

From: Playfair, James <James.Playfair@atkinsrealis.com>

Sent: Tuesday, December 12, 2023 2:22 PM

To: Wilding, Ben <Ben.Wilding@atkinsrealis.com>

Subject: RE: PL-2023-07503 comments

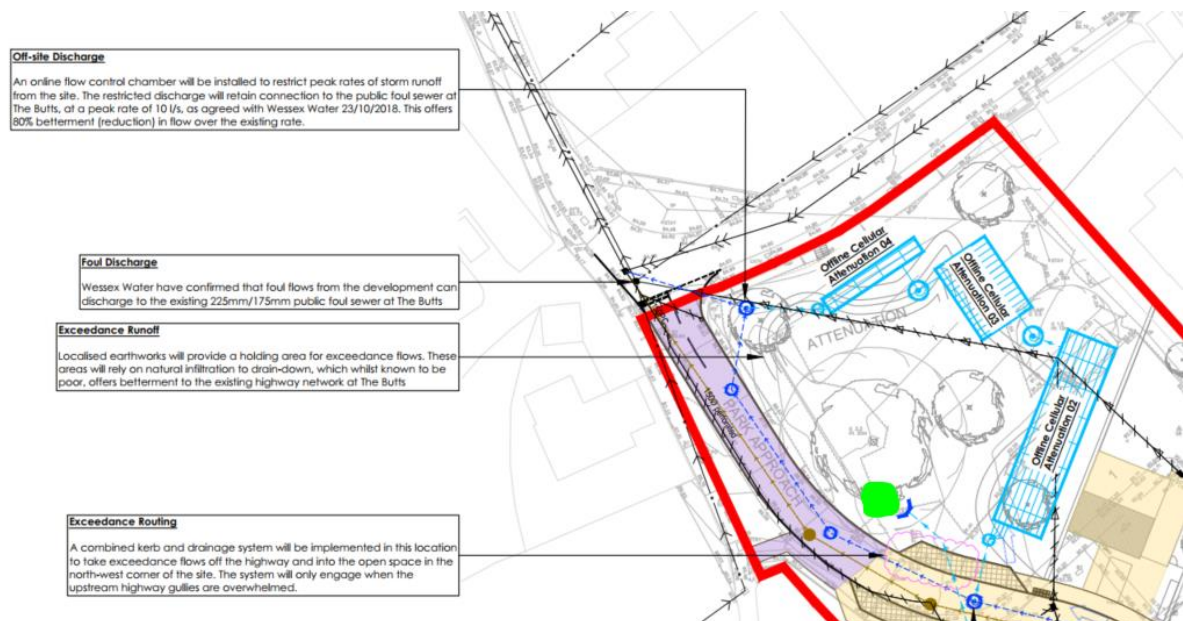
Ben

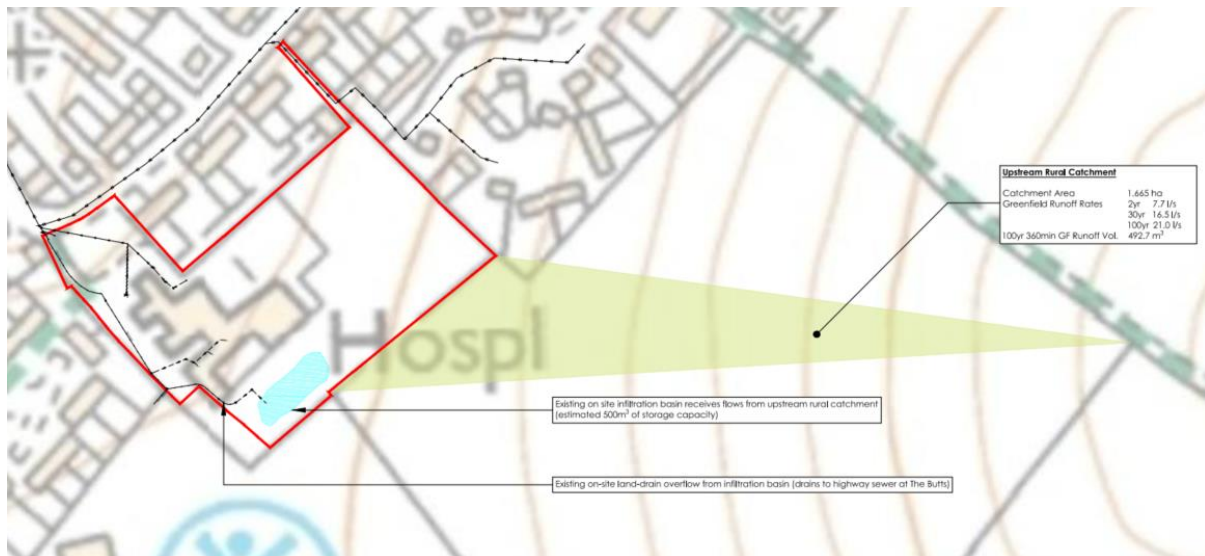
The photos seem to show a depression full of water that relate to what the plan calls Localised earthworks for exceedance flows. The arrow is pointing to the wrong place and should be pointing to the green blob (first image below). The outfall next to the green blob is the outfall from a private SW system that transfers flows from an infiltration basin and land drainage that was already there. This discharged directly into the SW drain in The Butts (Image 2)

