

Appendix J

LLFA Pre-application Consultation Response

From: Francis, Jack <Jack.Francis@wiltshire.gov.uk>
Sent: 16 October 2020 11:01
To: Medlin, Eileen
Subject: 20/08644/PREAPP - Land Off Westbury road, Warminster
Attachments: FZ Risk.JPG; SW Risk.JPG; GW Risk.JPG

Hi Eileen,

Please find drainage response to 20/08644/PREAPP,

A site specific Flood Risk Assessment (FRA) is required for this application. The site-specific FRA should demonstrate that the site is not adversely affected by flood risk from different sources, and how the flood risk from **all sources** will be managed without increasing flood risk to the development itself or elsewhere. Having checked the site there is Fluvial, Pluvial and Groundwater risk associated to the site. It should also outline the proposed drainage strategy for the site. The applicant is referred to the Environment Agency's advice on how to prepare an FRA, as well as their standing advice for vulnerable developments.

The applicant must submit evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted. The hierarchy is set out below:

- Surface water runoff is collected for use.
- Discharge into the ground via infiltration.
- Discharge to a watercourse or other surface water body.
- Discharge to surface water sewer or other drainage system, discharging to a watercourse or other surface water body.
- Discharge to a combined sewer.

With regards the control of surface water discharges from new development greenfield sites, Wiltshire Council requires post development discharges to provide at least 20% betterment over pre development discharges for both peak flow and volume. To demonstrate compliance, the applicant must provide pre and post development runoff rates for a range of return periods (1, 30 and 100 year), and pre and post development runoff volumes for the 100 year, 6 hour rainfall event. This takes account of national policy, as outlined in the SuDS Technical Standards. Proposals to discharge at QBAR may also be considered.

The surface water drainage strategy should demonstrate that:

- The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.
- The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
- The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

The drainage strategy should take account of climate change in line with [Environment Agency guidance](#). A 40% uplift in peak rainfall intensity should be applied.

As this is a major development, paragraph 165 of the National Planning Policy Framework 2019 applies. Sustainable drainage systems (SuDS) should be incorporated, unless there is clear evidence that this would be inappropriate.

The systems used should:

- Take account of advice from the lead local flood authority;
- Have appropriate proposed minimum operational standards;
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

- Where possible, provide multifunctional benefits.

The Northern part of the site may be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques. Groundwater levels are predicted to be between 0.025m and 0.5m below the ground surface. Flood risk maps can be viewed on Wiltshire Council's [Strategic Flood Risk Assessment Data Explorer](#) (see appendix G).

The northern part of the site is in flood zones 2 and 3. Flood risk maps can be viewed on Wiltshire Council's [Strategic Flood Risk Assessment Data Explorer](#) (see appendix B, C & D) and the [Environment Agency's Flood Map for Planning](#)

Part of the site is also predicted to be at risk of surface water flooding in the 100 year plus climate change scenario. Flood risk maps can be viewed on Wiltshire Council's [Strategic Flood Risk Assessment Data Explorer](#) (see appendix E & F).

The applicant should note that if the intention is to offer the roads for adoption, the LLFA does not provide for the approval of drainage suitable for adoption by the Highway Authority. Further approval should be ascertained from the Highway Authority.

To find out more about the processes required to secure road adoption, contact the Highway Authority at HighwaysDevelopment@wiltshire.gov.uk

Finally, the table below outlines the level of information required at each application stage. Provision of the correct information will expedite the processing of your application by the LLFA.

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters

		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

Kind Regards

Jack Francis

Department of Highways & Transport



T. 01225 712816 | M. 07826 943272

Email: jack.francis@wiltshire.gov.uk

Website: www.wiltshire.gov.uk



From: Davies, Stella <stella.davies@wiltshire.gov.uk>

Sent: 08 October 2020 10:18

To: Francis, Jack <Jack.Francis@wiltshire.gov.uk>

Subject: FW: PRE-APP CONSULTATION

Jack,

Are you ok to have a look please?

