

## Wiltshire Council Planning Consultation Response

07 April 2017

Wiltshire Council Drainage Engineer  
Technical Services Drainage Engineer  
Wiltshire Council

Officer's Name: Lee Burman  
Officer's Title: Team Leader  
Direct Line: 01249 706668

**Application No:** 17/03417/OUT  
**Outline Planning for the Erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associated Infrastructure.**  
**Land South-East of Junction 17 of M4 Motorway, Kington Langley, Chippenham, Wiltshire,**  
**392307 Northings: 179536**  
**St. Modwen Developments**

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **11 May 2017**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

### **Recommendations:**

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out below)
<input checked="" type="checkbox"/>	Object (for reasons set out below)
<input type="checkbox"/>	No objections

### **Matters Considered:**

The ability of the site to drain without increasing the flood risk to neighbouring property

### **Conditions:**

### **Informatives:**

The included Flood Risk Assessment notes that a realigned open watercourse will need a separate consent of the Lead Local Flood Authority (Wiltshire Council) and this has not been granted despite some months of consultation between Wiltshire Council and the Drainage Consultants.

It has been brought to the attention of the consultants that compliance with the local Byelaws is necessary and an 8 metres wide buffer where no construction is permitted will be required between a watercourse and any development. Any run off water generated on site will be directed to Sutton Benger and the River Avon. The open main river watercourse passing the village behind what was the Faccenda chicken factory (now housing) has a long flood history and we at Wiltshire Council have undertaken works at the Seagry Road Bridge to ease the flood flows. Any realignment of the onsite watercourse will be between the same fixed level points but the water will have to travel further hence the flow velocity will decrease leading to a greater risk of siltation.

The roads serving the motorway junction 17 will be drained to the newly aligned open watercourse resulting in greater flows for Sutton Benger unless the cross sectional area of the proposed realigned watercourse is altered (increased) and this has building location effects if the 8m working width is to be maintained.

A detailed Hydraulic analysis embracing the catchment of the proposed site right down to the Seagry Bridge would be need to confirm that in the flood risk will not be increased downstream.

At present there are no detailed design drawings but what drawings do exist, appear to be at odds with the recommendations contained in the Flood Risk Assessment.

*Steve Scothern*

*Wiltshire Council Land drainage Engineer.*