

To:	Peter Crozier	From:	James Playfair
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Planning App Ref:	PL/2025/09200
Service Ref:	Drainage
Date:	04 March 2026

PROPOSAL

Full: Redevelopment and renovation of the existing site to provide, within the retained buildings: 1 detached dwelling, 5 flats, A terrace comprising 4 dwellings, alongside the erection of 1 self-build detached dwelling. A new one-way access road, Parking areas and footpaths, External landscaping and associated works, Installation of photovoltaics and air source heat pumps and site drainage features.

Outline: Construction of 6 detached self-build dwellings

SITE LOCATION

49, 51 & 53 (Rowden Hill House), Rowden Hill, Chippenham, SN15 2AN

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

- Existing Site Plan
- Proposed Site Plan
- Drainage Strategy and Flood Risk Assessment
- Drainage Flow
- Standard Drainage Details
- Soakaway Testing
- Calculation of Soil Infiltration Rate
- CCTV Drainage Survey

ASSESSMENT OF THE PROPOSAL

Context

This is a hybrid planning application for Rowden Hill, a site containing a mixture of existing historic buildings and land, which the applicant is proposing to renovate and develop into a variety of housing types to suit local need.

Pre Application Enquiry reference ENQ/2023/01224 was made by NHS property services on this same site. Following Wiltshire Council feedback relating to archeology, the applicant has updated the previous scheme in line with the council's recommendations

The listed assets will be converted as follows.

- No. 51 will be returned into use as a single 5 bedroom family home with associated garden and parking.
- No. 53 will be converted into 5 flats.
- No. 49 will be converted into a row of terraced houses with gardens.
- On the southern end of No. 49 a new single 2-bedroom home is proposed, separated from No. 49 by approximately 3 metres
- Six new self-build homes will be built on the southwest corner of the site.

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 site is located in Flood Zone 1 and there is a low flood risk from pluvial and ground water sources.

Assessment

The CCTV survey, the existing listed buildings and associated hardstanding discharge into the Wessex Water sewerage network

Infiltration has been ruled out as a discharge receptor of surface water due to the poor soakage rates

Watercourses have been ruled out as a discharge receptor as there are no watercourse within a reasonable proximity to the site.

A 300mm Wessex Water surface water sewer is located in the verge, at the junction between Rowden Hill and Lowden, which has been selected as the discharge receptor for the surface water flow.

Private surface water plot drainage will discharge into the surface water sewer, before being conveyed to a shared basin. A hydrobrake will restrict the flow rate, before discharging down Rowden Hill and into the existing Wessex Water surface water sewer.

Approximately 4.75m³ of surface water flooding was experienced in node SW.07 in the 1% AEP event with a 45% allowance for climate change and 10% allowance for urban creep. The exceedance flows will be routed to the gullies which serve the proposed road, where flows will be intercepted. In the event that gullies can not intercept the exceedance routes, a dropped kerb will be located adjacent to the basin, at the low point of the road, which will allow exceedance flows to discharge directly into the basin.

A pre-development enquiry was undertaken to Wessex Water was undertaken to ensure capacity within their sewer for the proposed surface water discharge. It was agreed a discharge rate of 5.0l/s could be accommodated within their network, for a previously developed brownfield 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 2: interception

- The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems.
- SuDS source control measures to manage water quantity and maintain water quality will be implemented wherever possible, and throughout the management train, so the development is not reliant upon large attenuation features close to the points of discharge.

Standard 4: water quality

- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components.

INFORMATIVES

[include any additional information relevant or helpful to the applicant, that does not need to be covered by objections and/or conditions]

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 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.