Thank you in advance

Best wishes,

Stella Davies

Principal Drainage Engineer (Flood Risk)

Weather and Drainage/ Highways Asset Management and Commissioning



Tel: TBC

Email: stella.davies@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Drainage <Drainage@wiltshire.gov.uk>

Sent: 07 October 2020 12:52

To: Davies, Stella <stella.davies@wiltshire.gov.uk>

Subject: FW: PRE-APP CONSULTATION

Large major Stella

Trevor Malton Bsc (Hons) Msc FIHE
Highways Engineer



Tel: 07825 693848

Email: trevor.malton@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Sewell, Lisa <Lisa.Sewell@wiltshire.gov.uk>

Sent: 07 October 2020 12:25

To: Highways Development <HighwaysDevelopment@wiltshire.gov.uk>; Rights Of Way Consultations <RightsOfWayConsultations@wiltshire.gov.uk>; ecologyconsultations <ecologyconsultations@wiltshire.gov.uk>; Drainage <Drainage@wiltshire.gov.uk>; Housing Strategy <Housing.Strategy@wiltshire.gov.uk>

Cc: Medlin, Eileen <Eileen.Medlin@wiltshire.gov.uk>

Subject: PRE-APP CONSULTATION

Dear Sir/Madam

Consultation for request for Pre-Application

Application No:	20/08644/PREAPP
Proposal:	Outline planning application for residential development of up to 250 dwellings with associated and ancillary development
Site Address:	Land North Of 6 The Woodlands, Warminster, Wiltshire,

IMPORTANT PLEASE NOTE: UNLIKE PLANNING APPLICATIONS, PRE-APPLICATION ENQUIRIES ARE OF A CONFIDENTIAL NATURE THEREFORE ALL INFORMATION DISCLOSED MUST REMAIN SO

We have received a pre-application enquiry at the above site.

Should you wish to comment on this, please email your response within two weeks from the date of this letter to developmentmanagement@wiltshire.gov.uk.

The planning officer dealing with this enquiry is Eileen Medlin.

Yours faithfully

Officer's Name: Eileen Medlin
Officer's Title: Senior Planning Officer
Direct Line: 01225 770254
Email: eileen.medlin@wiltshire.gov.uk

From: Kate Holden <Kate.Holden@pegasusgroup.co.uk>
Sent: 04 September 2020 17:50
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Gee, Victoria <Victoria.Gee@wiltshire.gov.uk>
Cc: Daniel Weaver <dan.weaver@pegasusgroup.co.uk>; Daniel Millward <Daniel.Millward@pegasusgroup.co.uk>
Subject: Pre-Application Advice Request - Land off Westbury Rd, Warminster

Victoria,

Please find attached our form and supporting documentation for pre-application advice on the above site. The client will be making the required payment as his earliest convenience next week.

I look forward to hearing from you to organize a meeting once the pre-app is registered – in the meantime, please do let me know of any queries.

Regards,

Kate.

