

To:	Hilary Quixley	From:	James Playfair
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Planning App Ref:	PL/2025/09668
Service Ref:	Drainage
Date:	24th December 2025

PROPOSAL

Construction of two dwellings and associated works.

SITE LOCATION

Land Adj Windrush, High Road, Ashton Keynes, Swindon, Wilts, SN6 6NX

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

- Flood Risk Assessment & Drainage Strategy

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 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 current site consists of derelict buildings and shed, classified as Brownfield and can be seen in the left of the image below. It would also appear that there are a significant number of 'new builds' to the south of the watercourse.



The closest main watercourse, in accordance with EA River maps, is The River Thames located 10m from the western boundary and 5m from southern boundary of the site which puts the site in Flood Zone 2.

The design and calculation of flood compensation will be undertaken at detailed design.

Finished floor levels shall be set a minimum 300mm above the maximum flood design level of 83.02m i.e. 83.32m AOD or 300mm above existing ground level, whichever is greater in addition to flood resilient construction methods

The roof area for Plot A and half of the roof for Plot B will drain into the permeable sub-base that will make up the s=driveway and parking. This in turn will drain to an attenuation tank that

will empty into the watercourse at a rate of 0.3l/s. The other half of the roof for Plot B will drain to the flow control manhole.

RECOMMENDATION

No objection subject to the following conditions

The developer should provide the following information as part of future planning applications in accordance with the [National Standards for SuDS](#):

Standard 1: runoff destinations

Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

Standard 3: management of extreme rainfall and flooding

Calculations relating to storage compensation.

Exceedance routes that minimise the risks to people and property.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

A plan showing the cross sections and design of any attenuation pond and its components.

INFORMATIVES

The EA's standing advice for minor extensions will apply.

All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).

In line with the NPPF and National Standards for SuDS, the applicant should seek to use

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.