

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/00222
Service Ref:	Drainage
Date:	26/02/2026

PROPOSAL

Full planning application for Proposed New Dwelling & Associated Landscaping

SITE LOCATION

115 Station Road, Westbury, BA13 4HN

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Design and Access Statement*
- *Existing & Proposed Block Plan - Location Plan*
- *Proposed Elevations and Floor Plans*

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 not 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 all the submitted documents and we do not take any responsibility for incorrect data or interpretation made by the authors.

The applicant notes within the Design and Access Statement that the site lies within Flood Zone 1 and is at low risk of flooding from all sources, but they have not submitted any drainage strategy or FRA.

Geological data from the British Geological Survey (BGS) shows that the site is underlain by the Kimmeridge Clay Formation (mudstone), with areas of the Westbury Ironstone Member (ironstone) present to the west. The site does not lie within any Source Protection Zone (SPZ).

The applicant proposes to develop a new dwelling with two additional car parking spaces within the site. Foul water is intended to be discharged to the existing mains sewer network, while surface water will be managed through the implementation of Sustainable Drainage Systems (SuDS).

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

1. The applicant must provide a detailed plan outlining the existing drainage features on the site and a plan demonstrating the proposed drainage strategy.

The plans must demonstrate a feasible drainage strategy that safely manages flood risk onsite, without increasing flood risk to adjacent people or property. All proposals must align with National Standards for SuDS: [Standard 1: runoff destinations](#)

2. The applicant must provide a detailed plan demonstrating the 1 in 100 + climate change (40%) routes pre and post development in line with National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#). This is required to demonstrate there is no increased flood risk to adjacent people & property, or the highway.

Once the holding objection above has been resolved, the following information can be provided via condition:

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.

To discharge the above drainage condition, the following additional information must be provided:

- Pre and post development surface water runoff rates.
- A clearly labelled drainage layout plan showing the pipe networks. The plan should show any pipe node numbers referred to within the drainage calculations.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Water quality calculations to demonstrate there is sufficient treatment of runoff to prevent pollution to the receiving watercourse/groundwater – in accordance with Standard 4 of the National Standards for SuDS.
- A maintenance plan for the drainage strategy, outlining the maintenance undertaken, the frequency of maintenance, and who is responsible for maintenance – in accordance with Standard 7 of the National Standards for SuDS
- A construction management plan outlining how flood risk to people & property, and pollution risk to groundwater & adjacent watercourses will be mitigated throughout construction – in accordance with Standard 7 of the National Standards for SuDS.

INFORMATIVES

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](#).

The applicant must ensure a copy of the agreed drainage strategy and associated maintenance plan and included in the title deeds of the property.

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 sets 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.