

Wiltshire Council Planning Consultation Response

28 August 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Jonathan James
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Application No: PL/2025/05943
Outline planning permission: All matters reserved
Residential development for up to 20 dwellings, associated works including infrastructure, ancillary facilities and landscaping. Construction of a new vehicular access off Spitfire Road.
Land East of Spitfire Road, Calne

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
- Site Location Plan
- Illustrative Masterplan
- Flood Risk Assessment & Drainage Strategy
- Ground Investigation Report
- 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 application is for outline permission for residential development on land east of Spitfire Road. The site lies adjacent to Abberd Brook, with parts of the southern boundary within Flood Zones 2 and 3, although all proposed built development is indicated to be located in Flood Zone 1. A Flood Risk Assessment and Drainage Strategy has been submitted, confirming that infiltration is not feasible and that surface water will be managed via a sustainable drainage system with restricted discharge to Abberd Brook. Foul drainage is proposed to connect to the public sewer in Spitfire Road, subject to agreement with Wessex Water.

The applicant has based the proposed discharge rate on the Qbar greenfield rate for the site. In accordance with Wiltshire Council's betterment policy, the applicant must provide 30% betterment over greenfield rates for all return period events, including the 1 in 1 year storm event. Appendix D indicates that the 1 in 1 year greenfield rate for the site would be ~2.5l/s (4l/s * 0.416ha). Therefore, we would expect discharges to be restricted to 1.8l/s in accordance with the betterment policy. We do not see any technical reason that this cannot be achieved through detailed design.

As set out in the National Standards for SuDS (2025), rainwater re-use now forms the first consideration in the surface water discharge hierarchy, and applications are expected to demonstrate how opportunities for capturing and re-using rainfall on site have been maximised.

While the submitted information demonstrates that a sustainable approach to drainage is achievable, further detail is required at the detailed design stage to ensure compliance with the National SuDS Standards and Wiltshire Council's drainage policies. The following conditions are therefore recommended.

Conditions

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

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

- The detailed drainage design shall demonstrate that 30% betterment over greenfield rates is achieved for all return period events, including the 1 in 1 year storm event.
- Evidence that the applicant has considered how surface water re-use can be maximised, or provide justification as to why it cannot be achieved on this site.
- Drainage layout showing pipe/link and manhole/node numbers used in the calculations in order to link the drawing with the detailed calculations.
- Calculations to demonstrate that:
 - The 1 in 30-year rainfall events is contained within the drainage system without causing flooding to any part of the site.
 - The 1 in 100-year-plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
 - A sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.
- Cross-section and standard detail drawings for any attenuation, conveyance or infiltration SuDS features and their components.
- Overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100-year plus climate change rainfall event to demonstrate no adverse flood risk to the development or elsewhere.

- 2. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

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

- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.
- A Management and Maintenance Plan shall be submitted confirming responsibilities, funding arrangements, and maintenance schedules for all SuDS features.

Informatives

- All new drainage will need to comply fully with Building Regulations Part H.
- An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#).

The Environment Agency issues environmental permits; however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site.

The table below stipulates the information typically required at each application stage. Provision of the correct information will expedite the processing of applications by the drainage team.

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

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