

Wiltshire Council Planning Consultation Response

7th July 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Adam Madge

Application No: PL/2024/05527 – Land South of Westwells Road, Westwells Road, Neston, SN13 9GB
Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

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:

Documents Reviewed:

- Application Form
- BREEAM Letter
- Detailed Soft Landscape Plans
- Drainage Strategy
- Planning Statement
- Spring Park Data Centre Expansion
- Proposed Hard & Soft Landscaping Plan
- Existing Site Plan
- Proposed Master Plan
- Proposed Site Plan
- Proposed Water Treatment Plant – Splitter Building Elevations
- Proposed Water Treatment Plant – Splitter Building Plans & Sections
- Site Location Plan
- Drainage & Flood Risk Response
- Proposed Site & Landscape Cross Sections
- Sequential Test
- Sequential Test Appendix A, B, C, D

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.

It is noted there has been significant local discussion regarding this development, and any potential impact on local flood risk. The LLFA have reviewed local concerns but have determined a position of 'no objection, subject to conditions' is most appropriate.

Following this local concern, the LPA asked the applicant to undertake a sequential test to demonstrate there are no viable and reasonable alternatives to this site at lower risk of flooding (in accordance with NPPF Paragraph 175). The LPA will need to assess the acceptability of the Sequential Test; we do not have any comments to make on this document.

We continue to support the application subject to additional information being obtained via condition.

Conditions:

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

1. **The applicant must provide the following information on the surface water drainage strategy:**
 - a. The applicant must provide detailed cross and long section drawings, in addition to detailed calculation for each drainage feature, including the ground attenuation tank and detention basins.
 - b. The applicant must provide the raw infiltration test data for review by the LLFA and justify why the value 2 is an appropriate factor of safety for this application. The applicant is referred to the informatives for further guidance. The LLFA notes that the drainage strategy is largely reliant on infiltration, we require an explanation as to why a FoS of 2 is adequate when considering the size of the site & potential flood risk in the event of infiltration failure/issues.
 - c. The applicant shall submit a plan showing overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event, that minimise the risk to people and property.
 - d. We note the applicant has provided a table outlining an approximate maintenance plan. At this stage of an application, the applicant is required to outline who will be responsible for undertaking maintenance, and a time frame to represent the frequency of maintenance (e.g. every 3 months) for each feature of the draining system, (including SuDS features). The current timescale provided does not provide the required detail and could lead to an insufficient maintenance regime.
2. On page 3 of the Drainage Strategy the applicant states "the site comprises brownfield land and as such, it is expected that surface water permeates into the ground until the saturation point of the soil is met".

The applicant must undertake geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design. The applicant must use these results to develop the detailed drainage plan, and agree this with the LLFA prior to commencing construction.
3. The applicant must provide a construction management plan which demonstrates how flood risk to people and property will be mitigated, and how pollution to groundwater and existing watercourses will be prevented.

Informatives:

- Within the calculations, the MADD factor must be set to zero and the margin for "flood risk" warning in hydraulic models been set to $\geq 300\text{mm}$.
- Table 25.2 from the SuDS Manual, criteria for applying an appropriate factor of safety:

TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)

Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m ²	1.5	2	10
100–1000 m ²	1.5	3	10
> 1000 m ²	1.5	5	10

- Wiltshire Council Soakaway Guidance: <https://www.wiltshire.gov.uk/media/208/Developers-Guidance-Notes-Surface-water-soakaways/pdf/Developers-guidance-note-surface-water-soakaways-2.pdf?m=637082203851900000>

Barney Taylor (AtkinsRéalis working on behalf of Wiltshire Council Drainage).