

To:	Isobella Wise	From:	Drainage Team
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Planning App Ref:	PL/2025/06704
Service Ref:	Drainage
Date:	09/01/2026

PROPOSAL

Full planning permission

Proposed Creation of Private Lake & Associated Landscaping

SITE LOCATION

Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF

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 (*Sep 2025*)
- Design and Access Statement (*Sep 2025*)
- Appendix 10.4 Trench Evaluation (*Sep 2025*)
- Layout Plan (*Sep 2025*)
- Proposed Block Plan (*Sep 2025*)
- Proposed - Existing Sections and Location Plan (*Sep 2025*)
- REVISED Proposed Block Plan (*Dec 2025*)
- REVISED Sections and Location Plan (*Dec 2025*)
- REVISED New Farm Track Plan (*Dec 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

We acknowledge that the applicant has submitted a revised block plan and reconsulted accordingly. However, further information is required to address drainage and flood risk considerations.

According to the SFRA mapping, the site is located within Flood Zone 1, indicating a low probability of fluvial flooding. There is no identified risk of surface water flooding at the site. However, there is a moderate risk of groundwater flooding, with groundwater levels between 0.025 meters and 0.5 meters below the ground surface.

The application seeks permission to create a private lake of approximately 0.45 acres at Boundary Farm, Berryfield Lane, Melksham. The lake will be formed by excavation, with excavated material reused as bunds. It will be fed by captured surface water from nearby farm buildings and supplemented by a borehole. A 300 mm overflow pipe, fitted with a trash screen, will discharge to an existing ditch that ultimately connects to the Avon River. The lake water level will sit approximately 0.4 m below the surrounding ground level to provide freeboard.

It should be noted that the red line boundary for this site clashes with the proposed alignment for the Wilts and Berks Canal Scheme (W/12/01080/FUL), which is currently under consultation. There may be land ownership issues to consider as part of the wider planning process for both schemes.

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:

- In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post-development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
- A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.
- Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.
- A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.
- A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.

INFORMATIVES

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- Pollution prevention and silt control measures should be followed during construction.
- 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. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

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 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.