

Wiltshire Council Planning Consultation Response

19 January 2018

Wiltshire Council Drainage Engineer

Officer's Name: Morgan Jones
Officer's Title: Senior Planning Officer
Direct Line:

Application No: 18/00397/FUL
Erection of 160 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and all infrastructure works, including drainage improvements.
Land North of The Packway and East of Larkhill, Larkhill, Wiltshire, SP4 8PY
412491 Northings: 144232
Defence Infrastructure Organisation

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 **22 February 2018**. 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:

<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 (holding)
<input type="checkbox"/>	No objections

Matters Considered:

Application form states foul drainage disposal is to other and in notes says gravity system and pumping station – but where is it pumped? Check rest of submission for clarification/details – FRA included in submission – see comments under FRA below.

Application form states storm water drainage disposal is soakaways via a sustainable drainage system – need to check for testing to BRE 365 testing – FRA included in submission – see comments under FRA below.

Mapping shows site to be in FZ 1, not in area affected by surface water flooding for 1 in 30/100 events and lies between 2 areas of high ground water levels but site itself is outside such area

The application has been supported with a site Specific 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. The developer, or agents working on his behalf, retain the responsibility for the checking of the design, calculations and details contained in the FRA and additional submitted information.

FRA is dated May 2015 – out of date? See comments below

FRA covers the whole of the Army Basing development in the area and not just solely for this site

FRA states a new gravity system will be installed for whole development discharging into a new pumping station from where it will be pumped to Wessex Water owned treatment works known as Raftyn STW – new system to be offered for adoption by either Wessex Water or Kelda

The FRA, not being site specific, refers to need to undertake further discussions etc. with the sewerage undertakers over drainage solutions – The team is aware of other phases of the overall development have been/are being undertaken at moment such that some if not all the to be resolved works mentioned in the submitted FRA has actually

been actioned thus could be considered out of date in relation to this application such that it might be better if an updated addendum is submitted

The submission does include a FRA update dated December 2017 – which says pumping station still needed

Conditions:

Whilst the LLFA are supportive of this application it is felt that there is information lacking which needs to be submitted for the support recommendation can be given:

- Standalone drainage drawing – not one in submission only in FRA update
- Full details of above ground items at pumping station such as fencing, kiosks and flood lights (WW std)
- Confirmation of future ownership of drainage systems including soakaways – currently left a bit in the air and it is believed the 2 undertakers may have different standards

Informatives:

Peter Weston, Land Drainage Engineer, Wiltshire Council