



Infrastruct CS Ltd

Consulting Civil Engineers

The Stable, High Cogges Farm,
High Cogges, Witney,
Oxon, OX29 6UN

Tel: 01993 709709
Email: info@infrastructcs.co.uk
Web: www.infrastructcs.co.uk

27th August 2026

LAND TO THE EAST OF CHURCH VIEW, SUTTON BINGER, WILTSHIRE, SN15 4FD

CONDITIONS 8 AND 9 OF PLANNING CONSENT 20/03876/OUT - DRAINAGE STATEMENT

An initial drainage strategy for the development site was developed by JPP Consultants and submitted with the planning submission (Drawing 25655-101 Rev F).

This strategy involved a new surface water piped network which incorporated tanked permeable paving, cellular storage and a surface water detention basin to capture and attenuate flows down to 3.2l/s before connection into the ditch system fronting the development. This approach was adopted as the underlying ground conditions are not suitable for infiltration techniques and there are no public surface water sewers within the area. Foul water from the development site was collected within a new piped network and discharged into the Wessex Water foul sewer which crosses the frontage of the site.

The proposed drainage scheme developed by Infrastruct CS Ltd and submitted to discharge the planning conditions, reflects this earlier approved design concept, with the exception of the surface water connection point, which has been amended following extensive discussions with the LLFA.

The original concept of connecting into the ditch fronting the development site has been abandoned.

Further inspection and investigation work established that this section of ditch doesn't fully communicate with the main river and therefore wasn't deemed an ordinary watercourse. Discussions with the LLFA have identified that the piped system running parallel along the northern side of the B4069, discharges into an ordinary watercourse to the east of the site, which then outfalls into the River Avon. Approval to connect into this system has been granted by the LLFA and in turn the developer will be undertaking re-lining works to the piped sections to improve the hydraulic performance of the current system.

Surface water flows from the site are still being attenuated down to 3.2l/s via the use of a hydrobrake flow control valve and the storage to hold storm events up to and including the 1 in 100yr plus 40% event are held within oversized pipework below the roads with additional storage provided within cellular storage tanks, tanked permeable paving to the car parking areas and a 200sqm detention basin at the front of the site.

A new gravity fed piped foul drainage network is proposed, which serves the new residential units, and connects into the Wessex Water public sewer which cross the site.

A section 104 adoption application for both the foul and surface water piped systems has been submitted to Wessex Water.

Details of the new drainage network can be found on drawing 6455-CHVIE-ICS-01-XX-DR-C-0200

Details of the offsite connection to the River Avon can be found on drawing 6455-CHVIE-ICS-01-XX-DR-C-0600