

Wiltshire Council Planning Consultation Response

10 July 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Helena Carney
Direct Line: 01225 770334

Application No: PL/2025/05057
Full Planning Permission
Two storey & single storey rear extension and new vehicle access.
Braybrook, The Green, Marston, Devizes, SN10 5SW.

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>

Recommendations:

☐	No Comment
☐	Support
☐	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☒	No objections

Matters Considered:

Documents Reviewed:

- Application Form
- Design and Access Statement
- Flood Risk Assessment
- Existing Elevations, Floor and Roof Plans
- Existing Block Plan
- Proposed Site Plan
- Proposed Elevations, Floor and Roof Plans
- Location Plan

"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."

The SFRA flood mapping indicates that the site lies within Flood Zones 2 & 3 and has a risk of medium to high risk of surface water flooding in (1 in 30, 1 in 100 & 1 in 1000 year extent). The site has no risk of groundwater flooding.

The site photos presented in the Design and Access Statement indicate that there will be no significant increase in impermeable area due to the development. On this basis, we do not believe the development will result in a material increase in flood risk when compared to the existing baseline scenario. As such, we have no objection to this application.

Informatives:

- The applicant should provide the flood resilience measures they propose to implement.
- Any changes to existing or new drainage will need to comply with Building Regulation Part H.
- Wiltshire Council flood evacuation plan advice: [Flooding advice for homeowners - Wiltshire Council](https://cms.wiltshire.gov.uk/documents/s81551/Appendix%201%20Flood%20Response%20Operational%20Plan.pdf)
<https://cms.wiltshire.gov.uk/documents/s81551/Appendix%201%20Flood%20Response%20Operational%20Plan.pdf>.

Abhishek Nandan (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.