

Wiltshire Council Planning Consultation Response

20/05/2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: James Taylor

Application No: PL/2025/03672
Full Planning Application For Residential Development To Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works
Land East of Biddestone Lane, Yatton Keynell

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
☒	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☐	No objections

Matters Considered:

Documents Reviewed:

- Application Form
- Design & Access Statement
- Double Garage Floor & Elevations Plans
- Drainage Strategy
- Flood Risk Assessment & Drainage Strategy
- Location Plan
- Planning Statement
- Site Access Strategy

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 existing proposed strategy aims to discharge surface into existing ditch system to the southwest of the site, the applicant states the way in which said ditch then discharges water is via infiltration into the ground, with no connecting pipe through Biddestone Lane discovered. Concerns have been raised as to the existence of an ongoing connection from the stated ditch to a downstream receiver (as an ordinary watercourse would typically have), and the capacity of said to function as a suitable outfall for the proposed development. Where anecdotal and Parish Council evidence has observed flooding onto Biddestone Lane when the "outfall becomes overwhelmed", safe access and egress to the property may become compromised. Further investigation into the outfall ditch and its connectivity downstream should be conducted to understand the mechanism by which it then drains.

It should be noted that condition 1 is not a suggestion that any calculation carried out by the applicant was done so erroneously. However, with a discrepancy between the outputs of calculations conducted by the drainage team and the applicant, it is important to establish that the correct parameters were applied, and this should be demonstrated by the applicant to support their output.

It is also noted the applicant has applied betterment to discharge rates to an extent for all storm events, however Wiltshire Council guidance stipulates a 30% betterment be applied, where only a 20% betterment is demonstrated.

The drainage team are satisfied the proposals will likely pose a workable drainage strategy, however the further detail requested by condition below are necessary to ensure those surface water flood volumes and flood extents caused by an overwhelmed outlet can be suitably managed on site in conjunction with the development proposals.

Condition:

1. The drainage team have conducted a calculation for the greenfield runoff rate for the proposed site. Said calculation returns a figure lower than that of the calculation carried out by the applicant; which would result in changes to the drainage strategy and size of attenuation needed on site (calculation carried out by the drainage team attached as a separate PDF document). This is due to a discrepancy between the soil class and SAAR values applied within each of the calculations. The applicant should then provide evidence to justify those values being appropriate for the site in question.
2. The applicant will be required to resubmit calculations which demonstrate that the required 30% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
3. Wherever possible the applicant should seek to provide additional blue-green SuDS features throughout the development in order to provide increased climate resilience, and a drainage system with multi-faceted benefits. The use of source control features throughout the development may help reduce the size of a single site-wide attenuation system.
4. No development shall commence on site until the applicant has undertaken a sensitivity analysis on the network considering surcharged outfall conditions.
5. As the proposed attenuation basin will be located in an area of surface water flood risk, supplementary modelling evidence to demonstrate the basin has capacity to accept both flows from the development and surface water flood extents without being inundated should be produced for review by the LLFA.
6. The applicant must provide hydraulic modelling to demonstrate the effectiveness of the proposed flood compensation measures; evidencing that sufficient compensation is achieved to ensure no elevated flood risk downstream of the development.
7. Overland exceedance routes should be demonstrated on the drainage plan for flows in excess of the 1 in 100 year plus climate change (45%) rainfall event.
8. As the applicant has represented flood zones/extents based on their own calculations, evidence of drawings and any supplementary modelling should be provided for review to demonstrate flood risk is accurately represented.
9. Further assessment of the downstream connectivity of the proposed ditch to which the development will outfall, and the mechanism by which water then drains from this ditch should be conducted to ensure the suitability and function of said ditch to safely receive flows from the proposed development.

Informative:

As the applicant proposes on discharging surface water into an ordinary watercourse, the applicant should achieve land drainage consent.

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