

Wiltshire Council Planning Consultation Response

18th January 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: PL/2023/10331

**OUTLINE PLANNING APPLICATION (WITH ALL MATTERS EXCEPT ACCESS RESERVED) FOR
“UP TO 49 DWELLINGS AND ASSOCIATED WORKS AND PROVISION OF A CEMETERY
TOGETHER WITH ACCESS AND ASSOCIATED WORKS.”**

LAND SOUTH OF THE FORTY AND NORTH OF CHELWORTH ROAD, CRICKLADE, WILTSHIRE

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)
☐	No objections

Matters Considered:

Documents Reviewed:

- *Application Form Redacted*
- *Cover Letter*
- *Flood risk assessment*
- *Site Location Plan*
- *Topographical survey*
- *Planning Statement*

The application is an outline application 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.

The applicant has provided a concept drainage strategy and it is understood that further details relating to the drainage strategy will be covered in subsequent Reserved Matters applications. Therefore, the LLFA have no objections to the application, but require the following conditions to be addressed as part of subsequent planning applications.

Conditions:

- 1. No development shall take place until surface water drainage strategy 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:

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Calculations that demonstrate the 1 in 30 year + climate change rainfall is contained within the drainage system without causing flooding to any part of the site.
- Calculations that demonstrate that the 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
- Calculations that demonstrate the proposed drainage design provides a sufficient level of treatment so as to mitigate the risk of pollution to SPZ 2 and SPZ3.
- Plans to demonstrate that the site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.
- No development shall commence on site until the applicant has undertaken a sensitivity analysis on the network considering surcharged outfall conditions to ensure that any flooding resulting from a surcharged outfall will not affect people or property.
- The applicant is proposing to re-profile the site as part of the development. The re-profiling will remove topographic depressions within the site which are currently subject to surface water flooding. The applicant must provide evidence that adequate storage for displaced surface water flows can be provided elsewhere within the site.
- Given the depth of the attenuation basin, we would expect to see the basin designed in accordance with the health and safety requirements set out in Chapter 36 of the CIRIA SuDS Manual C753.
- In the trial pit TP03, it was observed that the groundwater was encountered at 0.80 m bgl on 22th June 2023. Hence, the applicant should provide details of this groundwater strategy at the same level of granularity as the surface water drainage strategy.
- The applicant must demonstrate that 20% betterment can be provided on all discharge rates, including the 1 in 1 year year greenfield rate, as per Wiltshire Council's betterment policy.

2. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of 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 information must be provided:

- A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase.
- An Operation and Maintenance Plan that details maintenance activities, their frequency, and those responsible for them, for all elements of the drainage system.

Informatives:

- The applicant should note that in all instances the preference should be to utilise blue-green SuDS which provide multi-faceted benefits to the site (in terms of water quantity, quality, amenity and biodiversity); for example, for attenuation features preference should be given to use of swales / ponds / detention basins (if technically feasible) instead of attenuation tanks. The applicant should adopt a holistic approach to planning the site, and sufficient space for SuDS features should be provided at an early stage in order to fulfil the requirements of NPPF Paragraph 169; the LLFA will not accept statements that there is insufficient space for SuDS or that SuDS have not been utilised due to cost. We currently note that the applicant relies heavily on end-of-pipe large attenuation features; as part of the detailed drainage strategy we will expect to see greater utilisation of SuDS as source controls, and to provide flow conveyance around the site as well.
- Within the calculations, the MADD factor must be set to zero and the margin for “flood risk” warning in hydraulic models been set to $\geq 300\text{mm}$.

- 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.

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](#)

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

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