Wiltshire Council Planning Consultation Response

1 February 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Amy Houldsworth
Direct Line: 01249 706619

Application No: **PL/2023/11097**
Full planning permission
Erection of a detached dwelling and associated works
40 THE BOROUGH, DOWNTON, SALISBURY, SP5 3ND

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:

- Flood Risk Assessment.pdf
- Proposed 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.

Although the proposal is classified as a minor development an FRA was required as the site lies within Flood Zone 2. Key points from the FRA are as follows:

- Proposed FFLs will be set at 36mAD giving a 500mm freeboard over the Flood Zone 3 level.
- The proposed development will provide a net gain to the flood plain capacity on site due to the removal of outbuildings currently situated on hard standing.
- Runoff from the house will be captured in a rainwater harvesting tank for reuse.
- The existing non-permeable driveway and paths will be removed.

Conditions:

No development shall take place until surface water drainage works have been implemented 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.

The following documents need to be provided to discharge this condition:

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1. The applicant is to submit a clear summary of the impermeable areas pre and post development to show no net gain in impermeable area. This is also to include the makeup of the driveway and how this will be drained
2. The applicant is to provide details on where the emergency overflow point from the rainwater harvesting tank will discharge
3. The applicant is to provide clear ingress and egress plan for emergency evacuation in case of flooding.

Informatives

- It is noted that the Environment Agency's standing advice for minor extensions and vulnerable developments applies.

- All new drainage will need to comply with Building Regulations Part H.

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