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Planning App Ref:	PL/2025/05943
Service Ref:	Drainage
Date:	02/12/2025

PROPOSAL

Outline planning permission: All matters reserved
Residential development for up to 20 dwellings, associated works including infrastructure, ancillary facilities and landscaping. Construction of a new vehicular access off Spitfire Road.

SITE LOCATION

Land East of Spitfire Road, Calne

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 (*Aug 2025*)
- Site Location Plan (*Aug 2025*)
- Illustrative Masterplan (*Aug 2025*)
- Flood Risk Assessment & Drainage Strategy (*Aug 2025*)
- Ground Investigation Report (*Aug 2025*)
- Planning Statement (*Aug 2025*)
- Design and Access Statement (*Nov 2025*)
- Flood Risk Assessment & Drainage Strategy (*Nov 2025*)

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 has submitted revised documents following the previous consultation, reducing the discharge rate from 2.5 l/s to 1.8 l/s as requested. However, additional details regarding rainwater reuse still need to be provided.

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 application is for outline permission for residential development on land east of Spitfire Road. The site lies adjacent to Abberd Brook, with parts of the southern boundary within Flood Zones 2 and 3, although all proposed built development is indicated to be located in Flood Zone 1. A Flood Risk Assessment and Drainage Strategy has been submitted, confirming that infiltration is not feasible and that surface water will be managed via a sustainable drainage system with restricted discharge to Abberd Brook. Foul drainage is proposed to connect to the public sewer in Spitfire Road, subject to agreement with Wessex Water.

As set out in the National Standards for SuDS (2025), rainwater re-use now forms the first consideration in the surface water discharge hierarchy, and applications are expected to demonstrate how opportunities for capturing and re-using rainfall on site have been maximised.

While the submitted information demonstrates that a sustainable approach to drainage is achievable, further detail is required at the detailed design stage to ensure compliance with the National SuDS Standards and Wiltshire Council's drainage policies. The following conditions are therefore recommended.

RECOMMENDATION

No objection subject to the following conditions

1. **No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, 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 applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
- Drainage layout showing pipe/link and manhole/node numbers used in the calculations in order to link the drawing with the detailed calculations.
- Updated overland exceedance routes near building areas are identified and illustrated on the drainage plan for flows exceeding the 1-in-100-year rainfall event (including climate change allowance), demonstrating that the development and surrounding areas remain free from increased flood risk

2. **No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

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

- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.

Informatives

- All new drainage will need to comply fully with Building Regulations Part H.
- An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#).

The Environment Agency issues environmental permits; however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site.

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.