

To:	Development Management	From:	AtkinsRéalis (Drainage Team)
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Planning App Ref:	<i>PL/2025/09827</i>
Service Ref:	<i>Drainage</i>
Date:	<i>03/02/2026</i>

PROPOSAL

Proposed garden studio to be used as an ancillary annex.

SITE LOCATION

5 Bowden Hill, Lacock, Chippenham, SN15 2PW.

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Householder Application for Planning Permission (dated 06/01/2026).
- Design & Access Statement (Ref. 4455.STAT.REV.B; dated January 2026).
- Location Plan, Existing & Proposed Site Plan, Ground Floor Plan & Elevations (Dwg. No. 4455-01; dated 09/12/2025).
- Site Visit Photos (date unknown).

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 LLFA does not consider the proposed development likely to substantially increase surface runoff or flood risk. The proposed building is raised, thus mitigating against pluvial flood risk from the adjacent stream. The application does not require a Site-Specific Flood Risk Assessment (FRA). Our comments are reliant on the accuracy and completeness of the documentation supporting the application and we do not take responsibility for data or proposals made in excess of what has been detailed by the applicant.

RECOMMENDATION

No Objection for the following reasons:

The proposal is insignificant in nature and will not result in an adverse increase to surface runoff or flood risk. Additionally, the proposed development is raised, thus mitigating against pluvial flood risk from the adjacent stream.

INFORMATIVES

Should the proposal increase surface water discharge by connecting to a public surface water or combined sewer, the applicant is required to provide written agreement of acceptance from the local sewerage undertaker.

The applicant should note all applications are required to demonstrate consideration for the complete SuDS hierarchy, in accordance with the National SuDS Standards 2025. In this instance, the applicant should consider installing low-volume rainwater harvesting through means such as water butts.

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.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage).