

To:	Development Management	From:	Drainage Team (AtkinsRéalis)
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Planning App Ref:	PL/2025/08886
Service Ref:	Drainage
Date:	04/12/2025

PROPOSAL

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund.

SITE LOCATION

Recreation ground, Leafy Lane, Corsham, SN13 0JT.

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

The applicant has provided the following drainage information at pre-app stage

- Application Form for Planning Permission (Application Form)
- Design and Access with Planning Statement (dated 31st October 2025), including:
 - o Appendix D – Proposed Materials and Appearance.
 - o Appendix E – Drainage Strategy.
 - o Appendix Q – BRE365 Infiltration Rates.
- Existing Site Plan-Topographical Survey.
- Playing Fields Layout.
- Site Location Plan.
- Proposed AGP Drainage Strategy.
- Proposed AGP Plan.
- Proposed Elevations.
- Proposed Site Plan.

Based on the submitted information we have the following comments:

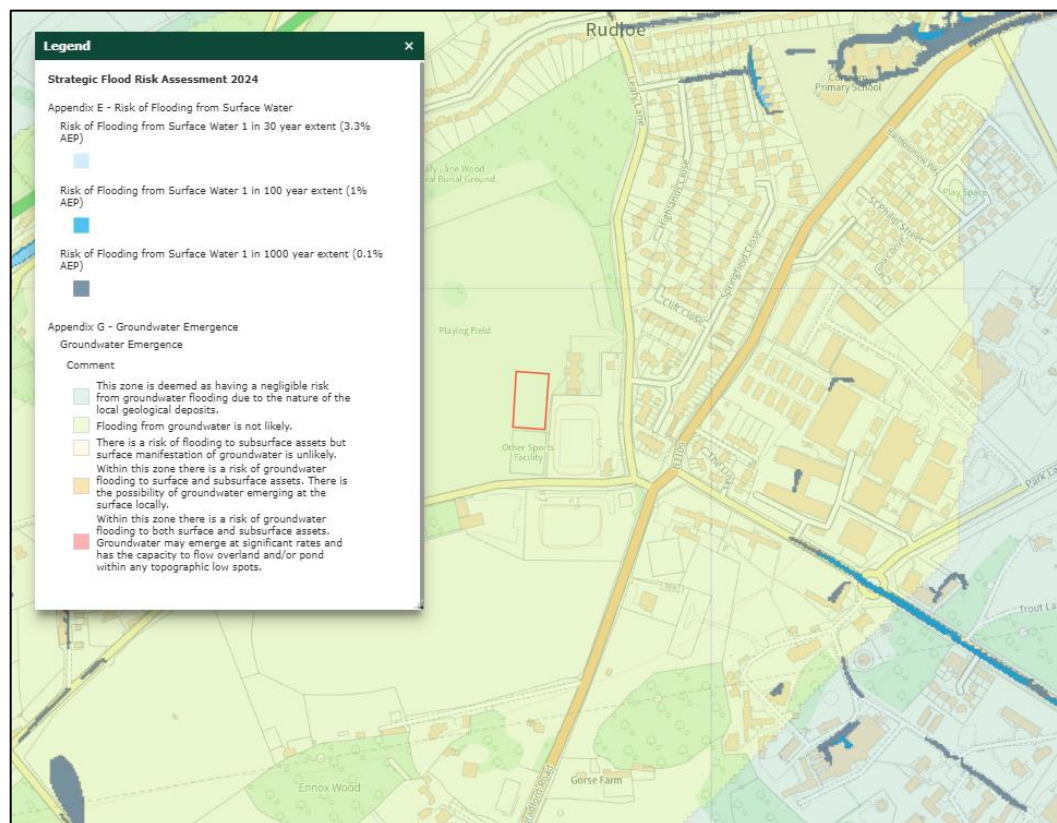
The proposed development is minor in nature (<1 ha) and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. The applicant has provided

As such, we have no objections to this application.

PRE-APPLICATION ADVICE: FLOOD RISK

The Wiltshire Council Strategic Flood Risk Assessment, [SFRA Data Explorer](#), has indicated that the site is located within Flood Zone 1 and there has a low level of risk from fluvial flooding.

The site has a low level of risk from ground water and surface water flooding.



Overall, the site is shown to be at a low cumulative risk of flooding in the future from all sources.

APPLICATION ADVICE: DRAINAGE STRATEGY / DRAINAGE DESIGN

Based on BGS Mapping the site is indicated to be underlain by freely draining shallow lime-rich soils over chalk or limestone (Soilscape 3). The suitability to dispose of surface water by infiltration has already been assessed by the applicant using appropriate Ground Investigations.

Based on DEFRA Magic Maps the site has been shown to be partially in Source Protection Zone II – Outer Protection Zone. The site is not shown to be within a Drinking Water Safeguard Zone or Protected Area.

The LLFA would consider this to be a greenfield site for the purposes of planning.

The developer should provide the following information as part of future planning applications in accordance with Wiltshire Council requirements, NPPF, PPG and the National SuDS Standards (2025):

- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.

INFORMATIVES

The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses. Guidance on riparian ownership can be found here [Owning a watercourse - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/owning-a-watercourse)".

To aid in the development of compliant drainage strategies, the following are recommended without prejudice. These are based on the [National Standards for SuDS](#). We would recommend also utilising the best practice guidance within *The SuDS Manual*, and *Getting SuDS Right from the Start*:

Standard	Best Practice Considerations
Standard 1 – Drainage Hierarchy	• Retain and enhance existing natural drainage features where possible. • Use site layout to maximize opportunities for infiltration and above-ground conveyance. • Identify how communal rainwater harvesting can be utilised to help improve viability of inclusion. • Identify whole-life cost-benefits such as water bill reductions for implementing rainwater harvesting.
Standard 2: Interception	• Use green roofs, permeable paving, rain gardens, and bioretention to maximize interception. • Distribute source control features throughout the site for maximum effectiveness. • Provide a maintenance plan to ensure interception features remain effective.
Standard 3: Management of Extreme Rainfall and Flooding	• Use topographical surveys to identify and preserve natural overland flow routes. • Design SuDS features with freeboard and overflow routes. • Ensure safe access and egress during extreme events. • Consider overland flows originating from outside redline boundary • Consider how the drainage systems will perform in the event of blockage and failure
Standard 4: Water Quality	• Use vegetated SuDS (swales, ponds, wetlands) for effective pollutant removal. • Include forebays or sediment traps upstream of main SuDS features. • Provide a maintenance plan for regular removal of silt and debris.
Standard 5: Amenity	• Use gentle side slopes, accessible paths, and seating to make SuDS features usable and attractive. • Involve local communities in the design of SuDS spaces.
Standard 6: Biodiversity	• Design SuDS to create wetland mosaics, wildlife corridors, and habitat connectivity. • Consider how SuDS can help provide wider BNG benefits / credits to the site
Standard 7: Construction, Operation, Maintenance, Decommissioning, and Structural Integrity	• Plan for safe access for maintenance. • Include decommissioning plans for temporary features.

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 "Outline" hydraulic calculations
	✓	✓			Ground investigation report (for infiltration)
	✓	✓	✓	✓	Evidence of third party agreement for discharge to their system (consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	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

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)

Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)

Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)

This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)

Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage)