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Planning App Ref:	PL/2026/00164
Service Ref:	Drainage
Date:	25 June 2026

PROPOSAL

Demolition of existing storage sheds and erection of new storage building

SITE LOCATION

Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Sustainable Drainage Assessment
- Rainwater Harvesting Equipment

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. Extracts from the drainage strategy are provided below:

Development proposals comprise the demolition and removal of the storage structures in the south of the Site, followed by the construction of a single warehouse building. The building and hardstanding in the north of the Site are to remain unchanged

There are potential issues identified relating to Site contamination, and the Site is located within a SPZ (Zone II - Outer Protection Zone)

SuDS features comprised of rain planters and a soakaway are proposed to attenuate a minimum of 27.59 m³ of surface water runoff

Where site investigation confirms the underlying ground conditions are not conducive to infiltration, the presence, condition and capacity of the drainage ditch should be confirmed and permission should be obtained from the Local Council any permits required.

RECOMMENDATION

No objection subject to the following conditions

Condition 1

The developer should provide the following information as part of future planning applications in accordance with the [National Standards for SuDS](#):

Standard 3: management of extreme rainfall and flooding

- Exceedance routes that minimise the risks to people and property.
- Hydraulic Models should set the MADD factor / additional storage volume factor to $0\text{m}^3 / \text{ha}$ in order to prevent an overestimation of storage capacity in the proposed drainage network.

Standard 4: water quality

- The applicant must provide a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).

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

- A clearly labelled drainage layout plan showing the pipe networks and soakaways. The plan should show any pipe node numbers referred to within the drainage calculations.
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.