

Wiltshire Council Planning Consultation Response

13 August 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Gen Collins
Direct Line:

Application No: PL/2025/02257
Outline planning permission: Some matters reserved
Outline planning application (with all matters reserved except access) for residential development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.
Land to the North of Whychurch Farm and West of Crudwell Road, Malmesbury

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:

- Flood Risk Assessment and Drainage Strategy

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 applicant is proposing to restrict discharge rates and provide 20% betterment on the existing QBAR although this is not achieved for Catchment B based on the calculations they have completed to date, we believe this can be managed through minor amendments to the existing strategy as part of the detailed design development. This is likely to be achieved through minimal changes to the flow control settings within the hydraulic model, and often do not result in a significant additional attenuation volume (as that will be governed by the 1 in 100yr + cc rainfall event in this instance)

The applicant has provided outline hydraulic calculations which are primarily used to size the attenuation (which has the most significant impact on future development layout). We would not expect the full hydraulic calculations to be available at this stage of design development and the submission of detailed calculations can be a condition.

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

1. No development shall take place until a final 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.

To discharge the above drainage condition the following additional information must be provided:

- Greenfield rates have been calculated using IH124 (FSR based rainfall data) and then use FEH22 data for the design. The applicant is to amend the design using only the more conservative method throughout.
- REASON: To ensure a robust, conservative design..
- Calculations for the drainage system design that also include the piped network based on no flooding on site for a 1 in 30 year plus climate change rainfall event.

REASON: To ensure no flooding will occur that would present a risk to people.

- Calculations for the drainage system design that also include the piped network based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.

REASON: To ensure no flooding will occur that would present a risk to people.

- Hydraulic Models should set the MADD factor / additional storage volume factor to $0\text{m}^3 / \text{ha}$ in order to prevent an overestimation of storage capacity in the proposed drainage network.

REASON: To ensure that any extra storage resulting from a value higher than zero is not included as this may not in reality, be present.

- A clearly labelled drainage layout plan showing not only the attenuation ponds but also the pipe networks and any. The plan should show any pipe node numbers referred to within the drainage calculations.

REASON: To ensure no flooding will occur that would present a risk to people.

- A drawing showing how the pumped discharge point into the Attenuation Basin C will be managed and clarification as to whether this is an Emergency overflow

REASON: to avoid potential health and safety issues with a pressurised discharge including scour protection.

- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

REASON: WC issues land drainage consents for discharges to ordinary watercourses and also for any works within 8m.

- A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of watercourses.

James Playfair (Atkins) working on behalf of Wiltshire Council Drainage.