Wiltshire Council Planning Consultation Response

25 September 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Simon Smith
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Application No: **PL/2023/10642**
Approval of reserved matters following Outline approved under appeal ref APP/Y3940/W/22/3292118 for erection of 19 Dwellings and Associated Infrastructure (Details of Appearance, Scale, Layout & Landscaping)
Land East of Church View, Sutton Benger, SN15 4RR

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:

- Detention Basin Cross Sections
- Drainage Construction Details - Sheet 1 – 3
- Drained Areas Layout
- Greenfield Runoff Rate Calculation
- Preliminary Drainage Strategy
- Storm Sewer Design Criteria

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:

- Confirmation on the physical arrangement of the two hydrobrakes including a design drawing.
- Confirmation on how the storage tanks will be mobilised if they have no flow restriction on the exit pipe.

- Confirmation that the proposed outfall is an ordinary watercourse, so does have an ongoing downstream connection rather than just a highways ditch.

  Reason: To ensure that the discharge location is viable and will not increase flood risk to the road)

- Submit evidence that sufficient residence time is provided to allow for sufficient water quality treatment. If not, update the inlet and outlet arrangement for the detention basins to achieve this.

  Reason: The inlet and outlet for the detention basin are immediately opposite each other which means that there is unlikely to be the minimum 9 minutes residence time required.

- Given the hydraulic link between the existing ditch, proposed culvert and the SW outfall from the site, the applicant is to include all of these within the hydraulic model so that the full hydraulic performance can be verified.

- Ensure that the hydraulic model represents the proposed geocellular attenuation tanks as offline features, and not flow-through online features so that the hydraulic performance is correctly modelled.

- A plan showing that FFLs are set a minimum of 150mm above nearest SW cover level. The assets that feed the below ground drainage such as gully pots can become overwhelmed in a 2 year RP and as some appear to be lower that adjacent SW cover levels, we recommend FFLs are above the predicted exceedance flood level

- Overland exceedance routes are to be shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

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:

- 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.

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

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.

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