

To:	Adrian Smith	From:	Drainage Team
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Planning App Ref:	PL/2026/00367
Service Ref:	Drainage
Date:	05/03/2026

PROPOSAL

Outline planning application (with all matters reserved except for access) for up to 200 residential dwellings (Use Class C3), provision of public open space, and associated infrastructure

SITE LOCATION

Land East of Calne Road, Lyneham

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
- Design & Access Statement
- Flood Risk Assessment
- Ground Conditions Report
- Illustrative Masterplan
- Location Plan 2
- Planning 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 proposed development comprises an outline planning application for up to 200 residential dwellings. The site consists of approximately 8.76 ha of agricultural land, with a drainage ditch located along the western boundary. The land is underlain by the Stanford Formation limestone, with shallow weathered horizons and groundwater observed between 1.25 m and 1.50 m bgl, making the use of infiltration drainage unfeasible, as established in the FRA (Appendix F) and confirmed again by the Ground Conditions Report 3.4-3.6.

The site lies within Flood Zone 1, meaning the risk of fluvial flooding is very low, and the FRA also confirms very low risk from surface water, tidal, reservoir and sewer sources, while groundwater flood risk is categorised as medium, as presented in FRA Table 8. The site is currently greenfield with 0% impermeable area. In the existing scenario, all rainfall infiltrates or runs off naturally to the east. Infiltration testing has confirmed that infiltration is not a feasible means of surface water removal due to failed soakage tests, per FRA 7.3.1.

To manage surface water for the development, the FRA sets out a SuDS-led drainage strategy which follows the national hierarchy by collecting surface water, conveying it through swales, attenuating it within a detention basin, and discharging it in a controlled manner to a watercourse east of the site, as explained in FRA 7.3-7.3.3. The greenfield runoff rates were calculated using the IOH124 method, giving

Q_{bar} = 40.0 L/s (FRA Table 7.2).

The development proposes to restrict discharge to **37.2 L/s**, representing the 50% AEP greenfield rate.

The SuDS conveyance is provided through swales along the southern and eastern boundaries, which collect and treat runoff while directing it towards the attenuation basin, as set out in FRA 7.3.3. The detention basin, located in the south-eastern corner of the site, is designed with a maximum depth of 1.5 m and 1:3 side slopes, and provides the required attenuation volume, as noted in FRA 7.3.3. Water quality treatment is demonstrated using the Simple Index Approach, with swales and the detention basin providing combined mitigation indices that exceed the pollution hazard indices for residential roofs, driveways and low-traffic roads, as shown in FRA 7.4 and Tables 7.3–7.4.

Surface water will ultimately discharge into an unnamed watercourse located approximately 305 m east of the site, following the natural fall of the land, but while the FRA identifies the discharge destination, it does not provide detailed outfall design drawings, pipe sizes, headwall

details, invert levels, erosion protection, or third-party land constraints, which will be required at later stages, as implied by FRA 7.3.1-7.3.3. Exceedance flows (flows above the 1 in 100 + CC event) are intended to be routed through internal estate roads and controlled overland pathways towards the south-east detention basin, though a detailed exceedance routing plan is not yet provided.

The outline submission provides a compliant conceptual strategy supported by calculations, it still requires detailed outfall engineering, full network design, levels, exceedance mapping, maintenance planning and adoption details at Reserved Matters or as a pre-commencement condition, consistent with the FRA.

The preliminary drainage strategy drawing attached within the FRA states there is an agreement with the third-party landowner to cross their land prior to discharging into the existing watercourse. The applicant must provide evidence of this agreement as this is fundamental to the feasibility of the drainage strategy. If there is no formal agreement, the applicant must make the LLFA aware.

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 applicant to submit a fully engineered SuDS drainage layout, including accurate levels, inlets, outlets, and pipe routing for all components such as swales, the detention basin, and the controlled discharge system.
- A downstream watercourse capacity assessment, demonstrating that the receiving ditch and channels can safely accept the proposed 37.2 L/s restricted discharge under both current and climate-change conditions.
- The applicant to supply a complete and fully engineered surface-water drainage network design, and full hydraulic capacity checks for the entire system under the 1-in-100-year plus 45% climate-change event, together with fully detailed storage and attenuation calculations supported by MicroDrainage or InfoDrainage modelling outputs for the
 - The 1 in 30-year rainfall event is contained within the drainage system without causing flooding to any part of the site.
 - The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
 - The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

To ensuring that all SuDS elements, pipes, and flow-control structures are appropriately sized to demonstrate compliance with the required design standards.

- The applicant will be required to submit calculations which demonstrate that the required 30% betterment against greenfield rates and volume has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- Although FRA Table 7.4.1 is noted, evidence must be provided to show that runoff from each positively drained surface, for at least the first 5 mm of rainfall, is either reused, infiltrated, or captured and stored within SuDS features. Calculations demonstrating compliance with the interception requirements of SuDS Standard 2 should be included. The applicant should consider including source control blue/green SuDS across the extent of the development.
- The preliminary drainage strategy drawing notes that the applicant has stated they have an agreement with the landowner to cross third-party land for the purpose of discharging flows. However, evidence of this agreement should be provided to demonstrate that the necessary rights and permissions are formally in place.
- The applicant must provide an exceedance flow routing plan for the 1 in 100+CC event, demonstrating that flood risk to people & property is safely mitigated, without increasing flood risk elsewhere (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#))

- The applicant must provide cross-section drawings for all proposed surface water features, swale/detention basin, including the showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained. The applicant must provide details outlining the lining proposed for each basin and swale.
- The applicant must submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).
- No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H. (they should engage with the building control department in order to ensure this).
- 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](#)

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 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.