Kate Holden
Associate Planner

Pegasus Group

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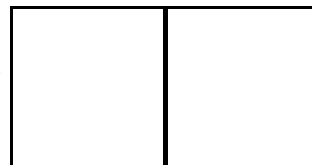
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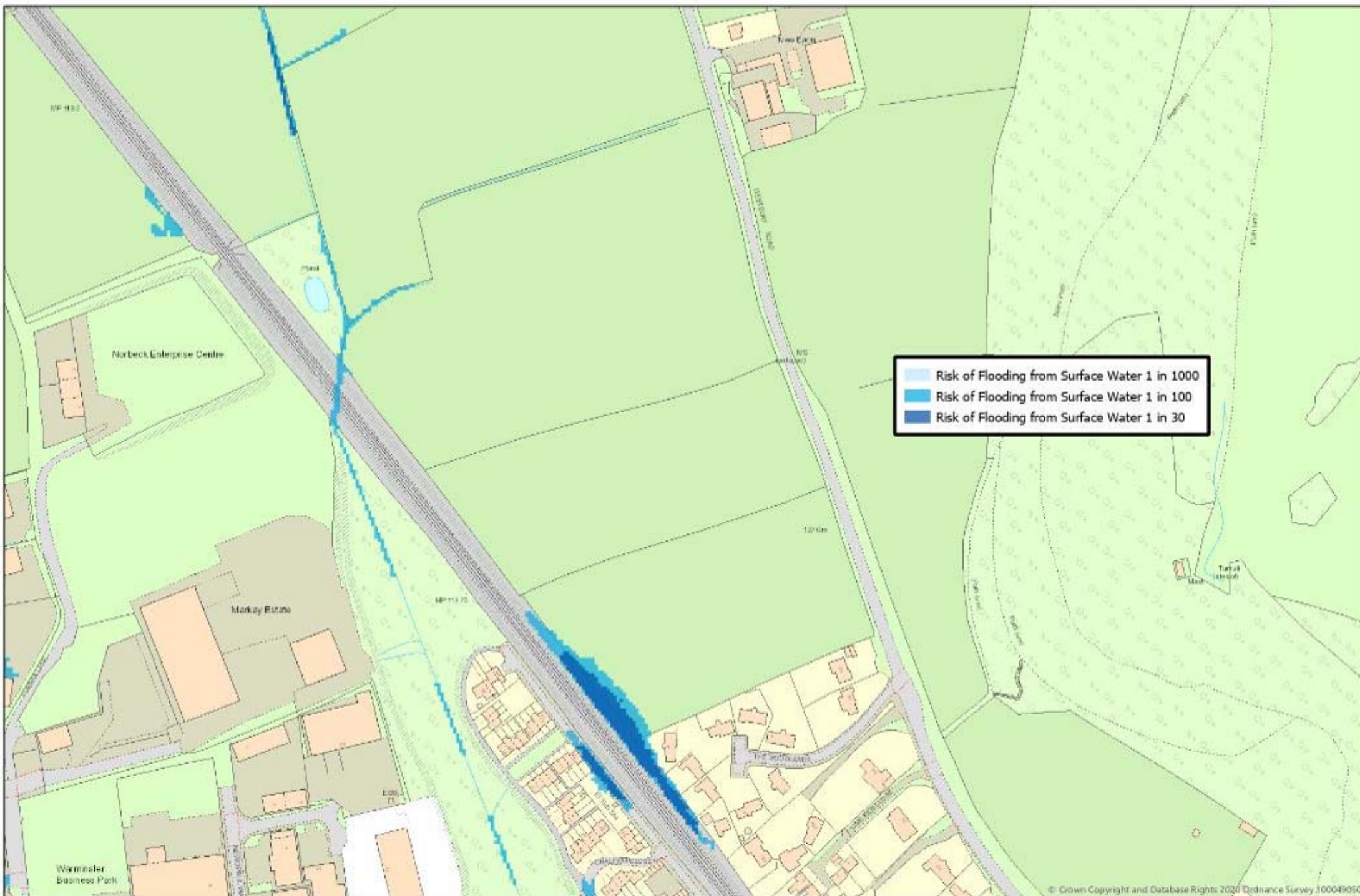


Drawn by: Jack Francis
16/10/2020
[TITLE 2]

