Wiltshire Council Planning Consultation Response

23/09/2024

Officer's Name: Steven Sims

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/11188**
Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access)
Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

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:

- Cover Letter
- EIA Update Technical Note
- Illustrative Masterplan
- Site Location Plan
- Technical Note - Planning and Design Clarifications
- Wessex Water

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 LLFA undertook a review of the PL/2023/11188 in February 2024, within this review two conditions relating to the submission of a surface water drainage plan were requested. The recent submission of documents has not provided the requested information and therefore the two conditions must remain in place. The details of the previous drainage response have been provided below.

Details from drainage response dated 13 February 2024:

The LLFA undertook a review of PL/2023/01949 in March 2023 which was an Outline submission comprising of 650 dwellings with no area for employment stated. Flood Risk and Drainage Strategy Rev B was submitted in support of this application.

Flood Risk and Drainage Strategy Rev E has been submitted in support of this (PL/2023/11188) application. The image below summarises the FRA revisions.

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	For Team Comment	JW	NA	JW	GG	Oct 2022
A	Updated for New Site Layout	SZ	JW	GG	GG	November 2022
B	Updated for Client Comments	SZ	JW	NA	GG	February 2023
C	Updated to suit New Site Layout and Boundary	CN	HM	JW	GG	November 2023
D	Updated to suit Client Comments	HM	JW	GG	GG	December 2023
E	Updated to suit new National Planning Policy Framework (December 2023)	CN	NM	GG	GG	December 2023

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 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.**

In order to discharge the above drainage condition the following additional information must be provided:

The applicant must provide the following information:

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components include stated freeboard above the critical 1 in 100yr + climate change storm event.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30-year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.
- Evidence that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

2. **No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

In order to discharge the above drainage condition the following additional information must be provided:

- Clear arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.
- 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.

Informative:

- Within the calculations, the MADD factor must be set to zero and the margin for "flood risk" warning in hydraulic models been set to >= 300mm.
- If a value other than $0m^3/ha$ is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.
- 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.

Jed Ainsley-Bridger - (AtkinsRéalis working on behalf of Wiltshire Council Drainage).