Wiltshire Council Planning Consultation Response

28/11/2023

Officer's Name: Julie Mitchell

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/09365**
Erection of new learning centre building, erection of a re-constructed Neolithic communal structure, retention of existing temporary facilities building and related landscaping works
Stonehenge Visitors Centre, Winterbourne Stoke, Salisbury, Wilts, SP4 7DE

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 and Drainage Statement
- Proposed Drainage Strategy
- Proposed Drainage Strategy 2
- Application Form
- Planning Statement
- Proposed Site Plan
- Proposed External Elevations
- Proposed Elevations
- Existing Location
- Proposed Ground Floor Plan

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.

It is noted the councils drainage team previously provided pre-application advice under ENQ/2022/00242; the drainage teams comments are consistent with the pre-application advice provided - taking into account current climate change guidance. Although the drainage team has no problem with the principle of the development, the recent application is a full planning application so until the below information has been provided, a holding objection is requested.

It is noted that, within *Section 3.0* of the *Flood Risk and Drainage Strategy Statement*, the applicant states *'ground investigations will be undertaken at the next design stage to confirm the detailed design, sizing, location and calculation of the soakaways'*; however, the drainage team recommends these be carried out at this stage of the application to ensure the proposed drainage strategy is viable.

Conditions:

1. **No development may commence on site until a detailed drainage strategy has been provided, and agreed in writing to by the LPA.**

   In order to address this condition, the applicant should provide:

   - *Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year + climate change rainfall event.*
   - *Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;*
   - *Calculations which demonstrate that the proposed drainage design provides a sufficient level of water quality treatment.*
   - *Soakage tests must be undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible. The applicant is to provide calculations that demonstrate that the soakaway has been designed for:*
     - *1 in 100yr + cc flows*
     - *Half drain time <24hrs*
     - *Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.*

   - *The applicant must provide cross sectional drawings of the proposed soakaway features.*
   - *Clear arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.*

   REASON: To ensure the proposed drainage plan and SuDS components are able to safely and effectively drain the site area, while complying to the Wiltshire Council's drainage requirements.

2. **No development shall commence until a detailed foul water drainage strategy has been provided, and agreed in writing by the LPA.**

   In order to address this condition, the applicant should provide:

   - *Evidence of compliance with the EA general binding rules for discharge via infiltration or evidence that the Environment Agency have granted an Environmental Permit for the discharge of foul effluent.*

   REASON: To ensure watercourses are not polluted due to improper foul waste management.

3. **No development shall commence on site until 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, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.**

   REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of watercourses.

Informative:

It is noted that the applicant intends to discharge foul water via a Septic Tank / Private Treatment Plant.
This requires consultation with the EA, see the EA guidance. The applicant can also contact the EA for pre-planning advice at swx.sp@environment-agency.gov.uk.

As the applicant proposes to discharge via a soakaway, the drainage strategy must comply with the Wiltshire council soakaway guidance Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk), which sets out the standards that must be met for planning approval and adoption.

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