

To:	Alex Edge	From:	James Playfair
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Planning App Ref:	PL/2026/05133
Service Ref:	Drainage
Date:	6 th October 2026

PROPOSAL

Proposed Change of Use from Offices (Use Class E) to Residential Dwellinghouses (Use Class C3) (to create 30 units) under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

SITE LOCATION

Green Square Group, Methuen Park, Chippenham, SN14 0GU

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Supporting Letter (redacted)
- Technical Note

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

Risk of Flooding from Rivers and the Sea (RoFRS) 2025, has indicated that the site is located within Flood Zone 1 and there has a has a low level of risk from fluvial flooding.

The site has a low level of risk from surface water flooding.

Overall, the site is shown to be at a LOW cumulative risk of flooding in the future from all sources.

No Comment

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no comment to make regarding this application.