Wiltshire Council Planning Consultation Response

02 January 2024

Officer's Name: Hilary Baldwin

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/10717**
Approval of details reserved by a condition
Discharge Condition 7 on PL/2022/09816 - New Storage Building
Clay Hill Park, Barnes Green, Brinkworth, Chippenham, SN15 5AQ

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

Commented [PJ1]: For a DOC application, go through each of the conditions in turn and state whether or not we agree to the discharge – this recommendation section can be removed

Matters Considered:
Documents Reviewed:

- Condition 7 - Drainage Calculations
- Condition No 7 - Surface Water Drainage Strategy
- Decision Notice
- Drainage Calculations – 3
- Drainage Calculations – 2
- Ponding Photo 1
- Ponding Photo 2

Condition 7 of PL/2022/09816 states:

No development shall commence on site until details of the following have been provided to and approved in writing by the local planning authority:

- *Provision of a soakaway test to confirm whether discharge into the ground via infiltration is feasible;*
- *Resubmission of calculations which demonstrate that the required 20% betterment against greenfield runoff rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events; and*
- *Provision of a plan showing the overland flow routes across the site to demonstrate that exceedance flows in excess of the 1 in 100 year storm plus climate change are wholly and fully managed on site, and do not pose a risk to people or property (including those up and downstream of the site).*

It is assumed that disposal of the surface water by infiltration is not proposed due to the provision of a storage pond with outlet sized to accommodate runoff for the 1 in 100 year + CC events.

The storage pond is to be drained via a hydrobrake which will be limited to 1.1l/s (QBAR) with appropriate maintenance, is achievable.

Condition No 7 - Surface Water Drainage Strategy.pdf shows the exceedance routes with water run off in a south westerly direction and do not pose a risk to people or property.

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The LLFA has the following requirements that need to be met before the condition can be discharged:

- Within the calculations, the MADD factor must be set to zero (MADD Factor is currently set to 20m3/ha) and the margin for "flood risk" warning in hydraulic models been set to >= 300mm.

  If a value other than 0m3/ha is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

- The applicant is required to provide context to the photos showing 'Ponding'. is this in the position of the proposed attenuation feature?

Informative

- WC issues land drainage consents for discharges to ordinary watercourses and for any works within 8m. This needs to be obtained before discharge can be permitted.

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