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Planning App Ref:	PL/2026/00485
Service Ref:	Drainage
Date:	26/02/2026

PROPOSAL

Extension to create additional Padel Court facilities, including office/reception, new toilet and storage building, parking, landscaping and associated works.

SITE LOCATION

Bassett Down Golf Club, Bassett Down, Swindon, SN4 9QP

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application form
- Planning design and access statement
- Existing elevations and floor plan
- Existing site plan
- Proposed elevation
- Proposed floor plan
- Proposed site plan
- Surface water drainage plan

ASSESSMENT OF THE PROPOSAL

Context

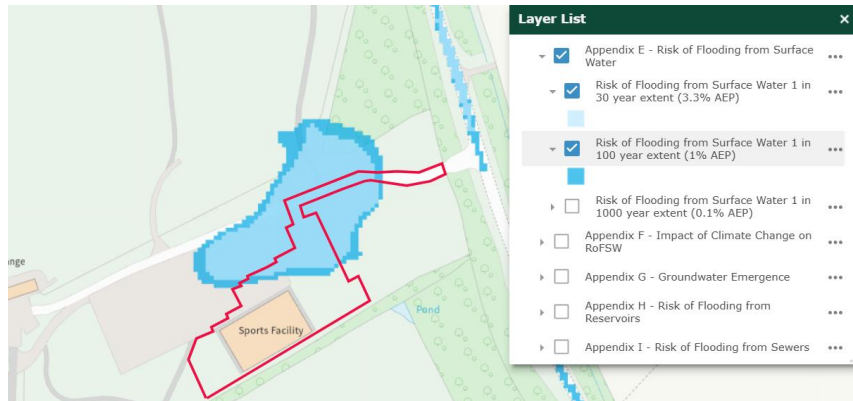
In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective 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 SFRA identifies the site as being within Flood Zone 1 with a low risk of fluvial, pluvial, and groundwater flooding; however, surface water mapping shows that parts of the proposed fifth court to the north-east, the proposed car park extension, and sections of the existing access fall within areas of high surface water flood risk, with flooding occurring during events as frequent as the 1 in 30-year rainfall event. The applicant is required to submit an emergency plan along with this application.



The applicant is seeking permission for an extension to create additional padel court facilities, including a new office/reception building, toilet and storage block, associated parking, landscaping, and other ancillary works. The total increase in the impermeable area due to proposed development is with GIA to be 723.5 sq. m.

Surface water from the proposed padel courts is to be managed via rainwater downpipes connected to a network of existing and proposed surface water drains, discharging to the existing ditch along the southern boundary; however, no drainage strategy has been provided for the proposed car park extension.

The submitted surface water drainage details lack sufficient information to demonstrate that surface water runoff from all new impermeable areas are successfully managed in accordance with Wiltshire Council requirements and National Standards for SuDS.

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, 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:

- The agreed existing discharge rate into the ordinary watercourse and the proposed post-development discharge rates must be provided.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a 150 mm height above the SW drainage cover levels.
- Details of how surface water will be drained from the extent of the site, including the proposed car park.
- Blue–green SuDS features should be incorporated wherever possible as control measures to attenuate surface water, safely manage water quantity and provide water quality benefit ([Standard 2: interception](#))
- If blue/green SuDS are included in the drainage design, the applicant must provide calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Evidence that the proposed drainage design provides a sufficient level of water treatment ([Standard 4: water quality](#))
- The applicant shall submit updated maintenance plan providing details of clear arrangements for the ownership and details of ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

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 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.
- 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](#).

- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- 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 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.