

To:	David Cox	From:	James Playfair
------------	------------------	--------------	----------------

Planning App Ref:	PL/2025/09651
Service Ref:	Drainage
Date:	19 th Jan 2026

PROPOSAL

Full planning permission

New beef unit comprising a livestock building and temporary siting of mobile home for use as an agricultural worker's dwelling together with associated works.

SITE LOCATION

Whyr Farm, Worton Road, Devizes, SN10 5PU

APPLICATION DOCUMENTS REVIEWED

- Covering Letter
- Proposed Plan
- Flood Risk Assessment

ASSESSMENT OF THE PROPOSAL

Context

The overall flood risk to the site is low.

The existing site is not formally drained and drains in part to ground and overland to the above mentioned watercourse along the northern boundary

An open attenuation basin is proposed to capture runoff from the proposed site and buildings, with permeable stone surfacing making up the access road and external areas, overflowing to the attenuation basin

Calculations indicate SuDS attenuation of 970m³ will be required to accommodate the proposed development, for all storm events up to and including the 100year + 45% climate change event with a peak outflow rate restricted to 0.4 l/s.

Should the drainage system and SuDS fail under extreme events or blockages, floodwaters will follow the natural topography toward the watercourse to the north of the site.

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.

Section 5.5 of the FRA states:

Whilst roof water is considered fairly uncontaminated, runoff from the access road and hardstanding between buildings can be susceptible to hydrocarbon contamination, which in this instance will be intercepted within the permeable stone surfacing and attenuation basin

There is no mention of the effective management of manure and slurry that would be expected from such a site.

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

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

Standard 4: water quality

The applicant must provide a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).

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.

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.