

To:	James Taylor	From:	Drainage Team
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Planning App Ref:	PL/2025/03307
Service Ref:	Drainage
Date:	17/03/2026

PROPOSAL

Erection of B8 unit and associated works

SITE LOCATION

Land West of Oakleigh Acres, Draycot Cerne, Chippenham, SN15 5LH

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form (*MAY 2025*)
- FRA and Drainage Strategy (*MAY 2025*)
- Proposed office building (*MAY 2025*)
- Site Location Plan (*MAY 2025*)
- Proposed Site Plan (*MAY 2025*)
- Existing Site Plan (*MAY 2025*)
- Planning Statement (*MAY 2025*)
- Planting General Arrangement Plan-S3-P02 (*MARCH 2026*)
- Existing Site Plan (*MARCH 2026*)
- Application Form Redacted (*MARCH 2026*)
- Site Location Plan (*MARCH 2026*)
- Proposed office building (*MARCH 2026*)
- Email from Highways regarding revised S106 Figure (*MARCH 2026*)

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

We acknowledge that the applicant has re-consulted and submitted additional or revised documents; however, no new technical information has been provided that adequately addresses or resolves our previously issued comments. Therefore, all earlier comments and recommendations remain valid and continue to apply.

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 development site consists of approximately 1.23 hectares of gently sloping greenfield land that currently drains through natural infiltration and overland flow toward an existing ditch along the southern boundary before connecting to the Bushes Leaze watercourse. The underlying Cornbrash limestone provides suitable infiltration potential, as evidenced by nearby test results, enabling the use of a Sustainable Drainage System (SuDS) approach for the new haulage depot. The proposed surface water strategy incorporates swales, filter trenches, permeable paving, a rainwater harvesting system, and a large cellular attenuation/soakaway tank providing around 724 m³ of storage to manage runoff from buildings, access roads, and lorry parking areas. Attenuated flows are restricted to a controlled discharge rate of 2.0 L/s via a hydrobrake before outfalling to the existing western ditch, while pollution control is provided through vegetated filter strips, permeable stone layers, and a petrol interceptor to protect downstream water quality. Exceedance flows will follow the site's existing topography toward the southwestern ditch line, replicating natural drainage patterns

RECOMMENDATION:

No objection subject to the following conditions

- 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. (National Standards for SuDS: [Standard 1: runoff destinations](#)).
- 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 details.
- 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.
- The applicant must provide further details regarding soakaway testing to demonstrate compliance with Wiltshire Council Soakaway policy
 - 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.
- 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. (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).

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](#).

- 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.

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.

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.