

Wiltshire Council Planning Consultation Response

15 May 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Mykola Druziakin
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Application No: PL/2025/03307
Full Planning Permission
Erection of B8 unit and associated works.
Land West of Oakleigh Acres, Draycot Cerne, Chippenham, SN15 5LH

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:

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

Matters Considered:

Documents Reviewed:

- Application Form
- FRA and Drainage Strategy
- Proposed office building
- Site Location Plan
- Proposed Site Plan
- Existing Site Plan
- Planning Statement

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.

The proposed drainage strategy is a hybrid system, including a proposed soakaway feature and attenuated discharge (flows attenuated to Qbar for all events) to ordinary watercourse.

Conditions

The drainage team have the following conditions which need to be addressed by the applicant:

1. **No development shall take place until surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the Non-Statutory Technical Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**
 - The applicant should undertake a capacity assessment of the drainage ditch and any downstream drainage infrastructure to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.

- The applicant should submit a drainage strategy that demonstrates that post-development discharges provide 30% betterment over pre-development discharges for all storm events between the 1 in 1 year and 1 in 100 year return period events in line with Wiltshire Council's betterment policy. Where this is not practically achievable, we expect flow control devices to be restricted to 1l/s as a minimum. We require demonstration specifically that the applicant will not increase discharge rate for the 1 in 1yr return period event.
- Detailed drawings (including cross/long sections) of any swale, soakaway and storage tank. These should detail ground and water levels, inlet and outlet structures/headwall, and construction detail
- Structural loading calculations to demonstrate that the proposed geocellular tank soakaway will have sufficient strength to withstand loading (both vertical and lateral) from the anticipated HGV traffic on site.

REASON: To prove the risk to people and property during high return period storm events has been minimised.

2. The applicant must provide further details regarding soakaway testing to demonstrate compliance with Wiltshire Council Soakaway policy

In order to discharge the above drainage condition the following additional information must be provided:

- The applicant must demonstrate 1m clearance between base of soakaway and groundwater at proposed location of soakaway.
- The applicant must confirm the drainage calculations assume 0m³ of infiltration, & as the predominant method of surface water disposal is discharging to the adjacent watercourse.

REASON: To ensure there is adequate capacity within the soakaway so as not to cause flooding and detriment.

3. Applicant should provide a Construction Management Plan should detail drainage arrangements during the construction phase to demonstrate how surface water quality and quantity are managed throughout construction so as not to increase flood risk or pollution of watercourses.

Informatives:

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.

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Shahina Avunchippuram Kottuthodi (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.