

To:	Peter Crozier	From:	Drainage Team
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Planning App Ref:	PL/2026/02211
Service Ref:	Drainage
Date:	05/05/2026

PROPOSAL

Discharge of conditions 3 (Construction Management Statement), 4 (Surface Water Drainage Strategy & Management Plan) & 6 (Construction Environmental Management Plan (CEMP)) relating to application PL/2025/05424

SITE LOCATION

Whitley Golf Course, Corsham Road, Whitley, Melksham, SN12 8EQ

APPLICATION DOCUMENTS REVIEWED

- Application Form
- PL/2025/05424 – Decision Notice
- PL/2025/05424 – Location Plan
- Infiltration and CBR Testing Report
- Construction Management Plan
- Surface Water Drainage Strategy
- Drainage Details
- Surface Water Drainage Strategy – Technical Note
- Surface Water Calculations
- Construction Environmental Management Plan
- Infiltration and CBR Testing Report

ASSESSMENT OF THE PROPOSAL

Context

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

Condition 4

Prior to commencement of development, a Surface Water Drainage Strategy & Management Plan, incorporating SuDS Maintenance Plan, shall be submitted to the local planning authority for approval in writing. The Strategy shall include at least the following information and details:

- *Confirmation of the impermeable areas proposed and the corresponding surface water runoff rates, demonstrating that the drainage strategy is sized appropriately.*
- *Evidence and demonstration that:*
 - *the 1 in 30-year rainfall event 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.*
- *Detailed drawings (including cross sections) of the soakaways, conveyance, or infiltration drainage features, to include details of ground and water levels, inlet and outlet structures, and construction details.*
- *Details demonstrating that the site has been designed to ensure that flows in excess of the 1 in 100-year rainfall event are managed in exceedance routes that minimise the risks to people and property.*
- *Soakaway sizing calculation based on both runoff rates and infiltration, and confirmation that the design follows the Wiltshire Council's Soakaway Guidance.*
- *Infiltration testing to BRE 365 Standards, detailed design of the soakaway system, and a calculation demonstrating the sufficient capacity of the proposed roof area. The calculations must demonstrate that the soakaway has been designed for:*
 - *1 in 100yr + cc flows*
 - *Half drain time <24hrs*
 - *Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.*
- *Confirmation and details of the 'permeable, self-compacting gravel mix' for the extended car park.*
- *Details regarding the connection to the existing ditch, including its location, and whether any catchment transfer will occur as a result of the proposed discharge.*
- *Responsibilities and maintenance schedules for all drainage features for the lifetime of the development.*

REASON: *To ensure appropriate management of surface water and site drainage.*

Assessment

In response to Condition 4, which previously anticipated surface water being managed via soakaways, the applicant has submitted further details demonstrating through BRE365 testing that infiltration is not viable and therefore proposes an alternative scheme comprising on-site attenuation with permeable surfacing and geocellular storage, controlled discharge to the existing ditch at a restricted rate of 1.4 l/s (below greenfield), no catchment transfer, appropriate exceedance routing, and defined maintenance arrangements.

However, further clarification is required to confirm that the attenuation design makes appropriate allowance for potential long-term loss of effective storage volume due to silt ingress, in accordance with Section 21.9.9 of CIRIA C753, before the condition can be discharged.

RECOMMENDATION

Condition X cannot be discharged until the following information is submitted and accepted by the LLFA:

- The applicant should confirm that the proposed attenuation storage design makes appropriate allowance for potential long-term loss of effective storage volume due to silt ingress, in accordance with Section 21.9.9 of CIRIA C753 (SuDS Manual).

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

- All new drainage will need to comply with Building Regulations Part H.
- The applicant is advised to consult Wessex Water to confirm that the existing foul drainage network has the capacity to accommodate the proposed new connections from the driving range facilities.

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.