

To: Development Management
Nandan)

From: Drainage Team (*Abhishek*

Planning App Ref:
PL/2025/08067

Service Ref:

Date: 30/10/2025

PROPOSAL

Full planning permission for Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space.

SITE LOCATION

Land at Manor Farm, Collingbourne Kingston, Wiltshire, SN8 3SD
Proposal.

The proposed site is in Flood Zone 1 and has a low risk of surface water and groundwater flooding.

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Applicant Form
- Covering Letter
- Location Plan
- Planning, Design and Access Statement
- Proposed Block Plan
- Proposed Elevations, Floor and Roof Plans
- Site Plan
- Surface Water Drainage Strategy

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182).

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025

[Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.

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

The applicant intends to manage rainwater from the proposed roof area by discharging it into SuDS planters located at downpipe positions. Alternatively, the applicant has stated that water butts may be used for garden irrigation, which will be considered during the detailed design stage.

To manage surface water runoff from approximately 0.065 hectares of hardstanding and permeable surfaces, the applicant proposes a drainage system that channels runoff through pipework into a cellular soakaway measuring 15 m × 5 m × 0.8 m, providing a total storage capacity of 57 m³.

While a general exceedance route has been identified, the applicant acknowledges the need for further detail, particularly on the northern side of the proposed building, to prevent water accumulation or unintended redirection. A more comprehensive exceedance strategy will be developed to ensure effective water management.

RECOMMENDATION

No objection subject to the following conditions

- Applicant should provide a detailed exceedance flow routing, with specific attention to the northern side of the proposed building. These plans must demonstrate how surface water will be effectively managed to prevent accumulation or unintended redirection, ensuring no adverse flooding occurs on-site or to adjacent land.
- A detailed drawing showing the cross-section details of all proposed SuDS features on the site (includes the cover levels, invert level, groundwater level, freeboard etc).

Informatives

- All new drainage will need to comply with Building Regulations Part H.