

To:	Development Management	From:	Paddy O'Neill (AtkinsRéalis)
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Planning App Ref:	PL/2026/01152
Service Ref:	Drainage
Date:	17/03/2026

PROPOSAL

Proposed relocation of existing front door with new stone & timber porch. New windows into existing door openings to match. Replacement of existing tiles with slate across full extent of existing building and proposed porch. Proposed replacement of existing dilapidated workshop to rear garden with new. Removal of existing gated entrance and stone walls.

SITE LOCATION

Cleeve Cottage, High Street, Wiltshire, Fovant, SP3 5JL.
E: 400574; N: 128590.

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Householder Application for Planning Permission for works or extension to a dwelling (dated 18/02/2026).
- Design Access Statement, prepared by R&S Consultants (dated 02/2026).
- Site Location & Existing Block Plan (Dwg. No. 200, dated 02/2026).
- Existing Floor Plans (Dwg. No. 202, dated 02/2026).
- Existing Elevations (Dwg. 203, dated 02/2026).
- Proposed Floor Plans (Dwg. No. 204, dated 02/2026).
- Proposed Elevations (Dwg. No. 205, dated 02/2026).
- Proposed Workshop Plans (Dwg. No. 206, dated 02/2026).
- Flood Risk Assessment, Wiltshire Council (dated 24/02/2026).
- Flood map for planning, Environment Agency (dated 24/02/2026).
- Ground Water Map (excerpt from Wiltshire Council Strategic Flood Risk Assessment Data Explorer, no date).

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 statement, in line with the Council's standard procedures. The appendices of the FRA includes a figure produced using Wiltshire Councils Strategic FRA Explorer demonstrating the risk of Groundwater emergence. The site is shown have be at a high risk of groundwater flooding, and the FRA states the preferred mitigation method is to raise the finished ground floor levels. It is noted that the site features a watercourse intersecting the site at the rear.

It is acknowledged that the proposed development is minor in nature, with minimal change to the site's flood risk characteristics or impermeable area. There is not an increase in flood risk to the property as a result of the proposed works. Our comments are reliant on the accuracy and completeness of the documentation supporting the application and we do not take responsibility for data or proposals made in excess of what has been detailed by the applicant.

RECOMMENDATION

No objection for the following reasons:

1. The LLFA does not consider the proposed works to increase the existing flood risk scenario.

INFORMATIVES

- The EA's standing advice minor extensions will apply.

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.