Wiltshire Council Planning Consultation Response

05th February 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2024/00084**

FULL PLANNING APPLICATION FOR THE "ENGINEERING OPERATIONS TO FORM FISHING LAKE AND STOCK POND; USE OF LAND FOR STATIONING OF FISHING LODGE AS TOURIST ACCOMMODATION."

GRYPHON LODGE FARM, LEIGH, SWINDON, SN6 6RQ

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:

	Comment
	Support
X	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Matters Considered:

Documents Reviewed:

- *Application Form Redacted*
- *Existing site plan*
- *Location plan*
- *Planning statement redacted*
- *Proposed site plan*
- *Revised Location Plans*
- *Indicative Section Details*
- *Proposed Site Plan*
- *Revised Indicative Site Plan & Section*
- *Revised Landscape Plan*
- *Revised Location Plans*
- *Revised Location Plans-2*
- *Site Plan*
- *FW PL202400084 - Gryphon Lodge Farm Leigh Swindon SN6 6RQ - Fishing Lake and holiday lodge.msg*

Our comments rely on the accuracy and completeness of the submitted documents, and we do not take responsibility for any incorrect data or interpretations by the authors.

The applicant has submitted an application for engineering works and landscaping to create a single lake with a surface area of 1.6 hectares, a maximum water level of 96.20 m AOD, and a crest height of 96.6 m AOD, providing a freeboard of 0.4m. Additionally, the applicant proposes a fishing lodge for guest accommodation. However, the revised documents show changes to the fishing pond's outline and level. The revised maximum water level is 95.0mAOD, and

the crest height is 95.6mAOD, maintaining the same 600mm freeboard. The applicant has also provided updated plans for hard and soft landscaping, the indicative site plan, and its cross-section. According to the SFRA explorer, the site is at low flood risk from all other sources and shows no risk of groundwater flooding.
We are satisfied that the proposed development should not result in a significant increase in flood risk due to the freeboard, and considering there is not a significant escapable flood volume.

Conditions:

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

1. The applicant has submitted basic cross-sectional details of the fishing lake, but these lack information on the side slope, bunds, and maximum water levels during extreme rainfall events. Since the lake will be fed by a borehole and captured surface water, it is crucial to understand how they will manage extreme rainfall and the resulting water levels. They have not provided design calculations or volume estimates for these events. Additionally, details on the lake's components, such as the inlet, outlet, lining material, access points, and pathways, are missing.

2. 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.

3. The applicant mentioned that in case of overtopping the excess water will follow natural topography and will flow towards ditches that flow to a culvert under the trainline, southeast of the proposed lake. However, the applicant has to provide exceedance routes for the whole development site as arrows and confirmation is received that the finished floor levels above the maximum predicted 100 year flood level.

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Vijit Rathore (AtkinsRéalis) working on behalf of Wiltshire Council Drainage.