

Detailed Technical Check List

Detailed Technical Check List				To be populated by the applicant			
Outline	Full	Reserved Matters	<--- STAGE OF APPLICATION ("Y" DENOTES REQUIRED INFORMATION RELEVANT TO STAGE)	Further Context / Useful Links	Has this been provided?	Justification for not supplying information	Where has this been information been provided?
Y	Y	Y	Flood Risk Assessment / Statement				
Y	Y		Has a Flood Risk Assessment been Provided which assesses flood risk from all sources, and assesses the suitability of the development in line with its Flood Vulnerability Classification (as per PPG). Specific flood risk sources, are outlined below	Wiltshire Flood Maps: https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=28c00215d87b468a9a0cd79c63d3d270			
Y	Y		Records of historic Flooding (based historic flood records, SFRA, consultee concerns on planning portal (where there are adjacent / historic applications, and S19 investigation reports)				
Y	Y		Risk of Pluvial Flooding?				
Y	Y		Risk of Groundwater Flooding?				
Y	Y		Risk of Reservoir Flooding?				
Y	Y		Risk of Canal Flooding?				
Y	Y		Risk of Sewer Flooding?				
Y	Y		Risk of Fluvial Flooding (including climate change allowances)?				
Y	Y	Y	Surface Water Drainage Strategy				
Y	Y	Y	We would expect the following information to be provided as part of the drainage strategy for the site. To aid clarity, we have broken this down by theme				
Y	Y	Y	Existing Runoff Rates				
			Catchment plans showing the existing catchment areas draining to each outfall				
Y	Y			The applicant should provide catchment plans showing the current catchment areas which drain to an outfall. This is to ensure that calculations of existing discharge rates (either greenfield or brownfield) accurately represent the current drainage regime, therefore avoiding increasing catchment areas draining to a specific outfall (i.e. catchment transfer).	Yes		
Y			Calculations for Greenfield runoff rates using one of two methods: 1. Flood Estimation Handbook (FEH); or 2. Institute of Hydrology Report 124 (IH124) based on Flood Studies Report (FSR)	The applicant should undertake greenfield runoff calculations using both the FEH and FSR datasets and select the most conservative rainfall dataset for their specific site. If this comparison cannot be undertaken, the applicant should provide justification for this.	Yes		
Y	Y			Only relevant for brownfield sites. The calculations can be provided in the form of hydraulic model outputs from an existing drainage model or can be based on Modified Rational Method Calculations in accordance with the Wallingford Procedure.	N/A		
Y	Y	Y	Surface Water Drainage Hierarchy and Point of Discharge Requirements				
			Evidence the surface water disposal hierarchy (outlined below) has been implemented: a) Surface water runoff is collected for use. b) Discharge into the ground via infiltration. c) Discharge to a watercourse or other surface water body. d) Discharge to surface water sewer e) Discharge to another drainage system (e.g. highways drainage) which ultimately discharges to a watercourse / waterbody f) Discharge to a combined sewer.				
Y	Y			Additional requirements dependent on the level of the hierarchy are detailed below.	Yes		
Y	Y	Y	Where an Infiltration Based Drainage Strategy is Proposed				
			Soakaway tests carried out in accordance with BRE365 methodology at the location and depth of proposed soakaway features. Test logs, and calculations of infiltration rates to be provided	Wiltshire Council Soakaway Guidance CIRIA C753 BRE Digest 365	N/A		
Y	Y	Y		Wiltshire Council Soakaway Guidance CIRIA C753 BRE Digest 365	N/A		
Y	Y	Y	Desk study, supported by ground investigations to establish the peak winter groundwater level.		N/A		
				Wiltshire Council Soakaway Guidance CIRIA C753 BRE Digest 365 CIRIA C753			
	Y	Y	For sites in chalk-based geologies (or where there is a risk of dissolution features forming), desk study supported by ground investigations to establish the density and dissolution risk of the underlying chalk.		N/A		
			Calculations that demonstrate that the soakaway has been designed for: • 1 in 100yr + cc flows (for multiple properties) • 1 in 10yr + cc flows (for individual properties) • Half drain time <24hrs • Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.	Wiltshire Council Soakaway Guidance CIRIA C753 BRE Digest 365	N/A		
Y	Y	Y	Demarcation on drainage plan drawings showing the minimum clearance (5m / 10m / 20m depending on underlying ground conditions and dissolution risk) from point-soakaway to structures, buildings, public highways, site boundaries, other soakaways	Wiltshire Council Soakaway Guidance CIRIA C753 BRE Digest 365	N/A		
	Y	Y	Details of how silt ingress into soakaways will be prevented, to ensure that soakaway performance is maintained across its full design life, and does not fail due to siltation over time		N/A		
Y	Y	Y	Where an Attenuation Based Drainage Strategy is Proposed (i.e. Discharge to watercourse, sewers etc.)				
