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| <b>To:</b> | Isabel Gatier | <b>From:</b> | Rahul Dixit |
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| <b>Planning App Ref:</b> | PL/2025/09613 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 30/12/2025    |

## PROPOSAL

Full application for Proposed Self Build Single Storey Dwelling with Landscaping (Renewal of similar application 18/02685/FUL)

## SITE LOCATION

101 Studley Hill, Studley, Calne, SN11 9NL

## SUMMARY OF THE CONSULTEE POSITION

|                                                 |          |
|-------------------------------------------------|----------|
| Object                                          |          |
| Holding Objection: Further information required |          |
| Support                                         |          |
| No comment                                      |          |
| No objection                                    |          |
| No objection subject to conditions              | <b>X</b> |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- Revised - Location and Proposed Block Plan
- Existing Site Plan
- Proposed Elevations
- Proposed Floor Plan
- Revised - Section Plans
- Form 7 – CIL
- Additional Information Form - CIL

## 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*

According to the SFRA, the proposed site is in Flood Zone 1 and is not subject to surface water flooding. However, the site is at medium ground water flood risk with groundwater levels between 0.5m and 5m below the ground surface.

The current application seeks to re-establish planning permission for the erection of a single storey new dwelling within the curtilage of 101 Studley Hill. Planning permission for an identical scheme was previously granted under 18/02685/FUL, but that permission has since lapsed before commencement.

The current application seeks to re-establish planning permission for the same form, scale and siting of development as previously approved. No material changes are proposed to the design or layout.

The applicant proposes a stormwater drainage system comprising a soakaway and an underground storage tank with a pumping main to discharge runoff into the soakaway. This is in accordance with the previously approved approach, with full details to be submitted via pre-commencement condition following approval.

We are unable to view the previously submitted drainage details on the planning portal, so request that these are provided again for review.

## 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, Non Statutory Technical Standards for SuDS 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 soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
  - 1 in 10yr + cc flows (for individual properties)
  - Half drain time <24hrs
  - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
- Evidence of groundwater level monitoring, accounting for seasonal variation, to confirm that there is at minimum 1m clearance between the base of any soakaway and the groundwater table, in accordance with Wiltshire Council Soakaway Guidance.
- A drainage plan showing the proposed drainage strategy along with pipe sizes, slope, IL and manholes details.
- Cross section and standard detail drawings should be provided for proposed soakaway features and their components.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

## INFORMATIVES

- 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 SuDS wherever it is practicable as part of the surface water drainage strategy.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- 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.