

To: Development Management

From: Drainage Team [Abhijith A P]

Planning App Ref:
PL/2025/07781

Service Ref:

Date: 04/11/2025

PROPOSAL

Full Planning Permission for Proposed Glamping Pods (4 No.)

SITE LOCATION

Home Farm. Rood Ashton, West Ashton, Trowbridge, BA14 6BL

The site is located in Flood zone 1, with a low risk of surface water flooding and a medium risk of 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

- Application Form
- Existing Block Plan
- Location Plan
- Planning Statement
- Proposed Block Plan
- Proposed Elevations and Floor Plan

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 out 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 proposal involves the installation of four glamping pods on the application site, accompanied by associated landscaping and access provisions. The development is intended to offer short-term holiday accommodation within a rural setting. However, the submission lacks details regarding the proposed drainage strategy, and it is unclear whether there is any increase in impermeable areas associated with the access road and parking. The applicant is therefore required to submit further information addressing the drainage arrangements for the development.

No objection subject to the following condition:

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non-Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- Evidence that the [surface water disposal hierarchy](#) has been applied and how all other options have been exhausted.

- Confirmation on whether there will be any increase in impermeable areas associated with the access road or parking.
- A drainage plan showing any existing drainage features on the site and detailing the proposed drainage strategy, including provisions for any access/ parking areas.
- If infiltration is proposed, the design shall be informed by infiltration tests undertaken in accordance with BRE 365, together with the results of seasonal groundwater monitoring.

or

If discharge to a watercourse or sewer is proposed, the applicant must submit pre- and post-development discharge rates in accordance with Wiltshire Council's [betterment policy](#) for greenfield sites.

or

If discharge to a drainage system not owned by the applicant is proposed, consent for any outfalls from the proposed drainage systems to this drainage system (public sewer or other).

- A topographic survey showing exceedance routes that minimise the risk of people and property.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion.

Informatives

- All new drainage will need to comply with Building Regulations Part H.
- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.