	Y	Y	Catchment plans showing the proposed (post-development) catchment areas draining to each outfall		Yes		
Y	Y	Y	Proposed discharge rates from the site (post-development) in compliance with Wiltshire Council's policy for Discharge Rates. Proposed Discharge Rates to be provided for the 1 in 1, 1in 30, 1 in 100yr events, including climate change allowances in line with EA Guidance	Wiltshire Council Discharge Rate Policy	Yes		
Y	Y		Demonstration via plans that proposed attenuation features are located outside of Flood Zones 2 and 3, or that they are either protected from inundation from the 1 in 100yr + climate change flood event or adequately sized to accommodate the inundation volume in addition to the required attenuation		Yes		
Y	Y	Y	Additional requirements where there is proposed discharge Highways Drainage System				
			There is no right of connection to the highways drainage system, and therefore other methods of discharge should be prioritised. Where there is a request to discharge to the Highways Drainage Systems the following will also need to be provided: - CCTV condition survey from the proposed point of connection to the ultimate discharge point to watercourse / waterbody. - Hydraulic modelling of the existing highways drainage system - Hydraulic modelling to demonstrate that the proposed discharge can be fully and safely accommodated within the highways drainage system, without increasing flood risk to the highway in the 1in 100yr + climate change event. - Details of any proposed remedial works and mitigations to facilitate the discharge to the highways drainage system.		N/A		
Y	Y	Y	Additional requirements where there is proposed discharge to Sewer				
	Y	Y	Where there is a request to discharge to existing sewers the following will also need to be provided: - Agreement from the asset owner on the point and location of discharge - Any other information required by the asset owner		N/A		
Y	Y	Y	Drainage Calculations				
			Evidence shall be provided to demonstrate that Interception shall be delivered within the development for the first 5mm of rainfall for the majority of rainfall events, for both winter and summer seasons. This is to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events. For compliance to be demonstrated, 80% interception shall be achieved during the summer (May to October) and 50% in winter (November to April).	National SuDS Standards	Yes		
Y	Y	Y	Where relevant, infiltration calculations to size proposed infiltration based features and demonstrate compliance with the Council's Soakaway Policy		N/A		
Y			Outline calculations to determine the volume of attenuation storage required on site in order to limit discharge rates in line with the Discharge Rate Policy		Yes		
	Y	Y	Evidence that in attenuation basins / infiltration basins / ponds, a min 300mm freeboard above the critical 1 in 100yr + cc storm is achieved		Yes		
	Y	Y	Water quality calculations to demonstrate that water quality within surface water runoff can be appropriately managed to prevent an increased pollution risk.		N/A	Water quality will be controlled by attenuation pond and percolation	
Y	Y	Y	Drainage Drawings				
Y	Y	Y	Preliminary layout plans showing the existing site location, and proposed drainage strategy for the site (to an outline design level of detail)		Yes		
	Y	Y	Demonstration on drainage drawings that finished floor levels will be set a min 150mm above surrounding ground levels and above the 1 in 100yr + cc flood level, and in areas where the 100yr + cc flood depth is uncertain that FFL are set mm above this in line with EA Guidance		Yes		
	Y	Y	Drawing showing how overland exceedance flows in excess of the 1 in 100yr + cc storm event will be wholly and safely managed on site, such that flood risk is not increased to people, property, public highways. Existing overland flow routes and watercourses originating outside of the site and flowing through the site should be shown on the plan to demonstrate how these will be managed.		Yes		
Y	Y	Y	Management of Safe Access / Egress from the site				
Y	Y		If access to the site (vehicular or pedestrian) predicted to flood, evidence that the Flood Hazard Rating has been assessed in accordance with FD2320 Guidance and PPG with regards maintaining safe access/ egress during the design storm.		N/A		
	Y	Y	If access to the site (vehicular or pedestrian) predicted to flood, evidence of an emergency plan in place that has been agreed with Wiltshire Council.	Guidance on the preparation of an emergency plan can be found here. https://www.adeptnet.org.uk/floodriskemergencyplan	N/A		
Y	Y	Y	Contamination water quality				
	Y	Y	Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.		Yes		
Y	Y	Y	Legal and Permissions				
	Y	Y	Consent for any outfalls from the proposed drainage systems into a public sewer, canal, or other drainage system not owned by the applicant.		No	TBD	
	Y	Y	Evidence of permissions to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity.		N/A		
Y	Y	Y	Maintenance				
	Y	Y	Evidence of clear arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development		Yes		
	Y	Y	Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption. This must include access arrangements / access easements, proposed maintenance activities, maintenance frequency, responsible parties, and funding mechanisms for ongoing maintenance		Yes		
	Y	Y	Where the design life of proposed drainage features is less than the design life of the development, details of how the drainage will be replaced at the end of its design life	National SuDS Standards	N/A		