Clearly if this pond is filling and the larger ponds upstream are empty it would suggest some sort of misconnection but I don't see how they can just get away with discharging the land drain to a shallow pond

I don't think that we can propose the variation in wording to suggest the development should be implemented in accordance with:  [Preliminary Drainage Layout.pdf](#)

Something is not working and to have a pond overflowing onto the highway and down the drains is not acceptable





Regards,

James Playfair

Principal Consultant

From: Wilding, Ben <Ben.Wilding@atkinsrealis.com>
Sent: 12 December 2023 10:52
To: Playfair, James <James.Playfair@atkinsrealis.com>
Subject: FW: PL-2023-07503 comments
Importance: High

Kind Regards

Ben Wilding MEng (Hons) CEng MICE

Principal Engineer
Networks & Drainage Solutions, Infrastructure

From: Cox, David <David.Cox@wiltshire.gov.uk>
Sent: 12 December 2023 10:27
To: Wilding, Ben <Ben.Wilding@atkinsrealis.com>
Subject: FW: PL-2023-07503 comments

Hi Ben

Sorry that you've already provided comments for this application but Mr and Mrs Knowles delved deep into technical drainage matters and have followed up with the attached photos and video.

I note your comments predate their response – do they have point as such as they are making very technical points that your response doesn't seem to cover? Are you still happy with this or is there anything further we need from the applicants?

Kind Regards

David Cox
Senior Planning Officer – Central Planning Team
Place Directorate

From: Mr and Mrs Knowles
Sent: Tuesday, December 12, 2023 10:01 AM
To: Cox, David <David.Cox@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: Re: PL-2023-07503 comments

Further to our last email, we attach a video and two photos taken this morning showing the overspill from the undocumented basin adjacent the visitor layby running down the road and into one of the highway drains, as described in bullet 5 point 1 below.

Please can you advise when we will receive a response to the concerns we have raised?

Regards

Mr and Mrs Knowles
Plot 20 - 37 Callaway Gardens

From: Mr and Mrs Knowles
Sent: 14 November 2023 20:54
To: david.cox@wiltshire.gov.uk <david.cox@wiltshire.gov.uk>; developmentmanagement@wiltshire.gov.uk <developmentmanagement@wiltshire.gov.uk>
Subject: PL-2023-07503 comments

Section 2.9 of the Drainage Technical Note 0654 rev F dated 09/08/2023 still refers to 3no. infiltration basins, and the Notes section of the Drainage Layout PDL-101 rev H has a numbering error. We have had to assume that these are only typographical errors, and that there are no substantive errors in the submitted documents.

1. The land-drain overflow referenced in section 3.19 was not constructed correctly:
 - the Drainage Layout PDL-101 rev H has simply been updated to show where it has been constructed
 - the headwall for the outflow from the land-drain should be higher up the bank, towards number 1
 - the land-drain exceedance runoff now flows into an undocumented basin adjacent the visitor layby
 - this outfall and basin is within the rootzone of the protected blue cedar tree - since the construction of this feature, two branches have broken off this tree immediately above, which we believe is evidence of the stress caused to this protected tree
 - during periods of heavy rain, this basin fills up and overflows onto the road then runs down Hospital Road towards Warminster Road. This is

- worse than the previous situation which directed these exceedance flows into the highways drain at The Butts
 - would it not be more sensible for this flow to be directed into the geo-cellular tanks?
- 2. The kerb and drainage system shown referenced in section 3.14 has not been constructed:
 - the location on the Drainage Layout PDL-101 rev H plan is physically lower than the adjacent open space
 - if it is constructed, unless water flows uphill it will not take exceedance flows into the open space if the upstream high gullies are overwhelmed, it will still just flow down the road
- 3. The rain garden was not constructed correctly:
 - there is no resemblance to the approved landscaping scheme or plans
 - the Drainage Layout PDL-101 rev H has simply been updated to show how it has been constructed
 - the bank holding up the path between the rain garden and the play area is supported by wood and is collapsing into the rain garden
 - one side of the bank within the rain garden (adjacent plots 36 to 38) is collapsing
- 4. During periods of very heavy rain the runoff from the field above the infiltration basin in the southern corner of the site bursts out of the side of the bank. We are concerned that this is a fault in the construction of the basin, and over time it will collapse.
- 5. The side slopes of the infiltration basins appear to be much steeper than the recommended maximum of 1:3.
- 6. There is nothing over the inflows/outflows to stop debris being washed into the drainage, to stop animals entering or to small children posting toys inside.
- 7. The Drainage Maintenance Plan at Appendix E of the Drainage Technical Note is a work of fiction:
 - no inspections have taken place over the past 3 years since construction of the drainage features
 - no maintenance has been carried out since construction of the drainage features

We have been raising these concerns with Backhouse since we moved in nearly 4 years ago, but nothing has been addressed. We have also documented these issues with photos and videos taken during the recent heavy rains.

We are very concerned that the applicant's Drainage Technical Note and the council's drainage consultant's response are desk-based reviews and that the authors have not visited the site to inspect the works as constructed. We are sure that if they had visited, they would have seen that the scheme as constructed cannot work, unless as previously mentioned the impossible happens and water starts to flow uphill.

We would welcome the opportunity to meet on-site to discuss these concerns with all parties and show the photos and videos that we have recorded.

Regards

Mr and Mrs Knowles
Plot 20 - 37 Callaway Gardens