

To:	Helena Carney	From:	Drainage (Barney Taylor)
------------	---------------	--------------	--------------------------

Planning App Ref:	PL/2025/09148
Service Ref:	Drainage
Date:	05/01/2026

PROPOSAL

Technical Details Consent pursuant to Permission in Principle PL/2024/04957 for the erection of 1 No. self-build dwelling with associated works.

SITE LOCATION

Land at The Green, Great Cheverell, Devizes, Wiltshire, SN10 5XN.

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*
- *Exceedance Routes*
- *Flood risk Assessment & Drainage Strategy*
- *Flooding Mitigation Works Plan*
- *Proposed Drainage Strategy*
- *Proposed Site Plan and Sections AA & BB*
- *Site Location Plan*

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 LLFA notes that the Cheverell Magna Parish Council have commented on the Wiltshire Planning Application Portal regarding this application. To aid the LPA, we have provided a brief summary of concerns raised, and our assessment of the document provided.

- Flood mitigation works & existing flood risk at the site:

The applicant is proposing to maintain the existing gully at the entrance of the site, set 20mm below the highway level. An additional gully is also proposed adjacent to the existing gully. This is designed to intercept any flows directed towards the site, before entering a swale system that attenuates flow adjacent to the railway and to the northwest of the property. Consequently, the applicant is proposing a drainage strategy to relocate existing flood risk from the highway and into the area of land adjacent to the railway. A linear channel is proposed across the private driveway to prevent flows running onto the highway from the development.

It is noted the entrance to the site represents the low point in the local catchment. The proposed exceedance/overland flow routes drawing represents how flow will be channelled from this low point on the highway, to the land adjacent to the highway.

Reviewing the Flood Mitigation Works document, the applicant will not increase flood risk elsewhere. The additional gully, swale and attenuation area proposed should ensure there is no detrimental impact on the existing flooding scenario, and will likely decrease the frequency and depth of flooding on the highway as there is greater storage volume provided within the drainage strategy.

- Downstream flood risk, water quality & network capacity:

The applicant has provided calculations (Appendix A of the FRA & Drainage Strategy) that demonstrate there is sufficient capacity in the network to manage flows without modelled flooding in each of the 1 in 2, 30+40%cc and 100+45%cc storm events. In the event flooding did occur onsite, observing the overland exceedance route drawing, flows are directed towards the proposed swales, and channel towards the existing watercourse – away from neighbouring property.

Section 5.2 of the FRA & Drainage Strategy states that the proposed discharge rate is 0.1l/s. This providing betterment in both the 1 in 30 and 1 in 100 year events, and no increase on the 1 in 1 year event. The proposed discharge rates comply with Wiltshire Council's betterment policy.

Section 5.5 of the FRA & Drainage Strategy demonstrates there is sufficient water quality treatment when comparing the mitigation indices and pollution hazard indices.

- Surface water pooling & development layout:

It is noted the development location has been amended, however this is not a drainage concern as the applicant has provided documents updating overland flow routes, and maintaining the principles of the drainage & flood mitigation proposals agreed as part of PL/2024/04957.

The applicant had engaged with the LLFA throughout PL/2024/04957 to discuss the proposed drainage strategy, and provide betterment to the existing flood risk scenario on the highway adjacent to the property. The LLFA believes this development will not have a detrimental impact on the existing flood risk scenario, and is likely to provide betterment, demonstrated by the modelled drainage strategy and exceedance route drawing provided by the applicant.

RECOMMENDATION

No objection subject to the following conditions:

- The applicant must provide a construction management plan to demonstrate that flood risk during construction, and pollution to groundwater & adjacent watercourses is appropriately mitigated throughout construction.

INFORMATIVES

- *The applicant has stated in Section 5.6 of the Flood Risk Assessment & Drainage Strategy that maintenance of the drainage features will be the responsibility of the occupier of the dwelling (freeholder). The applicant must ensure a detailed maintenance plan and drainage strategy drawing is included in the title deeds of the property.*
- *The applicant must gain agreement from Wessex Water to discharge foul water into the existing foul water sewer.*
- *Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).*
- *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.*

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 sets 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.