Wiltshire Council Planning Consultation Response

July 3rd 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Adrian Walker
Direct Line: 01225 716784

Application No: **PL/2023/05363**
Full planning permission
Change of use of land from equestrian to two Gypsy and Traveller pitches, to include the change of use of an equestrian storage building to a shared day room.
Dreamlea, Cricklade Road, Purton Stoke, Swindon, Wilts, SN5 4JG

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:

- Agents response to Objections
- Flood Risk Assessment
- Groundwater Flood risk Technical Note B
- Strategic Committee Notification Letter - 15th May 2024

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 proposal comprises creating space for two static caravans, lawns and space for cars and towed caravans. All will sit upon 'permeable hardstanding'. No additional impermeable area (other than the roofs of the static caravans) is proposed.

The proposed run off generated from the caravans will be minimal can be accommodated by soaking away using the existing permeable site surfacing. There are no new impermeable areas proposed.

Conditions:

The drainage team have the following conditions which need to be addressed by the applicant:

1. No development shall take place until surface water drainage strategy, has 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:

    - Details on the material specification.
    - Details on the level of compaction required, and
    - Cross sections through proposed gravelled area

REASON: To ensure the gravelled area will be able to accommodate the runoff from the battery storage units for the 1 in 100 year plus climate change (40%) rainfall event, and will not in effect act as impermeable surface.

2. No development shall take place until a foul drainage strategy, has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above condition it is expected that the applicant will provide:

    - Evidence that the EA's General Binding rules have been met in full.
    - Drawings to demonstrate the proposed siting of the Foul Package Treatment Plant
    - Supporting calculations to demonstrate compliance with Building Regulations for any drainage field / mound.

Informatives

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

- An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

- Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website here.

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