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| <b>To:</b> | David Cox | <b>From:</b> | Drainage Team |
|------------|-----------|--------------|---------------|

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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2025/05057 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 04/02/2026    |

## PROPOSAL

Full planning permission for two storey and single storey rear extensions and new vehicle access including bridge over adjacent watercourse

## SITE LOCATION

Braybrook, The Green, Marston, Devizes, SN10 5SW

## 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

- Amended Application Form
- Existing Site Plan
- Existing Plan (elevations and floor plan)
- Proposed Elevation Plans, Floor Plans and Roof Plan
- Proposed Plan
- Proposed Vehicle Bridge Over Watercourse
- Updated Flood Risk Assessment
- Design and Access Statement

## 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 proposal is for a two-storey rear extension together with a new vehicular access that crosses over the existing watercourse via a bridge, as indicated on the submitted site plan. Surface water management has not been detailed in a formal drainage strategy; however, the Flood Risk Assessment notes that the development will incorporate concrete ground floors, flood board guides to external doors, and that the new floor levels will be set at the same height or slightly higher than the existing, providing a degree of flood resilience. -water management has not been detailed in a formal drainage strategy; however, the Flood Risk Assessment notes that the development will incorporate concrete ground floors, flood-board guides to external doors, and that the new floor levels will be set at the same height or slightly higher than the existing, providing a degree of flood-resilience.

The FRA confirms the site lies within Flood Zones 2 and 3, with predicted flooding occurring mainly to the west and south of the garden, rather than at the dwelling itself, and identifies the overall likelihood of flooding as low based on Environment Agency modelling. While the proposal includes basic resilience measures, no specific information has been provided regarding the hydraulic capacity of the watercourse, the potential effect of the proposed bridge, or how surface water runoff from the new access and extension will be managed. Therefore, further detail is required to ensure the bridge does not obstruct flows in the watercourse and that the development does not increase flood risk on or off the site.-water runoff from the new access and extension will be managed

## RECOMMENDATION

### No objection subject to 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:

- Drainage strategy layout confirming how the runoff from the extension roof and proposed access is managed.
- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels. The minimum is 600mm above whichever of the following levels is the highest:
  1. The average ground level of the site
  2. Adjacent road levels to the building
  3. Estimated river or sea level for the site
- A plan showing overland exceedance routes that minimise the risk of people and property.
- Detailed information regarding the design of the proposed bridge. They should demonstrate an understanding of the capacity of the watercourse, and maximum flow depths so as to ensure the structure will not impede or alter the natural flow in the watercourse.
- Construction methodology for the bridge crossing that outlines how flows in the watercourse will be managed during construction.

## INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- 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 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.
- 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](#)

## 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 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.