

To:	Lucie Turner	From:	Rahul Dixit
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Planning App Ref:	PL/2026/03699
Service Ref:	Drainage
Date:	16/07/2026

PROPOSAL

Variation to conditions 2 & 10 of PL/2024/07156 in relation to proposed increase in mezzanine office space, additional window openings and elevation changes, proposed wash down facility and EV parking.

SITE LOCATION

Unit 4C, Indurent Park Chippenham, Kington Langley, Nr Chippenham, Wiltshire, SN15 5BD

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Covering Letter – Planning Statement
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Demolition Plan – Proposed Ground Floor
- Demolition Plan – Proposed First Floor
- Existing Building Outline Plan
- Proposed Building Outline Plan
- Existing External Elevation
- Proposed External Elevation

ASSESSMENT OF THE PROPOSAL

Context

As per the Decision notice dated 08/04/ 2025 The LLFA had the following conditions for which information was required before these could be discharged:

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans and documents –

- o Site Location Plan – no. 24316-UMC-ZZ-SI-DR-A-0501 [P05]
- o Site Layout - no. 24316-UMC-ZZ-00-DR-A-0601 [P05]
- o Unit 4A – Office Plans – no. 24316-UMC-ZZ-ZZ-DR-A-1002 [P03]
- o Unit 4B – Office Plans – no. 24316-UMC-ZZ-ZZ-DR-A-1012 [P02]
- o Unit 4C – Office Plans – no. 24316-UMC-ZZ-ZZ-DR-A-1022 [P03]
- o Unit 4D – Office Plans – no. 24316-UMC-ZZ-ZZ-DR-A-1032 [P02]
- o Unit 4A – Building Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1001 [P03]
- o Unit 4B – Building Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1011 [P02]
- o Unit 4C – Building Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1021 [P03]
- o Unit 4D – Building Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1031 [P02]
- o 4A – Roof Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1003 [P02]
- o Unit 4B – Roof Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1013 [P02]
- o Unit 4C – Roof Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1023 [P02]
- o Unit 4D – Roof Plan – no. 24316-UMC-ZZ-ZZ-DR-A-1033 [P02]
- o Unit 4A – Section – no. 24316-UMC-ZZ-ZZ-DR-A-1101 [P01]
- o Unit 4B – Section – no. 24316-UMC-ZZ-ZZ-DR-A-1111 [P01]
- o Unit 4C – Section – no. 24316-UMC-ZZ-ZZ-DR-A-1121 [P01]
- o Unit 4D – Section – no. 24316-UMC-ZZ-ZZ-DR-A-1131 [P01]
- o Unit 4A – Elevations – no. 24316-UMC-ZZ-ZZ-DR-A-1301 [P04]
- o Unit 4B – Elevations – no. 24316-UMC-ZZ-ZZ-DR-A-1311 [P04]
- o Unit 4C – Elevations – no. 24316-UMC-ZZ-ZZ-DR-A-1321 [P04]
- o Unit 4D – Elevations – no. 24316-UMC-ZZ-ZZ-DR-A-1331 [P04]
- o External Fencing and Protection – no. 24316-UMC-ZZ-00-DR-A-0701 [P03]
- o External Surfacing Plan – no. 24316-UMC-ZZ-00-DR-A-0702 [P035]
- o B2 Parking Arrangement - no. 24316-UMC-ZZ-00-DR-A-0602 [P01]
- o Cycle Shelter Details – no. 24316-UMC-ZZ-00-DR-A-0703 [P02]
- o Landscape Concept Plan – ref. 2381-24-01H - Plot 4
- o Landscape Concept Sections – no. 2381-24-02D
- o Landscape Overview Plan – no. 2381-24-03D
- o Mounds B and C – Additional Trees – no. 2381-24-04A
- o Soft Landscape Works Maintenance and Management Proposals ref: 2381/24/RP01C
- o Utility Services Layout – no. 240379-CPW-XX-XX-DR-N-007001 P05
- o Plot 4 Proposed Levels – no. 09138-HYD-XX-XX-DR-D-4200 P8
- o Plot 4 Proposed Site Sections – no. 09138-HYD-XX-XX-DR-D-4202 P3
- o Plot 4 Vehicle Tracking – no. 09138-HYD-XX-XX-SK-S-0008
- o HGV Tracking Sheet 1 – no. 09138-HYD-24-XX-DR-C-0181 Rev P01 (received 03/12/2024) HGV Tracking Sheet 2 – no. 09138-HYD-24-XX-DR-C-0182 Rev P01 (received 03/12/2024)
- o HGV Tracking Sheet 3 – no. 09138-HYD-24-XX-DR-C-0183 Rev P01 (received 03/12/2024)
- o HGV Tracking Sheet 4 – no. 09138-HYD-24-XX-DR-C-0184 Rev P01 (received 03/12/2024)
- o HGV Tracking Sheet 5 – no. 09138-HYD-24-XX-DR-C-0185 Rev P01 (received 03/12/2024)
- o Tracking Sheet 6 – no. 09138-HYD-24-XX-DR-C-0186 Rev P01 (received 03/12/2024)
- o External Lighting Layout – no. 240379-CPW-XX-XX-DR-E-221001 P04 Ecological Impact Assessment – no. 2368-EcIA-NH
- o Construction Ecological Management Plan ref: 2368-CEMP-RY-REV1

