

To:	David Millinship	From:	Drainage Team
------------	------------------	--------------	---------------

Planning App Ref:	PL/2025/07734
Service Ref:	Drainage
Date:	11/03/2026

PROPOSAL

Full planning permission

New track layout to provide additional vehicle access to supplement already approved track. Installation of new polytunnels, fruit cages, offices, stores and other associated work as shown on the drawings.

SITE LOCATION

Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD

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 and Access Statement
- Drainage Details Sheet 1
- Drainage Layout Part 1 of 5
- Drainage Layout Part 2 of 5
- Drainage Layout Part 3 of 5
- Drainage Layout Part 4 of 5
- Drainage Layout Part 5 of 5
- Drainage Sections Sheet 1
- Drainage Strategy Report
- Existing Site Plan
- Location and Site Plan
- Proposed Site Plan with tree protection details
- Proposed Site Plan - 2433.03.08 Rev E
- Site Wide Drainage Part 1 of 2
- Site Wide Drainage Part 2 of 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

According to SFRA the proposed site is in Flood Zone 1 and has no risk of surface water flooding and at a low risk of groundwater flooding.

The proposal seeks permission for agricultural development comprising new fruit cages, polytunnels, storage buildings, an office, and improved internal tracks. These works support the continued and expanded growing of trees on the site.

The applicant proposes to manage surface water from the new impermeable areas by collecting it through guttering systems or gravel trenches and conveying it via gravity to new attenuation tanks through silt-trap manholes. The applicant further proposes that these attenuation tanks will discharge to the existing ditch located to the west of the site at a controlled rate of 2 L/s. The rainwater harvesting tanks are stated to discharge stored water through sprinkler systems at a rate of 0.5 L/s, and the gravel trench storage has therefore been sized based on a combined outflow of 2.5 L/s.

Only silt-trap manholes have been proposed as the sole form of treatment. A site-wide SuDS treatment assessment using the CIRIA C753 Mitigation Indices is recommended.

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 is required to submit calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the receiving watercourse/groundwater in accordance with Standard 4 of the National Standards for SuDS.
- The applicant must submit a detailed exceedance flow routing plan, demonstrating safe overland flow paths across the extent of the site, confirming that exceedance flows will not increase flood risk on- or off-site, and verifying that uncontrolled overland flows are directed away from buildings, access routes, and off-site receptors.

INFORMATIVES

- 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.
- 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](#)

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.