

Wiltshire Council Planning Consultation Response

25th September 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: David Millinship

Application No: **PL 2023 05818**
Re-use of former equestrian barn to create two dwellings, driveways, landscaping and related infrastructure.
Erect a stable block within one of the gardens comprising 10 stables, a tack room, store and hay room. Erect a barn and garage within the same curtilage. Erect a garage within the other curtilage (resubmission of PL/2022/08607).
Boomerang Stables, Crooked Soley, Chilton Foliat, RG17 0TL

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:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out below)
<input checked="" type="checkbox"/>	Object (for reasons set out below)
<input type="checkbox"/>	No objections

Matters Considered:

Documents Reviewed:

- Application Form Redacted
- Planning Statement
- Location Plan
- Existing Site Plan, Topographical Survey
- Flood Risk Assessment

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.

Objections:

The drainage team in their capacity as Lead Local Flood Authority have the below objections to the application; these must be overcome before a drainage objection can be removed:

General Flood Risk Strategy

The applicant has proposed a surface water drainage network that ultimately discharges into an existing pond (off site but already in ownership of the applicant). No information has been supplied regarding any points of discharge/overflows for the pond itself, but it is assumed that there is no potential for effective discharge via infiltration

given the site's geology. In order to demonstrate that the proposal does not increase flood risk off site, the applicant must supply evidence that demonstrates the pond is able to contain its existing volume **and** flows from the development.

National planning policy requires SuDS to provide multifunctional benefits, where possible. There are four main categories of benefits that can be achieved by SuDS: water quantity, water quality, amenity and biodiversity. These are referred to as the four pillars of SuDS design. The current proposal only provides one of the four main categories – water quantity. The applicant must also consider water quality, amenity and biodiversity benefits, in line with Core Policies 52: Green Infrastructure and Core Policy 67: Flood Risk. The comments from the Council's Drainage team address only water quantity and quality benefits. The Council's Landscape and Design team must be consulted to comment on amenity and biodiversity benefits, to ensure high quality SuDS that provide multifunctional benefits.

Drainage Calculations

The applicant must provide calculations that demonstrate the following:

- No flooding on the site in the 1 in 30 year rainfall event.
- No flooding with respect to a building, basement or utility plant in the 1 in 100 year + climate change rainfall event.

No development shall commence on site until the applicant has submitted calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.

Drainage Strategy Drawings

The applicant must provide drawings that show the following details:

- Finished floor levels (it is noted that the applicant intends to set FFL's 300mm above ground level).
- Pipe/manhole/node numbers corresponding to the MicroDrainage calculations.
- Cross section drawings through any attenuation features showing inlets, outlets, levels, and freeboard.

Conditions:

Following the removal of the drainage objection, the drainage team have the following conditions which need to be addressed by the applicant:

Management and Construction

No development shall commence on site until clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.

No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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 $\geq 300\text{mm}$. If a value other than $0\text{m}^3/\text{ha}$ is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

(Atkins working on behalf of Wiltshire Council Drainage).