

To:	Development Management	From:	Rahul Dixit
------------	------------------------	--------------	-------------

Planning App Ref:	PL/2025/07334
Service Ref:	Drainage
Date:	02/03/2026

PROPOSAL

Full application for the erection of a two-storey rear extension and single storey side and rear extension on the ground floor along with alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.

SITE LOCATION

BINCKNOLL COTTAGE, CHADDINGTON LANE, ROYAL WOOTTON BASSETT, SWINDON, SN4 8QT

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
- Location Plan
- Existing Site Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Proposed Gate & Boundary Wall Design
- Proposed PV Details 1-2

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 applicant has reconsulted with revised and additional documents; however, the updated submission does not address the issues raised in the previous drainage response issued on 03/11/2025. Therefore, the conditions set out in the previous drainage response remain applicable to this development until the applicant provides additional information to discharge that condition.

The site lies within Flood Zone 1 and is not subject to surface water or groundwater flood risk. The River Avon (main river) also runs through the site, north of the southern boundary, with a pond located to the south of the existing buildings. Flood mapping does not identify any flood risk associated with this watercourse.

The proposals will result in a net increase in impermeable area, and therefore a net increase in surface water runoff from the site. While the applicant has shown a drainage layout within the provided ground floor plan, no detailed drainage layout drawing or comprehensive drainage strategy has been submitted. We would expect the applicant to outline how this additional surface water runoff will be managed, without increasing discharge to the watercourse.

We would also expect the applicant to consider how surface water flows originating on the proposed PV panels will be managed. The applicant should consider that runoff from solar panels will create a sheet flow which could erode channels at the toe of the panels. This channelised flow could lead to new surface water pathways being formed on site and therefore change flood risk.

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:

- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
 - A plan showing post-development overland flow routes to ensure flood risk is not increased to people or property. This should consider the sheet flow originating on the proposed PV panels.
 - A proposed drainage plan showing where existing drainage features will be retained and utilised, and any proposals for new drainage features to manage additional flows.
- 2. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

In order to discharge the above drainage condition the following additional information must be provided:

- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.

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).
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#).

The Environment Agency issues environmental permits, however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site.

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.