marlborough, SN8 2LJ

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	No objections subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Matters Considered:
Documents Reviewed:

- Application Form Redacted
- Planning and Design Statement
- Covering Letter Redacted
- Drainage Strategy

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.

It is noted that the topographic survey identifies a shallow depression that cuts through the site from south-west to north-east. This area roughly intersects the location of a proposed property and the proposed road. The applicant should confirm whether this depression will be re-levelled during construction, as it has potential to affect overland flow routes.

It is noted that the applicant has carried out ground investigations which revealed clayey soils at the surface with insufficient infiltration rates. The applicant carried out further infiltration testing at 15mbgl which revealed structureless chalk with sufficient infiltration rates and did not encounter any groundwater.

Conditions:
The drainage team have the following conditions which would need to be addressed at full/reserved matters application:

1. **No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- A drainage strategy layout showing the piped surface water network and the location of any SuDS features. This layout should show pipe and node numbers that correspond with MicroDrainage calculations.
- Evidence that source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the management train.
- Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution to the receiving groundwater,
- Detailed drainage calculations that demonstrate the following:
  - The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.
  - The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
  - The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.
- Detailed soakaway calculations demonstrating that soakaways adhere to Wiltshire Council's soakaway guidance:
  - 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
- Detailed drawings of any conveyance, attenuation, or infiltration features. Details should include dimensions, ground levels, water levels, inlets and outlets, and evidence of appropriate freeboard above the 1 in 100 year + climate change event (minimum 300mm required for attenuation basin).
- Confirmation of any plans to re-level the existing topographic depression that runs across the site and understanding of the subsequent effect on post-development overland flow routes.
- Evidence that finished floor levels will be set, at minimum, 150mm above the closest surface water drainage cover levels to ensure properties will be protected from overland flows during extreme events.

2. **No development shall take place until ground investigations, including soakaway testing in accordance with BRE 365, have been carried out on site, and evidence has been provided to demonstrate that the results of these investigations have been considered in the drainage design which has been submitted to and approved by the local planning authority.**

   In order to discharge the above drainage condition the following additional information must be provided:

   - Evidence of ground investigations that account for the seasonal variation of groundwater levels, to ensure that a minimum clearance of 1m can be always maintained between the base of the deep bore soakaways and groundwater.

3. **No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

In order to discharge the above drainage condition the following additional information must be provided:

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Megan Macpherson (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.