Wiltshire Council Planning Consultation Response

09 February 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Jonathan Maidman
Direct Line: 01722 434384

Application No: **PL/2023/08490**
Full planning permission
Former Goods Vehicle Testing Station, Brunel Road, Salisbury, SP2 7PU
Demolition of existing vehicle testing centre, and erection of new delivery office, with associated car parking, landscaping and other ancillary development

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:

- 105220-MMD-XX-XX-RP-D-0002 [Groundwater monitoring report]
- Email from Agent

In January 2023 the applicant provided the following response to our initial objections and conditions (provided at the end of the letter for completeness) initially made in November 2023:

1) *Groundwater level monitoring – this will be scoped into the future ground investigation work and is not considered necessary to be agreed at this stage.*
2) *I attach version P03 of the Flood Risk Assessment. This revised document has runoff rates restricted as close as reasonably practicable to greenfield runoff rates. The revised FRA also includes further correspondence with Wessex Water noting that they accept a maximum discharge rate of 5l/s into the public sewer. Greenfield runoff volume cannot be achieved as infiltration is not considered viable (as noted in section 6.1.1.1 of the P03 revision of the FRA)*
3) *A CCTV survey will be scoped and undertaken to confirm the locations of existing surface water and foul outfalls ahead of connection.*

We stated, in response, that as this is a full planning permission, we require all surveys to have been undertaken and a final drainage strategy defined in before we can fully assess the application. The objections and conditions therefore remain until all the information is supplied. However, Condition 6 [Maintenance programme] can be discharged as information has been provided in Appendix E

Regarding Objection 1, the ground monitoring report concludes that:

> *Groundwater level recorded are close to the maximum groundwater level that is to be expected on site. Based on a groundwater level of 46.838mAOD, this equates to a maximum groundwater level of circa. 1.1m below ground level*
>
> *This depth of sub-base is above the highest groundwater level recorded on site, and therefore the risk of groundwater flooding for this element of the works is very low both during construction and in operation.*

This objection can now be removed, however there is still a requirement to undertake groundwater monitoring which is detailed as Condition 9.

Regarding Objection 2. The applicant states:

> *Regarding the surface water, the runoff rate is as close to greenfield rates as possible (as agreed with Wessex Water). As it is not based on a betterment to a brownfield rate, a CCTV survey is not required to prove the existing connection and provide justification for the proposed discharge rate.*
>
> *Regarding the foul connections, we are not proposing to reuse the existing foul water connections, but instead connect directly into the Wessex Water foul sewer that crosses the site (the adopted foul sewer location has been confirmed by a GPR survey). As the foul drain is a Wessex Water sewer, and we are not reusing existing foul connections there is no need to CCTV survey this (or any existing connections).*

This objection can now be removed however, Condition 7 remains until confirmation is received.

Regarding Objection 3. The applicant states:

> *The location of the existing surface water outfall to the adopted surface water sewer in Brunel Road is indicated by the GPR survey. A CCTV survey will be undertaken to confirm the connection and the condition of the connection prior to the S106 application. If the condition is poor, a new connection to the adopted surface water sewer in Brunel Road will be proposed.*

This objection can now be re-defined as a Condition 10.

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Status of initial Objections and Conditions as of February 2024:

Objections:

1. ~~Groundwater level monitoring should be undertaken during any future intrusive site ground investigation to determine the groundwater levels on site. This will enable the risk of groundwater flooding to be determined both during construction and in operation.~~

2. ~~Wiltshire Council requires post development discharges to be as close as reasonably practicable to the greenfield runoff for both peak flow and volume. The applicant is therefore required to liaise with Wessex Water is required to agree points of discharge rate equivalent to greenfield runoff rate.~~

3. ~~Undertake additional drainage survey to confirm the condition and locations of the existing surface water and foul outfalls.~~

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.

4. A plan showing the cross sections and design of the permeable surface and subbase including details on how ground water may interact with this and details on how the permeable subbase will drain towards the main carrier pipes within the stated design.

5. A manhole / inspection chamber schedule to include cover and invert levels.

6. ~~The maintenance programme and ongoing maintenance responsibilities of the drainage infrastructure;~~ [Discharged Jan 24]

7. Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from the sewerage undertaker.

8. 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.

9. The applicant must demonstrate that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of the soakaway.

10. Undertake additional drainage survey to confirm the condition and locations of the existing surface water and foul outfalls. If the condition is poor, a new connection to the adopted surface water sewer in Brunel Road will be proposed.

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