

To:	Isobella Wise	From:	Rahul Dixit
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Planning App Ref:	PL/2026/03267
Service Ref:	Drainage
Date:	24/06/2026

PROPOSAL

Discharge of conditions 5 (Bat and bird boxes), 6 (Storage details), 9 (Drainage details), 10 (Soakaway results) and 11 (Construction management plan) of PL/2024/11660.

SITE LOCATION

Lock Farm, Foxham, Chippenham, SN15 4NL

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Construction Management Plan
- Location Plan
- Site Plan
- Drainage Strategy
- PL202411660 - Decision Notice

ASSESSMENT OF THE PROPOSAL

Context

As per the Decision notice dated 15/07/ 2025 The LLFA had the following conditions with respect to drainage for which information was required before these could be discharged:

Condition 9:

No development shall commence on site until the following detail has been submitted to and approved by the Local Planning Authority:

- Existing greenfield runoff rates for the site.
- Post development runoff rates in accordance with Wiltshire Council's betterment policy that states:
 - a) With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 30% betterment over pre- development discharges for all storm events between the 1 in 1year and 1 in 100year return period events.
 - b) For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.
- How surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- Measures to prevent pollution of the receiving groundwater and/or surface waters.
- 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.

Condition 10:

No development shall commence on site until results of Soakaway Testing has been submitted to and any detail within approved by the Local Planning Authority. The results must include the following detail:

- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- Groundwater level monitoring (taking into account seasonal variations).
- Detailed Drainage calculations
- 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.
- Calculations should include an allowance for increased surface water runoff, as a result of urban creep, in accordance with LASOO guidance.
- Hydraulic Models should set the MADD factor / additional storage volume factor to 0m³ / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.

- If the drainage model includes runoff from the full site (both permeable and impermeable areas), the default Cv values of 0.75 (summer) and 0.84 (winter) may be used. If runoff is only included from impermeable catchment areas within the drainage model, a Cv value of 1 must be used. Design Drawings
- A plan showing the cross sections and design of any attenuation pond and its components.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.

Condition 11:

No development shall commence on site until a Construction Management Plan has been submitted to and approved by the Local Planning Authority. The Construction Management Plan must include details of:

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- Implement strategies to manage contamination risks from animal waste and address waste from vehicle and farm machinery.

Assessment

As required by **Condition 9**, the applicant has submitted a detailed surface water drainage strategy supported by a clearly labelled drainage layout plan, exceedance flow path information, and hydraulic modelling outputs. The proposed system has been designed to discharge at a controlled rate of 0.5 l/s, achieving a 30% betterment over the greenfield runoff rate for the 1 in 1 year rainfall event. The hydraulic modelling demonstrates that the network can accommodate design storm events up to 1 in 200 rainfall events, ensuring no increase in flood risk both on-site and to the surrounding area.

The drainage strategy incorporates SuDS, including permeable paving and a swale, to provide effective attenuation and conveyance of surface water runoff. These features also collectively provide sufficient mitigation to surface runoff water and intercept the first 5 mm of rainfall in accordance with Standard 2 requirements.

However, based on the layout drawing and model output the proposed network doesn't have enough cover for the pipes.

No details have been provided for **Condition 10**, stating that infiltration won't be possible based on desktop study conducted by the applicant.

As per **Condition 11**, Construction Management Plan has been submitted by the applicant specifying measures during construction to control pollution to existing watercourses and groundwater. The main use of the barns will be for hay and machinery storage and if animal waste is present in either of the barns it will only ever be undercover to limit rainwater ingress. Any animal waste that is generated on site will be collected and disposed of in a purpose-built storage area on a neighbouring farm.

The application seeks discharge of conditions 5 (Bat and bird boxes), 6 (Storage details), which are not related to surface water drainage. Therefore, the LLFA has no comment on these conditions.

RECOMMENDATION

Following a review of the information provided, Conditions 11 & 10 can be discharged.

Condition 9 cannot be discharged until the following information is submitted and accepted by the LLFA:

Condition 9:

- The LLFA acknowledges the scheme is hydraulically compliant.
However, the submitted details indicate a cover of approximately 0.35 m to pipe crown. The applicant is requested to provide evidence to demonstrate this is sufficient for the anticipated loading or revise the design to achieve an appropriate depth of cover.
- Detailed cross section drawings should be provided for proposed permeable pavement and swales features along with details of the proposed geotextile lining as well as their other components.

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.
- 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](#).