Wiltshire Council Planning Consultation Response

08 February 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: James Repper
Direct Line: 01722 434303

Application No: **PL/2024/00335**
Approval of details reserved by a condition
Discharge of conditions 4, 5, 12, 15, 17 and 18 of planning permission PL/2021/06519.
Purdys Farm, Wood Lane, Braydon, Swindon, SN5 0AH

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

Matters Considered:
Documents Reviewed:

- Covering Letter

Detailed Landscape & Drainage Proposals (TDA.2915.01 ver C)

- PL202106519 Decision Notice

Condition 17 states of PL202106519 Decision Notice states:

> *No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, and demonstrating at least 1.0m from the bottom of the proposed soakaways to the highest point of the groundwater variance, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.*

In response to this the applicant submitted Drawing TDA.2915.01 and stated:

> *The hard landscaping details submitted demonstrate that there are no impermeable areas proposed as part of the development. All of the hard surfaced areas will be permeable, allowing surface water to naturally infiltrate into the ground. The detailed landscaping proposal identifies the areas proposed to be hard surfaced and includes a section drawing of the surface makeup. As such, there is no requirement for formal soakaways to be constructed. The use of permeable surfacing is considered appropriate for the positive management of surface water associated with the proposed development.*

The LLFA is not satisfied that a surface water drainage strategy has been submitted showing how surface water will be effectively managed and therefore Condition 17 cannot be discharged.

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.
- A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- 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.
- Calculations to demonstrate the attenuation requirements for the 1 in 100 year plus climate change event to support the proposed strategy.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- 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.
- 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.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- 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.
- Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- Exceedance routes that minimise the risks to people and property.
- 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.

In addition, the applicant is required to demonstrate that the proposed discharge from the package treatment plant is in full compliance with the General Binding Rules.

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