Wiltshire Council Planning Consultation Response

29 December 2014

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer’s Name: Charmian Burkey
Officer’s Title: Senior Planning Officer
Direct Line: 01249 706667

Application No: 14/12118/OUT
Proposal: Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure.

Site Address: Rowden Park, Patterdown Road, Chippenham, Wiltshire
Grid Ref: 391015 Northings: 171200
On Behalf of: Crest Nicholson Operations & Redcliffe Homes Limited

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

I would welcome any comments that you have about this particular application by 29-JAN-15. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

- No Comment
- Support
- Support subject to conditions (please set out below)
- Object (for reasons set out below)
- No objections

Matters Considered:
The application and FRA has been reviewed and we have the following comments relating to drainage issues.

1. The developer proposes infiltration techniques then this would need to be confirmed by carrying out on site permeability testing to BRE Digest 365 to all pond and infiltration basin locations. These results would provide confirmation of the infiltration rates and all design calculations within the FRA would need to be revised at detailed design stage.

2. The FRA includes Microdrainage calculations which shown significant flooding occurrences at the 1:100+30% CC where no flooding should occur. Please can this be resolved or justified in writing.
3. Wessex Water would advise on the location and capacity of their existing foul and surface water systems in the area for appropriate connection.

4. The developer proposes to discharge into a MAIN RIVER and therefore the Environment Agency should be consulted on discharge rates and design approvals.

5. If the developer proposes to discharge into a nearby ditch/watercourse (NON MAIN RIVER), then an application for land drainage consent would also be required to Wiltshire Council (link below for application).
   
   http://www.wiltshire.gov.uk/communityandliving/civilemergencies/drainage/drainageordinarywatercourseconsent.htm

The drainage condition could not be discharged until all these issues have been resolved.

**Conditions:**
Standard Drainage condition

**Informatives:**

Jeremy Newman
Land Drainage Engineer
Wiltshire Council