Wiltshire Council Planning Consultation Response

02 January 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Lynda King
Direct Line: 01722 434623

Application No: **PL/2023/10274**
Approval of reserved matters
Approval of reserved matters for erection of 3 dwellings following Outline PL/2022/07116 (appearance, landscaping and scale)

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)
X	No objections

Matters Considered:
Documents Reviewed:

- Design and Access Statement
- Drainage Report
- Drainage Statement
- Flood risk assessment
- Permeability Test Report
- Planning Statement Redacted
- Proposed Site Plan

The proposal comprises three detached dwellings with garages and parking. These Reserved Matters include:

1. Ecology
2. BNG metric
3. Drainage (foul and surface water)
4. Nutrient Assessment and Budget
5. Permeability
6. Transport Statement

The site is in Flood Zone 1 and there and a low risk of ground water flooding. With respect to pluvial flooding, the drainage report states:

The western boundary to the site is located at the base of a dry valley (bourne). Surface water flows can occur along the valley base from exceptional rainfall events.

The applicant is proposing a straight earth channel 0.5m wide at the base, 0.4m deep and with side slopes of 1:2 along the western and part of the northern site boundaries in the reserved area shown on the BJC plan Wilts11/07.08.19/Rev G which would accommodate the 1%AEP+CC or 0.1% AEP flows.

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.

Informatives

It is noted that the Environment Agency's standing advice for minor extensions and vulnerable developments applies.

The planning statement states: Surface water drainage with comprise a SUDs scheme utilising a soakaway under the car parking areas therefore any soakaways should be constructed in accordance with CIRIA C574 and the Wiltshire Guidance

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