Wiltshire Council Planning Consultation Response

23/01/2024

Officer's Name: Steven Sims

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/09676**
Proposed new dwelling with detached garage and associated works
Land Adjacent to 8 Bishopstrow Road, Warminster, BA12 9HQ

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
- Design and Access Statement
- Location Plan and Existing Site Plan
- Proposed Elevations
- Proposed Site and Floor Plans

Objections:

- No drainage strategy has been submitted, therefore the LLFA cannot comment on any proposals at this stage. Details of the required information can be found in the informative section below.

- Review of the available mapping indicates that the site is in flood zones and area at risk from groundwater flooding and surface water flooding, therefore a site-specific Flood Risk Assessment is required.

Informatives:

Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

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

- Existing greenfield runoff rates for the site.
- Post development runoff rates in accordance with Wiltshire Council's betterment policy update, which can be found here.
- If infiltration is proposed, soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible.
- 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.
- SuDS source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the management train so the development is not reliant upon large attenuation features close to the points of discharge. SuDS have been selected to provide a wide range of benefits including amenity, biodiversity and maintaining water quality.

- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Calculations to demonstrate the attenuation requirements for the 1 in 100 year plus climate change event to support the proposed strategy.
- All proposed drainage features are outside flood zones 2 and 3 and where they are adjacent to an ordinary watercourse, they are not located within the EA surface water flood maps. Where drainage features are located adjacent to flood zones 2 and 3, they must be above the 1 in 100 year plus climate change flood level. This information can be provided by the EA.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- 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.
- 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.
- Exceedance routes that minimise the risks to people and property. Ingress and Egress routes from the site during the flooding events.
- 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.

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