Land Off Westbury road, Warminster

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Wiltshire Council

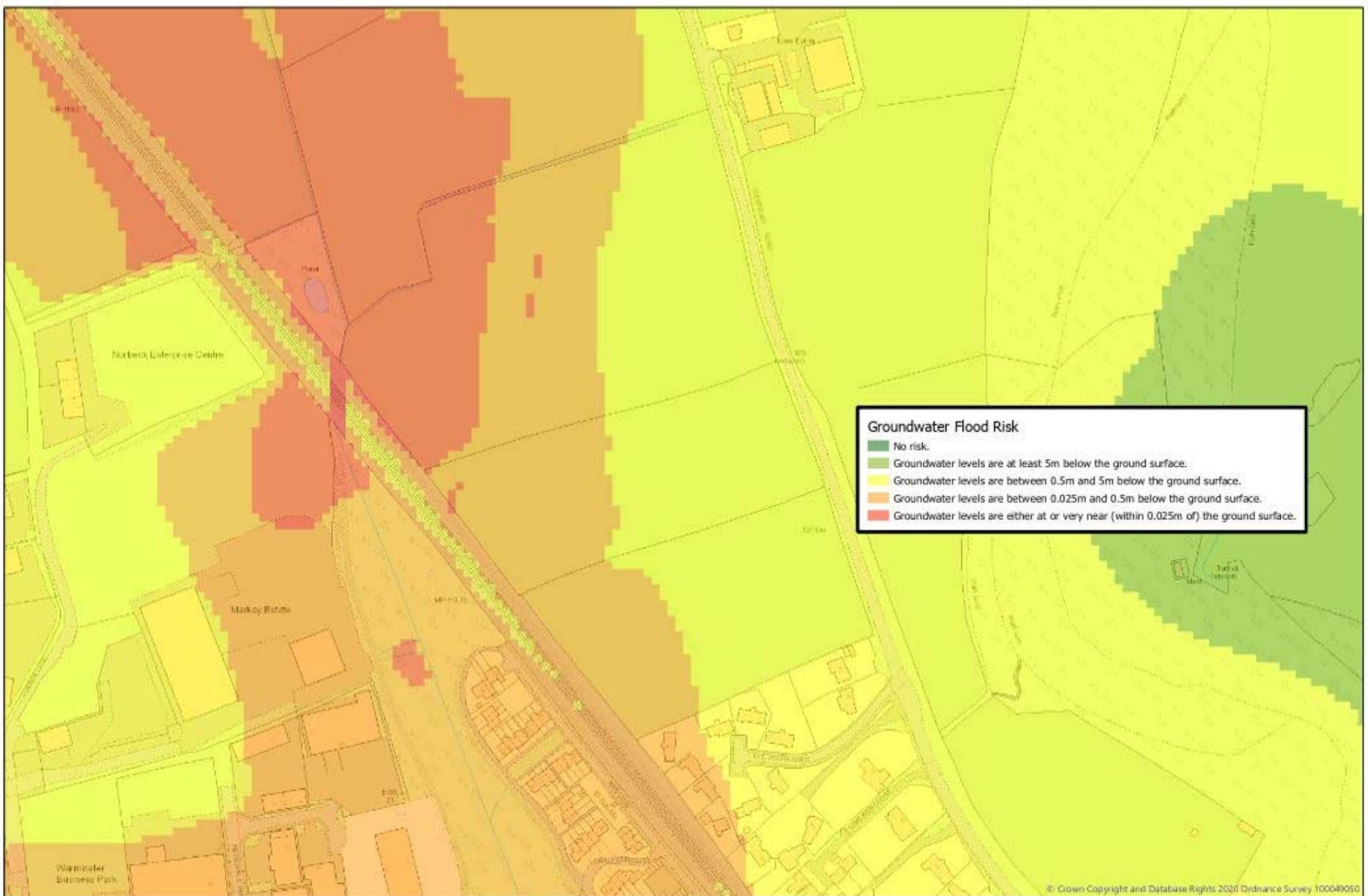


Drawn by: Jack Francis
16/10/2020
[TITLE 2]

Land Off Westbury road, Warminster

Wiltshire Council

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Groundwater Flood Risk

- No risk.
- Groundwater levels are at least 5m below the ground surface.
- Groundwater levels are between 0.5m and 5m below the ground surface.
- Groundwater levels are between 0.025m and 0.5m below the ground surface.
- Groundwater levels are either at or very near (within 0.025m of) the ground surface.