

To:	Development Management	From:	Paddy O'Neill (AtkinsRéalis)
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Planning App Ref:	
Service Ref:	Drainage
Date:	14/05/2026

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.
Easting: 400876; Northing: 171506.

APPLICATION DOCUMENTS REVIEWED

- Application For Approval of Reserved Matters following Outline Approval (Ref. PP-14565113; dated: 07/01/2026).
- Surface Water Drainage Document (prepared by Phoenix Design, dated 13/04/2026), including appendices:
 - Appendix A Extract of Outline Drainage Planning Conditions.
 - Appendix B Wiltshire County Council Drainage Officer Planning Comments.
 - Appendix C Extract of FRA for Land South of Abberd Lane, Calne.
 - Appendix D Drainage Drawings.
 - Appendix E Micro-Drainage Simulations.
 - Appendix F Overland Flood Exceedance Routing Plan.
- General Engineering drawing (Dwg. no. 671-P-100 Rev. C)
- Detailed Engineering drawings (Dwg. no. 671-P-150[-01 & -02] Rev. C)
- Flood Exceedance Routing drawing (Dwg no. 671-P-510 Rev. C)
- Topographical Survey (Dwg no. 0841-100, dated October 2025)

Also considered:

- Consultation response: Drainage, under Planning Application Reference PL/2026/00135 (dated 09/02/2026).
- Planning Inspectorate Appeal Decision, by David M H Rose BA(Hons) MRTPI (decision date: 17/02/2025): Decision Appeal B and the conditions thereof (Annex B).

ASSESSMENT OF THE PROPOSAL

Context

On the 17th February 2025, the Planning Inspectorate allowed the appeal for planning permission for *'Residential development for up to 90 dwellings, associated works including infrastructure, ancillary facilities, play area and open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures'*, in accordance with the terms of the application, Reference PL/2022/07893, subject to the following conditions regarding surface water:

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.

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.

On the 9th February 2026, the LLFA requested the following information be submitted and accepted before Conditions 8 & 9 can be discharged:

- 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 predevelopment 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](#).

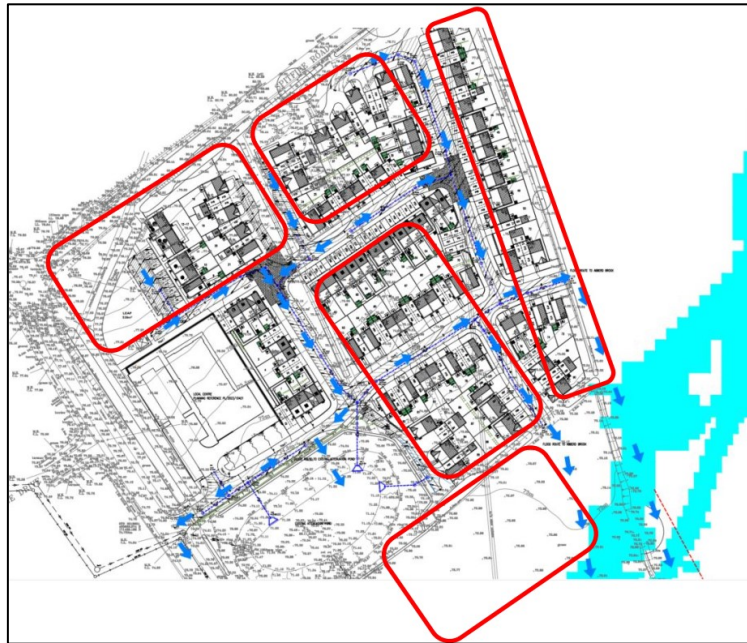
The applicant is recommended to provide a simple table of the pre-development greenfield rates, the proposed post-development discharge rate, and the betterment achieved for each rainfall event.

The applicant should note that Wiltshire Council now requires 30% betterment on predevelopment 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*.



RECOMMENDATION & ASSESSMENT

For the purposes of this application, the LLFA will be commenting on **Conditions 8 & 9 only**.

It should be noted that our comments below are reliant on the accuracy and completeness of the information and all documents submitted by the applicant, we do not take any responsibility for incorrect data or interpretation made by the authors.

Condition 8: Wiltshire Council Betterment Policy

Upon review of:

- Section 4, section 5 & Appendix E of the submitted Surface Water Drainage Document (prepared by Phoenix Design, dated 13/04/2026),
- General Engineering drawing (Dwg. no. 671-P-100 Rev. C) and
- Detailed Engineering drawing (drawing 2 of 2) (Dwg. no. 671-P-150-02 Rev. C);

The LLFA is satisfied that the pose-development runoff rate is acceptable in accordance with the agreed Wiltshire Council Betterment Policy (20% betterment over pre-development discharges, as stated within the Drainage consultation response under Planning Application Reference PL/2026/00135 dated 09/02/2026¹).

Condition 8 may now be closed.

Condition 9: Flood Exceedance Flows

Upon review of:

- Section 6 & Appendix F of the submitted Surface Water Drainage Document (prepared by Phoenix Design, dated 13/04/2026),
- Flood Exceedance Routing drawing (Dwg no. 671-P-510 Rev. C)
- General Engineering drawing (Dwg. no. 671-P-100 Rev. C),
- Detailed Engineering drawings (Dwg. no. 671-P-150[-01 & -02] Rev. C), and
- Topographical Survey (Dwg no. 0841-100, dated October 2025);

The LLFA is satisfied with the provided Flood Exceedance Routing drawing submitted by the applicant. The drawing demonstrates that the development will not result in adverse flood risk to existing or proposed/new properties at the site or surround area beyond the existing scenario.

Condition 9 may now be closed.

¹ The applicant should note that Wiltshire Council now requires 30% betterment on predevelopment greenfield rates. As Condition 8 stipulates 20% betterment on greenfield discharges, the LLFA will only require 20% betterment.

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.

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