

To: Development Management

From: Drainage Team (Barney Taylor)

Planning App Ref: PL/2023/03359 Service Ref:

Date: 06/11/2025

PROPOSAL

Construction and operation of anaerobic digestion facility, ancillary infrastructure and construction of new access from Ashton Road

SITE LOCATION

Land West of Ashton Road, Ashton Keynes, Wilts, SN6 6QT

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*
- *Flood Risk Assessment*
- *Proposed Site Layout*
- *Proposed Site Levels*
- *Site Context*
- *Site Elevation as Proposed*
- *Site Plan and 3D Images*
- *Applicant's Response to Drainage Matters*
- *Ground Investigation Report*
- *Ashton Keynes Covering Letter*
- *Attenuation Tank Sections*
- *Drainage Details Sheet 1, 2 & 3.*
- *Drainage Impact Assessment*

- *Site Drainage Catchment Layout Sheet 1 and 2*
- *Wetland & Weir Sections*
- *Cover Letter*
- *Proposed Site Levels Plan*
- *Rationale for the Location of the Proposed Development – Technical Note*
- *Site Elevation as Proposed*

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 20% 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

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:

RECOMMENDATION: support subject to conditions.

The contents of our response has not changed since our response dated 28th November, 2024.

No objection subject to the following conditions:

1. The applicant must provide further detailed related to the surface water drainage strategy:

- The applicant must provide drawings of the overland exceedance flows of the 1 in 100year plus climate change rainfall event that minimise the risk to people and property.
- The applicant is required to submit calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the receiving watercourse.
- The applicant should provide information on whether the existing drainage ditches onsite will be maintained, utilised, or how they will be impacted post-development as shown in Figure 2-4 in the Flood Risk Assessment.
- The applicant must provide a construction management plan which mitigates pollution to groundwater and adjacent watercourses, while mitigating flood risk to people and property.
- The applicant should submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features).