Wiltshire Council Planning Consultation Response

15/01/2024

Officer's Name: Hayley Clark

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/10963**
Proposed new dwelling and associated works
Land South west of Ashdown Farm, High Street, Codford, Nr Warminster. Wiltshire. BA12 0NS

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:

- Application Form Redacted
- Design and Access Statement
- Drainage Statement
- Proposed Elevations 1
- Proposed Elevations 2
- Proposed Floor Plans
- Proposed Site Plans

Conditions:

No building shall commence on site until the following conditions have been met:

- Cross sectional drawings of the proposed soakaway should be submitted.
  REASON: To ensure the proposed drainage feature is designed appropriately.

- The applicant must demonstrate that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of the soakaway.
  REASON: To ensure that the soakaway is able to operate as designed and does not fill with groundwater.

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
  REASON: Due to the site being located in source protection zone 1, it must be ensured that no pollution to the groundwater incurs during the construction phase of the development.

- Clear arrangements must be in place for ongoing maintenance of SuDS over the lifetime of the development.
  REASON: To ensure that the SW drainage performs as designed and to avoid flooding due to lack of maintenance.

Jed Ainsley-Bridger - (AtkinsRéalis working on behalf of Wiltshire Council Drainage).