- o Design and Access Statement Rev D – no. 24316 Site Location Plan - no. 24316_UMC_ZZ_SI_DR_A_0501[P05]
- o Preliminary Air Quality Appraisal – no. 5150100-ATK-ZZ-CH-RPT-C-0104_Rev 3.0
- o Revised Unit 4 Air Quality Technical Note – J10-15584B-10 (received 03/10/2024)
- o Archaeological Evaluation Report – no. 88781.02
- o Drainage Management Strategy – no. 09138-HYD-U4-XX-RP-D-0001 P3
- o Flood Risk Assessment – no. 09138-HYD-U4-XX-RP-D-0001 P3
- o Framework Travel Plan – no. 08234_R_01_B
- o Review of Contaminated Land Planning Conditions and Supporting Information – no. 09138-HYD-UNIT4-XX-TN-GE-0001
- o Noise Assessment – no. 15584A-20-R01-03(received 14/08/2024 unless otherwise specified)

Condition 10:

The total floorspace for the site shall not exceed 19,950sq.m. Each of the separate B2, B8 and E(g)(i) and E(g)(iii) uses shall not exceed the floorspaces set out in the hereby approved Site Layout drawing (24316-UMC-ZZ-00-DR-A-0601[P05]). Units 4B and 4D shall remain solely within Use Class B8: Storage and Distribution with ancillary Use Class E(g)(i): Office.

Assessment

The proposed variation to the planning permission is primarily focused on reconfiguring the internal layout of Unit 4C to provide significantly more office accommodation while making a number of associated external and site-layout changes. Although the building's ground-floor footprint will remain unchanged, part of the existing warehouse space will be converted into office and ancillary uses. Under the previously approved scheme, the building contained 3,714 m² of ground-floor space and 155 m² of first-floor mezzanine space. The new proposal increases the mezzanine floor area to 381 m², resulting in an additional 226 m² of office accommodation. Consequently, the total gross internal area (GIA) of the building will increase from 3,714 m² to 3,940 m².

To support the increased office accommodation, several modifications are proposed to the external appearance of the building. Additional window openings will be introduced on the western elevation, and new external access points are also proposed to improve circulation and accessibility around the building.

The application also proposes the construction of a wash-down facility located to the southeast of the unit. The facility will be self-contained and enclosed. Wastewater generated from the cleaning process will become part of the site's foul drainage system. Because the discharge may contain trade effluent from commercial activities, approval from the Wessex Water authority will be required before the facility becomes operational.

The proposals also include the installation of two new double electric vehicle charging points within the car parking area, supporting sustainable transport objectives. Furthermore, it should be noted that while the full planning permission application proposed 42 parking spaces for Unit 4C. A slight reduction is proposed, by one space to 41 spaces.

RECOMMENDATION

The application relates to the variation/removal of Conditions 2 (Approved Plans) and 10 (GIA) of planning permission PL/2024/07156. Having reviewed the submission, we note that Condition 10 does not relate to drainage matters and with respect to Condition 2 no amendments to the approved drainage strategy are proposed.

The drainage team have no comments to make on Condition 2. If there are amendments to the drainage strategy, the LPA and applicant must make the LLFA aware.

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.
- The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.