

To:	Peter Crozier	From:	Drainage (Barney Taylor)
------------	---------------	--------------	--------------------------

Planning App Ref:	PL/2026/00135
Service Ref:	Drainage
Date:	09/02/2026

PROPOSAL

Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment) of outline planning permission PL/2022/07893

SITE LOCATION

Land off Spitfire Road, Calne. SN11 8TE

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Construction Ecological Management Plan*
- *Detailed Engineering – Sheet 1 & 2*
- *Flood Exceedance Routing*
- *General Engineering*
- *Location Plan*
- *Planning Layout*
- *Planning Statement*
- *Road and Sewer Long Sections*
- *PL/2022/07893 – Appeal – Appeal Decision*

Assessment

PL/2022/07893 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 all documents submitted by the applicant, we do not take any responsibility for incorrect data or interpretation made by the authors.

The LLFA will not comment on conditions 7 (boundary with Abberd Farm), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment).

The applicant should note that conditions 10-12 will be of interest to the LLFA. We expect the applicant will provide the information for these conditions separately to this application.

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following conditions for which information was required before these could be discharged:

8. Surface water: Prior to commencement of development, calculations and associated plans which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1-year and the 1 in 100-year return period storm events shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved calculations and associated plans.

9. Surface water: Prior to commencement of development, a plan shall be submitted to and approved in writing by the Local Planning Authority showing overland exceedance routes for flows in excess of the 1 in 100-year plus climate change (40%) rainfall event, demonstrating that exceedance flows will be wholly and safely managed on site and will not flood people and/or property. The development shall be implemented in accordance with the approved plan.

RECOMMENDATION: Condition 8 and 9 cannot be discharged until the following information is submitted and accepted by the LLFA:

- It is noted in the Detailed Engineering – Sheet 2 that the applicant has annotated the outfall from the existing attenuation pond, stating “existing hydrobrake to be replaced with a new hydrobrake to restrict flows to new greenfield run-off rate of 62l/s, refer to section 6.3.6 of approved FRA... PL/2022/07893”.

Referring to Section 6.3.6 of the FRA dated August 2022, it is apparent the applicant proposes to restrict flows to greenfield QBAR rate.

This is not agreeable to the LLFA. The applicant must demonstrate that post development discharges provide a minimum of 20% betterment over pre-development discharges for both peak flow and volume, for each of the 1 in 1, 30 and 100+cc rainfall events. Wiltshire Council's betterment policy can be found [here](#).

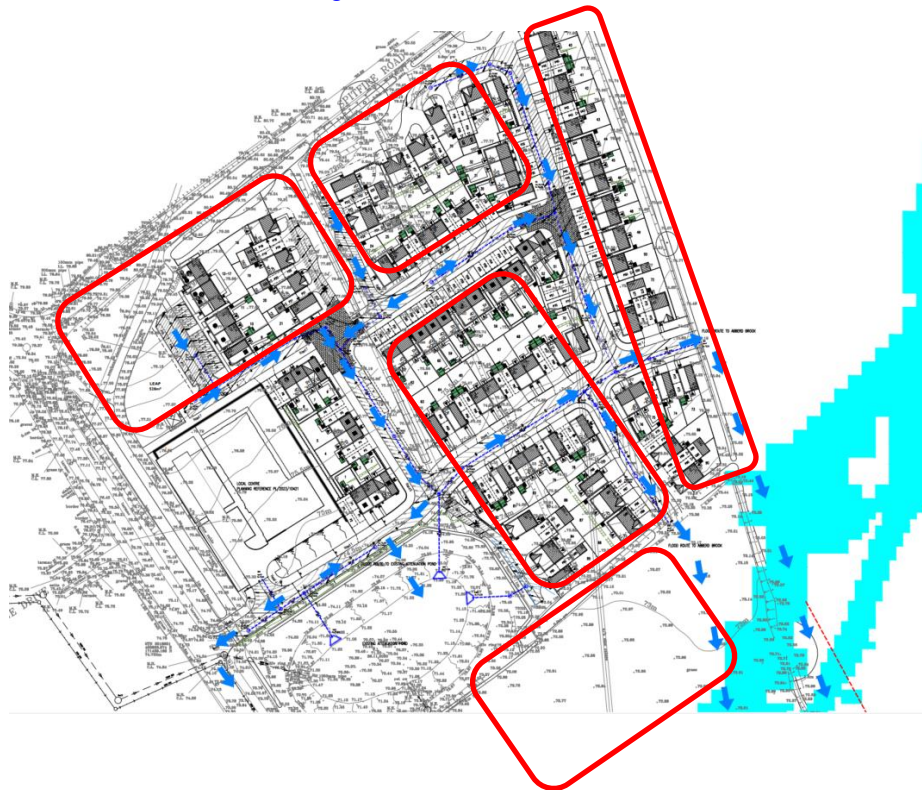
The applicant is recommended to provide a simple table of the pre-development greenfield rates, the proposed post-development discharge rate, and the betterment achieved for each rainfall event.

The applicant should note that Wiltshire Council now requires 30% betterment on pre-development greenfield rates. As Condition 8 stipulates 20% betterment on greenfield discharges, the LLFA will only require 20% betterment.

- It is noted the applicant has provided the Flood Exceedance Routing drawing, however the applicant has not provided sufficient detail to remove this condition.

The applicant must provide flood exceedance flow arrows across the extent of the development, including rear gardens, and not just along highways. The red outlines below represent where further exceedance routing arrows are required.

This information is required to demonstrate flood risk is safely managed to people & property, in line with the National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#).



INFORMATIVES

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](#).

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.