

Wiltshire Council Planning Consultation Response

19 September 2022

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Isobella Wise

Application No: PL/2025/06704
Full planning permission
Proposed Creation of Private Lake & Associated Landscaping
Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF

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
- Design and Access Statement
- Appendix 10.4 Trench Evaluation
- Layout Plan
- Proposed Block Plan
- Proposed - Existing Sections and Location Plan

According to the SFRA mapping, the site is located within Flood Zone 1, indicating a low probability of fluvial flooding. There is no identified risk of surface water flooding at the site. However, there is a moderate risk of groundwater flooding, with groundwater levels between 0.025 meters and 0.5 meters below the ground surface.

The application seeks permission to create a private lake of approximately 0.45 acres at Boundary Farm, Berryfield Lane, Melksham. The lake will be formed by excavation, with excavated material reused as bunds. It will be fed by captured surface water from nearby farm buildings and supplemented by a borehole. A 300 mm overflow pipe, fitted with a trash screen, will discharge to an existing ditch that ultimately connects to the Avon River. The lake water level will sit approximately 0.4 m below the surrounding ground level to provide freeboard.

It should be noted that the red line boundary for this site clashes with the proposed alignment for the Wilts and Berks Canal Scheme (W/12/01080/FUL), which is currently under consultation. There may be land ownership issues to consider as part of the wider planning process for both schemes.

The LLFA has no objections to the proposals for this planning permission, subject to the below information being obtained via pre-commencement conditions.

Conditions:

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has 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:

- In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post-development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
- A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.
- Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.
- A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.
- A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.

Informatives:

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- Pollution prevention and silt control measures should be followed during construction.
- 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](#).

Rahul Dixit (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.