Wiltshire Council Planning Consultation Response

07th February 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2024/00501**

PLANNING APPLICATION FOR THE "PRIOR APPROVAL (CLASS Q) CHANGE OF USE OF AGRICULTURAL BUILDING TO 1 NO. DWELLINGHOUSE."

HILLSIDE FARM, LOW ROAD, LITTLE CHEVERELL, DEVIZES, SN10 4JZ

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)
X	No objections

Matters Considered:
Documents Reviewed:

- *ApplicationFormRedacted*
- *Hillside Farm Class Q Final*
- *23-454-60-030-00 Hillside Farm Flood Risk Assessment*
- *1376-01*
- *1376-02 (floor area)*
- *1376-03-E (floor area)*
- *16698-EO-RPT-04*

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.

The site falls within Flood Zone 1 and is less than 1ha, but it falls within an area identified by the Wiltshire Strategic Flood Risk Assessment (SFRA) as having potential for groundwater flooding. Hence, the Local Planning Authority (LPA) has requested the proposal to be supported by a Flood Risk Assessment (FRA). In response, the applicant provided additional information on the groundwater flood risk using GeoSmart data, confirming that the development site has a negligible risk of groundwater flooding.

As a result of the submitted additional flood risk information, we are now in a position to remove our objection to this minor development.

The surface water drainage for the development shall be constructed in compliance with Building Regulations H, with SuDS utilised wherever practicable to do so.

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Vijit Rathore (AtkinsRéalis) working on behalf of Wiltshire Council Drainage.

Wiltshire Council