Wiltshire Council Planning Consultation Response

13th December 2023

Officer's Name: Callan Powers

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL 2023 09549**
Full planning application for change of use and alterations to 3 no. agricultural buildings to form 4 no. dwellings and associated works
Chestnut Farm, Church Lane, Dauntsey, Chippenham, SN15 4HW

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 Statement
- Location Plan and Existing Site Plan
- Location Plan and Proposed Site Plan
- Flood Risk Assessment Issue 3. with Appendices

Conditions:

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:

- Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.
- Detailed drawings, including cross sections, of any conveyance or attenuation features. These should show dimensions, ground levels, water levels and inlet/outlet levels.
- Plan showing that finished floor levels have been set in line with the details outlined in the drainage strategy, to mitigate flood risk to people and property.

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:

- Confirmation of groundwater levels, accounting for seasonal variation, to confirm there is no interaction with buried attenuation features.

3. **No development hereby permitted shall be occupied until the following details relating to 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 documents should be provided:

- Operation and Maintenance plan for the sustainable drainage scheme that confirms who will be responsible for maintenance activities (either the property owner or an appointed private maintenance company), and the frequency of maintenance activities.
- Emergency Plan in line with the NPPF that details the procedure for emergency access/egress from the site during a flood event, and confirmation from the EA, as stated in the drainage strategy and FRA, that the properties have access to the EA's early flood warning service.

Informatives:

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.

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