

To:	Audrey Lo	From:	Drainage Team
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Planning App Ref:	PL/2026/01549
Service Ref:	Drainage
Date:	20/03/2026

PROPOSAL

Permission in Principle for the erection of up to 9 dwellings (including 5 affordable homes)

SITE LOCATION

Land to North of Windley Ridge, Lottage Road, Aldbourne, Marlborough, SN8 2JZ

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
- Planning Statement
- Block and Location Plans

ASSESSMENT OF THE PROPOSAL

Context

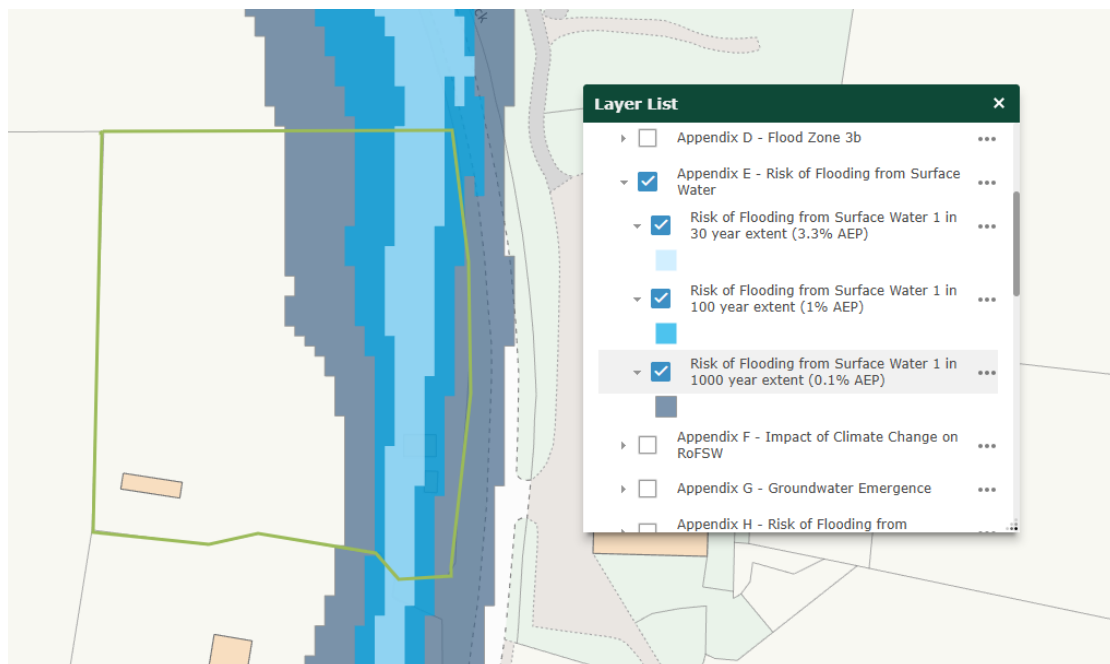
In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective 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 Data Explorer](#), the site lies within Flood Zone 1 and has a low risk of groundwater flooding, but there is a pronounced area of high surface water flood risk along the eastern boundary, corresponding to the mapped 1in30year flow path.



The proposal seeks Permission in Principle for up to nine dwellings (including five affordable homes) on land north of Windley Ridge, and based on the applicant's Planning Statement the site is underlain by chalk with infiltration testing confirming good ground permeability to support an infiltration-led SuDS strategy, with detailed surface-water design to be provided at the Technical Details stage, the statement also records that the areas identified as having a risk of surface water accumulation lie behind the roadside hedge and will not form part of the developable footprint, so the layout will be kept away from the surface-water zone boundary to ensure runoff is attenuated on-site without creating off-site flood risk

However, the technical details including the infiltration test results, full SuDS design, and the complete Surface Water Drainage Scheme must be submitted at the next stage as stated in the Planning Statement.

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 site-specific Flood Risk Assessment (FRA) is required for this application to assess surface-water flow paths and areas high surface-water flood risk along the eastern part of the site, as shown in the SFRA mapping. The FRA must demonstrate that the proposed development is not adversely affected by flood risk from all sources particularly surface-water and must set out how flood risk will be managed so that it does not increase flood risk to the development itself or to land and properties elsewhere.
- The applicant to submit a fully engineered SuDS drainage layout, including accurate levels, inlets, outlets, and pipe routing for all SuDS components.
- Evidence that Soil percolation tests/soakage tests have been undertaken in accordance with Building Regulations / BRE 365, and confirmation of infiltration rates. (National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#), paragraph 3.14-3.15).
- Evidence or calculations to demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows
 - Half drain time <24hrs
 - Highest groundwater level at least 1m from base of the soakaway
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.

TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)			
Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m ²	1.5	2	10
100–1000 m ²	1.5	3	10
> 1000 m ²	1.5	5	10

(National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#), paragraph 3.14-3.17).

or

- If discharge to a watercourse or sewer is proposed, the applicant must submit pre- and post-development discharge rates in accordance with Wiltshire Council's [betterment policy](#) for greenfield sites.
- The applicant will need to provide full hydraulic calculations and appropriate sizing of all proposed SuDS features at the next stage, demonstrating that the drainage system has sufficient capacity for the 1 in 30, 1 in 100 and 1 in 100-year plus climate-change events, and that run-off is contained within the site without increasing flood risk.
- The applicant must supply an exceedance flow routing plan illustrating how surface water will safely flow across the site during storms that exceed system capacity (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, showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained.
- Details of how all the proposed drainage features on the site will be maintained and managed after completion. (National Standards for SuDS: [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).

INFORMATIVES

- All new drainage will be needed to comply fully with Building Regulations Part H. (they should engage with the building control department in order to ensure this).
- The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption of infiltration drainage features.
- To aid in the development of compliant drainage strategies, the following are recommended without prejudice. These are based on the [National Standards for SuDS](#). We would recommend also utilising the best practice guidance within *The SuDS Manual*, and *Getting SuDS Right from the Start*:

• Standard	• Best Practice Considerations
• Standard 1 – Drainage Hierarchy	• Retain and enhance existing natural drainage features where possible. • Use site layout to maximize opportunities for infiltration and above-ground conveyance. • Identify how communal rainwater harvesting can be utilised to help improve viability of inclusion. • Identify whole-life cost-benefits such as water bill reductions for implementing rainwater harvesting.
• Standard 2: Interception	• Use green roofs, permeable paving, rain gardens, and bioretention to maximize interception. • Distribute source control features throughout the site for maximum effectiveness. • Provide a maintenance plan to ensure interception features remain effective.
• Standard 3: Management of Extreme Rainfall and Flooding	• Use topographical surveys to identify and preserve natural overland flow routes. • Design SuDS features with freeboard and overflow routes. • Ensure safe access and egress during extreme events. • Consider overland flows originating from outside redline boundary • Consider how the drainage systems will perform in the event of blockage and failure
• Standard 4: Water Quality	• Use vegetated SuDS (swales, ponds, wetlands) for effective pollutant removal. • Include forebays or sediment traps upstream of main SuDS features. • Provide a maintenance plan for regular removal of silt and debris.
• Standard 5: Amenity	• Use gentle side slopes, accessible paths, and seating to make SuDS features usable and attractive.

	Involve local communities in the design of SuDS spaces.
Standard 6: Biodiversity	- Design SuDS to create wetland mosaics, wildlife corridors, and habitat connectivity. - Consider how SuDS can help provide wider BNG benefits / credits to the site
Standard 7: Construction, Operation, Maintenance, Decommissioning, and Structural Integrity	- Plan for safe access for maintenance. - Include decommissioning plans for temporary features.

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.