

Wiltshire Council Planning Consultation Response

19 June 2018

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Steven Sims
Officer's Title: Senior Planning Officer
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Application No: 18/05086/FUL
Demolition of former golf club and driving range buildings at Thoulstone Park. Construction of self-catering holiday accommodation, restaurant, farm shop, conference space, spa treatment rooms, leisure pool and community hall. With staff accommodation, car parking and associated landscaping works.
Thoulstone Park Golf Club, Thoulstone, Chapmanslade, BA13 4AQ
384175 Northings: 148081
Mr James Hughes-Hallett

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

Matters Considered:

There have been numerous applications for this site over recent years, preapp in 2017 resulted in the following drainage team response:

- Site is FZ 1 according to EA mapping
- Part of site adjacent to A36 shown to be at risk of surface water flooding for 1 in 30/100 events – suggest applicant looks at comments in relation to the planning application ref 16/01065 which covers this issue
- Full FRA will be needed
- Any discharge to an ordinary water course will require separate LDC application to and approval of the LLFA
- Any treatment plant will require separate appropriate consents for the disposal of the effluent (EA for BOD/COD/SS/Flow rate) (LLFA for point of discharge, flow rate and headwall) – again all points dealt with in the above mentioned previous application

Application form states foul drainage disposal will be via a package treatment plant – does not say where effluent will drain – other documents indicate a proposal to discharge to water course – separate LLFA application and consent will be needed

Application form states storm water drainage disposal will be via a sustainable drainage system to soakaways

Foul drainage drawings show a proposed foul sewer system going to a private package treatment plant, effluent then passing through a tertiary treatment reed bed before passing through a partial soakaway to an outfall into an ordinary

watercourse. Note that point of discharge is located in an area shown to be at risk of surface water flooding for 1 in 30/100 events – no information on flow rate of discharge

They show typical details of swales to serve storm water system however I could not readily see any plan of drainage pipes to and the location of the swales – suggest applicant needs to submit a storm water drainage drawing/ - like he has for the foul system

The application has not been supported with a site Specific FRA (but a drainage statement has been submitted) – It should be noted that our comments below are reliant on the accuracy and completeness of the drainage statement 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 drainage statement and additional submitted information. (note that based on the size of the site we would have expected to see a FRA as preapp comments)

DS section 2 says storm water drainage strategy developed by another consultant and covered in a separate report

DS section 2 confirms that lower area of car parks would hold exceedance flows (within site)

DS acknowledges the need for EA and local authority consents for foul discharge arrangement but lack details and calculations regarding flow rates, soakaway sizing etc.

Hydrologists report confirms that part of the site is affected by surface water flooding but properties will not be located in that area

HR 2.1 says that no ground water encountered in boreholes in the green sand and clay areas but did comment that there may be the potential for perched ground water in areas of clay subsoil – one of which was found in the east part of site

HR 2.2 says infiltration rates (from site investigations) was quite variable

HR 3.4 indicates potential risk from surface water flows for proposed staff housing area but that drainage design will intercept these flows to remove any flood risk – note that no plan of storm water systems proposed found on portal

HR discusses storm water strategy by again no plans or calculations provided

Could not see any information on future ownership, maintenance responsibility or regime for the foul/storm systems

Conditions:

Condition 1 - No development shall commence on site until a scheme for the discharge of foul water from the site, including all third party consents, calculations, future ownership/maintenance responsibility (and regime) to allow the site to be served, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker

REASON: To ensure that the development can be adequately drained without increasing flood risk to others

Condition 2 - The development shall not be first occupied until foul water drainage scheme has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others

Condition 3 - No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and full catchment investigations with regards to existing flooding in the site, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA

REASON: To ensure that the development can be adequately drained without increasing flood risk to others

Condition 4 - The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others

Condition 5 – No development shall commence on site until a construction management plan detailing drainage arrangements during the construction stage has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA and the plan complied with during the works

REASON: To ensure that the development can be adequately drained without increasing flood risk to others during construction works

Informatives:

The proposals show intent to discharge foul effluent flows to an ordinary water course – this will require separate Land Drainage Act application to and approval of the LLFA

The size of the proposed treatment plant is likely to exceed the level of guidance only thus would need full effluent consent application to and approval of the EA

Peter Weston, Land Drainage Engineer, Wiltshire Council