

Wiltshire Council Planning Consultation Response

1 February 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Lynda King

Application No: PL/2023/10495
Conversion of Elmfield House and outbuildings to 6 x dwellings and the erection of 15 dwellings, hard and soft landscaping and associated works
Elmfield House, Petersfinger, SP5 3BZ

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
- Flood Risk Assessment & Drainage Strategy redacted
- Greenfield Runoff - Catchment 1
- Greenfield Runoff - Catchment 2
- Catchment 1 - Storage Volume Requirements
- Catchment 2 - Storage Volume Requirements
- Landscape Plan
- Planning, Design and Access Statement
- Proposed Entrance
- Proposed site plan
- Soft Landscape Plan

Objections:

- It is noted that the applicant plans to restrict discharge rates from the site to the greenfield Qbar rate for all events up to the 1 in 100 year + climate change storm. Wiltshire Council's betterment policy for greenfield sites states:

"With regards the control of surface water discharges from greenfield sites, Wiltshire Council requires post development discharges to provide 20% betterment over pre-development (greenfield) discharges for both peak flow and volume. To demonstrate compliance, the applicant must provide pre and post development runoff rates for a range of return periods (1, 30 and 100 year), and pre and post development runoff volumes for the 100 year, 6 hour rainfall event. This takes account of national policy, as outlined in the SuDS Technical Standards."

The applicant will be required to resubmit calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events. Once this evidence is provided, we recommend the approval of the application with the following conditions:

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.

In order to discharge the above drainage condition, the following additional information must be provided:

1. The applicant should confirm finished floor levels are set to be at least 150mm above the nearest manhole cover level/surrounding ground level.
2. The applicant shall submit a plan showing the cross sections and design of any attenuation and its components. Within this diagram the applicant should confirm with what impermeable material the proposed attenuation features will be lined with.
3. The applicant should provide a layout showing the overland flow routes during exceedance events with clearly marked FFLs on the plots.
4. The FRA / Ground investigations show that ground water has been encountered at a level that could interact with the attenuation. The applicant should provide flotation calculations for the proposed attenuation features.
5. 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.

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