Wiltshire Council Planning Consultation Response

17 January 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Jemma Foster
Direct Line: 01225 770211

Application No: **PL 2023 10883**
Discharge of Condition 3 relating to application PL 2023 03524
Tower View, 8B High Street, Steeple Ashton, Trowbridge, BA14 6EL (1 St Marys, Steeple Ashton, Trowbridge, BA14 6EN)

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)
X	Object (for reasons set out below)
	No objections

Matters Considered:
Documents Reviewed:

- Application Form – NO WEB
- Location and Block Plan PL 2023 03524
- PL 2023 03524 Decision Notice
- Stormwater Calculations

The LLFA would not ordinarily provide comments for minor applications within FZ1. The below comments are provided in response to Condition 3 regarding the surface water drainage strategy.

Condition 3

No development shall commence on site until details of storm water drainage disposal has been submitted to and approved in writing by the Local Planning Authority. The additional information must include BRE 365 permeability testing and details regarding ground water level. The development shall then be undertaken in accordance with the approved details.

It is noted that the applicant has provided evidence of permeability testing and soakaway calculations, however, further information regarding the surface water drainage strategy is required to discharge the condition.

The surface water drainage strategy should include/demonstrate the following:

- Existing runoff rates for the site.

- Post development runoff rates in accordance with Wiltshire Council's betterment policy update, which can be found here.
- A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- A topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- Calculations to demonstrate the attenuation requirements for the 1 in 100 year plus climate change event to support the proposed strategy.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Evidence that the impact upon existing drainage systems is mitigated by discharging the flow throughout the management train rather than relying upon a single point of discharge.
- SuDS have been selected to provide a wide range of benefits including amenity, biodiversity and maintaining water quality.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Confirmation of groundwater levels on site.
- Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- Exceedance routes that minimise the risks to people and property.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.

Megan Macpherson (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.