

**SOUTHERN AREA PLANNING COMMITTEE 20<sup>th</sup> September 2018  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

**Agenda Items 7d**

**Plan List Item 1**

**18/02580/OUT** Erection of 4 houses, garages, parking and access following the demolition of the 3 existing buildings (Outline application relating to access and layout)

**At** Land Adjacent 1 Witt Road, Winterslow, SP5 1PL

1. Drainage officer consultation response – The Council’s Drainage officer has provided a consultation response as follows:

Holding objection currently on the grounds: lack of drainage details.

- Foul water disposal suggested as being to mains sewer, but no support supplied for right of connection
  - Local responses suggest there might be a capacity issue with the foul drainage already, which would bias against new connections without offsite works being required.
- Surface water disposal suggested as being to soakaways, but no outline layout or infiltration testing supplied to support statement
- No form of Sustainable drainage has been proposed
- Site is shown as being at medium to high risk of surface water flooding on EA mapping – FRA would be required to demonstrate that the development will not cause risk to itself or surrounding properties. This is also noted that the site floods from several of the local responses, indicating this is ground proven, not just a theoretical flood risk



To clear the objection we will require:

- Outline plan of foul drainage disposal, including outline consent for the connection/additional flow rate from sewerage undertaker as proposal to connect to mains sewer
- Outline surface water disposal plan, including infiltration testing results to BRE 365 and evidence that any proposed soakaway has a clearance of at least 1m from the groundwater level, allowing for seasonal variations.
- Outline plan for attenuation of discharge rate for the surface water from site
- FRA as the site is at risk of surface water flooding

Detailed design can be undertaken via conditions, but the applicant is required to show evidence that the site can be drained effectively to gain support.

2. Correction to Committee report section 7 as follows:

## **7. Summary of consultation responses**

WC Highways – Recommend refusal, with comments

Spatial Planning – Policy advice provided (see detailed response below)

Rights of Way officer – No response received

Wessex Water – No response received

Drainage officer – Holding objection, with comments

Ecology – No objections, subject to a Condition

Archaeology – No comment

Public Protection – No objection, subject to Conditions

Winterslow parish council – Object

Winterslow parish council objects to the proposed development on grounds of overdevelopment not in keeping with surrounding area, Highways - issues, access, etc. design and flooding area.

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**Agenda Items 7e**

**Plan List Item 2**                    **17/11212/VAR** Removal of Condition 11 of S/2009/1409 to allow re-configuration of internal arrangements  
**At** The Coach House, 63 A Castle Road, Salisbury, SP1 3RN

The Officer report (9.2) refers to two previous planning permissions in the planning history as extant but would appear not commenced. However, although it does not appear to be shown on the site plan or current OS plans / aerial photos, the committee slide presentation / site photographs shows that the 2016 planning permission (16/06259/FUL for rear single storey, double height extension AC 02/09/2016) has been implemented. This correction is for the avoidance of doubt / clarification and does not alter the officer recommendation.