

To:	Peter Crozier	From:	Drainage (Abhishek Nandan)
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Planning App Ref:	PL/2026/01685
Service Ref:	Drainage
Date:	01/04/2026

PROPOSAL

Discharge of condition 12 (Surface Water Drainage Strategy) of application PL/2025/03422 (Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant.)

SITE LOCATION

Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Contributing Area Plan and Exceedance Flow Routes
- Drainage Report
- letter - Council - Condition 12 - app submission
- Maintenance Schedule Rev P
- Proposed Drainage Plan - Sheet 1
- Proposed Drainage Plan - Sheet 2
- Surface Water Calculations
- Typical Construction Details - Sheet 1
- Typical Construction Details - Sheet 2

ASSESSMENT OF THE PROPOSAL

Context

In 2025, the LLFA had the following conditions (Condition 12) for which information was required before these could be discharged

- 12.** No development shall take place until further details related to the surface water drainage strategy have been submitted by the applicant.

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

- Provide cross-section drawings of the attenuation tank that detail ground levels, dimensions, inlet, and outlet levels.
- Details of how overland exceedance flows for storms in excess of the 1 in 100yr + cc event will be managed on site to prevent an increase in risk to people or property.
- Detailed drainage calculations demonstrating:
 - Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event.
 - Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes 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.

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 management plan, detailing drainage arrangements during the construction phase such that the risk of flooding/environmental pollution during construction is sufficiently managed.
- An operations and maintenance plan detailing the planned maintenance regime for the surface water drainage system, including details of inspection frequency and details of responsible parties.

Assessment

The applicant has now submitted a comprehensive drainage strategy including attenuation tank cross-sections, detailed hydraulic modelling, overland exceedance routing, and full SuDS maintenance information. The exceedance flow plan demonstrates that during extreme rainfall events, surface water is intentionally routed east-west and then south in accordance with site levels, with HB2 kerbs and drainage channels providing effective interception and deflection to prevent any ingress toward the proposed building, directing flows safely toward Bath Road instead. The hydraulic calculations confirm that the system accommodates the 1 in 100 year + 45% climate change + 10% urban creep storm, with only surcharge and a minor "flood risk" warning at node PP2 but no actual flooding or impact on buildings or critical plant, which is acceptable for exceedance management standards. The design also incorporates rainwater harvesting (10,000 L tank), permeable paving with geotextile lining, attenuation storage, and a restricted discharge rate of 1.97 L/s as approved by Wessex Water, supported by detailed appendices covering drainage layouts, contributing areas, levels, and maintenance schedules.

On this basis, the submitted information satisfactorily addresses the requirements of the drainage conditions.

RECOMMENDATION

Following a review of the information provided, Conditions 12 can now be discharged.

INFORMATIVES

- There must be no interruption to the existing surface water and or land drainage arrangements of the surrounding land because of the operations on site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- All new drainage will need to comply with Building Regulations Part H.

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.