

To:	James Taylor	From:	James Playfair
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Planning App Ref:	PL/2026/01431
Service Ref:	Drainage
Date:	09 June 2026

PROPOSAL

Erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within canopies, indoor and outdoor swimming pools, outdoor multi use court, outdoor battle box exercise facility, external spa garden, child activity area, lounge facilities including a business hub and terrace, together with ancillary facilities, car parking, servicing, landscaping and associated works.

SITE LOCATION

Southpoint Business Park (Plot 100) , A350 West Cepen Way / N4528, Chippenham, SN15 2NU

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- [Flood Risk Assessment and SUDS Strategy - Part 1 – 3
- Proposed Sections
- Tree Pit Detail

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

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 site of the proposed David Lloyd leisure club development is located on a greenfield site

The site is shown by Environment Agency mapping to be almost entirely in fluvial Flood Zone 3

The FRA also states:

It is understood that Stantec have been working with the Environment Agency to better define the extent of flood risk to the site, and that the flooding indicated on the flood map for planning is understood to be resulting from overland flows coming on to the site from further west, along the A350. It is also understood that Stantec have agreed in principle a strategy of lowering site levels around the perimeter of the site so as to divert flooding around the edges of the site towards the watercourse further north, therefore reducing the flood risk to the development. Further details of these proposals will be provided in due course.

The risk of groundwater flooding is high and the FRA concludes:

In the event of any flooding from groundwater occurring, it would most likely occur within the lowest lying areas of the site towards the northeastern site boundary and would therefore have a direct overland flow away from the built development that is proposed, thereby not posing any flood risk to the proposed development.

Three infiltration tests in accordance with BRE 365 have been undertaken which concluded ground conditions were unsuitable for infiltration.

Surface water runoff from the development is to discharge via gravity into the as-built Chamber (reference A38) formed as part of the wider development at a peak run off rate of 4.99l/s (equivalent to 1.5l/s/ha).

Runoff from the development is conveyed through the site via conventional gravity piped networks towards the point of discharge east of the site adjacent to the development estate road.

Attenuation is predominantly provided by pervious paving (tennis / padel courts & MUGA) and an attenuation basin

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

Standard 1: runoff destinations

- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

Standard 2: interception

- The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems.

Standard 3: management of extreme rainfall and flooding

- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.
- The applicant is proposing drainage features in areas already at risk of flooding. In accordance with Standard 3 of the National Guidance for SuDS, the applicant must demonstrate that these features have been designed to contain both flood water and required attenuation combined up to and including volumes arising from the 100 year + event, and that these features can operate under flood conditions.

OR

- The applicant is to produce a FRA that incorporates an agreed lowering of the site levels on the margins of the site that would transfer flood water safely around the site to prevent egress in times of flood and so as not to increase the level of flood risk elsewhere

Standard 4: water quality

- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).

Standard 5: amenity

- The applicant must provide details of how SuDS features will deliver amenity benefits, including integration with public open space, accessibility, safety, and opportunities for recreation or education. Plans should clearly show how SuDS contribute to the quality and usability of the site for future occupants and the wider community. Note this may require additional engagement with the council's urban design and landscape officers.

Standard 6: biodiversity

- The applicant must provide details of how SuDS features will deliver biodiversity benefits, including planting schedules, habitat creation, and connectivity to existing ecological networks. A biodiversity net gain statement should be included, demonstrating how the SuDS proposals contribute to site-wide ecological enhancement. Maintenance plans should support the long-term success of these features. Note this may require additional engagement with the council's ecology and landscape officers.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

As-Built SuDS and Watercourse/Ditch Modification Drawings (AutoCAD Format)

No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer shall submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
2. As-built plans of all watercourse, ditch or land-drain modifications, including dimensions, levels, cross-sections, long-sections and construction details.
3. All as-built SuDS and watercourse/ditch drawings shall be provided in:
 - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
 - PDF format for record purposes.
4. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
5. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

Reason:

To ensure the constructed drainage system and watercourse/ditch modifications accord with the approved design, to maintain accurate LLFA drainage records, and to ensure the development does not increase flood risk on- or off-site, in accordance with the NPPF and Wiltshire Council SuDS guidance.

INFORMATIVES

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.