

Wiltshire Council Planning Consultation Response

06 September 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Richard Hughes
Officer's Title: Planning Officer
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Application No: PL/2021/04084
Residential development of 41no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire
Persimmon Homes

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)
☐	No objections

Matters Considered:

- Covering Letter re Revised Plans
- Drainage Strategy Sheet 1 of 2
- Drainage Strategy Sheet 2 of 2
- Flood Risk & Drainage Technical Note
- Hydraulic Calculation - Issue 2
- Impermeable Area Plan
- Infiltration Basin Section
- Site Investigation
- Technical Consultee Response Schedule

The updated drainage strategy, as outlined in drawings P23-295-SK102 and P23- 295-SK103, continues to incorporate infiltration techniques. Roof and impermeable driveway runoff are directed into an underground drainage system, which is then conveyed to an infiltration basin positioned along the western boundary of the site. This infiltration basin is designed to dispose of surface water runoff from all storm events, including the 1 in 100-year storm event, with a 45% allowance for climate change.

Similarly, the permeable driveways are designed to facilitate the infiltration of surface water into the ground, ensuring they can accommodate surface water runoff from all storm events, including a 1 in 100 year storm event, with 45% allowance for climate change

The surface water strategy for the wider site allowed for 5380m³ roof runoff to drain to the site wide surface water network. However, in the updated proposal, roof runoff is conveyed to an infiltration basin. The only area discharging to the sewer in Rogers Way is 1134.3m², runoff from the developments proposed adoptable carriageway.

In December 2023 the LLFA provided the following conditions:

Conditions

1. 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
2. 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.
3. The applicant should demonstrate that the appropriate factor of safety has been included as part of the design. Refer to Table 25.2 of CIRIA R156 for details.
4. No development shall commence on site until the applicant has submitted calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.
5. No development shall commence on site until the applicant has submitted a plan showing the cross sections and design of any attenuation pond and its components.
6. No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.
7. 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.

Soakage tests have been undertaken however the applicant is required to provide half drain performance for the 30yr event highlighting that conditions are suitable for disposal of SW by infiltration. Condition 1 cannot be discharged

No ground water was encountered during the ground investigations (Jan to March 2005). However, we have concerns that the results are 20 years old and we therefore require additional soakaway tests to be undertaken at the point and depth of the proposed basin so that we can confirm the performance of the infiltration system. Condition 2 cannot be discharged.

A safety factor of 2 has been used but given this drains the full site (an area drained of 1980m²) the Factor of Safety based on CIRIA C753 Table 25.2 should be 5. Condition 3 cannot be discharged.

Water treatment calculations have been provided and are deemed sufficient. Condition 4 can be discharged.

An attenuation basin cross-section drawing has been submitted however the dimensions may change based on the outcome of the requirements above. Condition 5 cannot be discharged.

Overland exceedance routes have not been shown on the Drainage Strategy Plan. Condition 6 cannot be discharged.

A construction management plan has not been supplied therefore Condition 7 cannot be discharged.

Informatives

The surface water drainage strategy must comply with [Wiltshire Council's Surface Water Soakaway Guidance](#), which sets out the standards that must be met for planning approval and adoption.

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