Wiltshire Council Planning Consultation Response

17/01/2024

Officer's Name: Steve Tapscott

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/10084**
Full planning permission
Retrospective amendments to planning permission reference no: 19/10217/FUL including alterations to the fenestration, gable replacing hip roof, existing part building retained and updated Flood Risk Assessment following planning refusal (reference PL/2022/06948)
Boxwood, Tuners Lane, Crudwell, Malmesbury, SN16 9EL

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

Matters Considered:
Documents Reviewed:

- Covering letter redacted.pdf
- Flood risk assessment redacted.pdf
- Previously Approved plans.pdf

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.

Following the refusal of planning application PL/2022/06948 on the 28th November 2022 with one reason for refusal, this application seeks to address the one reason for refusal. The reason for refusal states:

The site is located within flood zones 2 and 3, as well as in an area susceptible to surface water flooding. The application should therefore have been accompanied by sufficient, accurate supporting information to demonstrate that the development is acceptable from a flood risk and drainage perspective, including foul water. The lack of information makes it impossible for the Council to conclude with certainty that the development is acceptable, and it is therefore in conflict with Policy IT1 of the Crudwell Neighbourhood Plan; Core Policy 67 (Flood Risk) of the Wiltshire Core Strategy; and paragraphs 159 and 167 of the NPPF

The drainage team have the following conditions which need to be addressed by the applicant:

1. The applicant is to supply a proposed drainage plan and confirm that the EA agrees with the proposed drainage strategy and unrestricted flows.
2. The applicant should provide an evacuation plan in the event of flooding on site.

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