

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/01499
Service Ref:	Drainage
Date:	09/04/2026

PROPOSAL

Full planning application for Creation of 1No dwelling.

SITE LOCATION

Barn at Piccadilly House, Folly Lane West, Lacock, Chippenham, SN15 2LP

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- *Application Form Redacted*
- *Cover letter redacted*
- *Existing site plan*
- *Location plan*
- *Proposed bin and bike store*
- *Proposed elevations*
- *Proposed ground floor plan*
- *Proposed site plan*

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 previously obtained approval to convert the existing agricultural building into two dwellings under reference PL/2024/09383. This new application seeks permission to amend that scheme by replacing the two approved units with a single, larger dwelling and an extended curtilage, thereby increasing the overall amenity space associated with the property.

The LLFA were not consulted on the previous application. SFRA mapping indicates that the site lies within Flood Zone 1, has no risk of surface water flooding, and negligible risk of groundwater flooding. However, given the increase in vulnerability of the development, we request that the applicant outlines how the property will be protected from any overland exceedance flows.

RECOMMENDATION

No Objection subject to following conditions:

1. Given that the vulnerability classification of the development has increased, the applicant must provide proposed Finished Floor Levels (FFLs) relative to existing ground levels, together with a plan for any property flood resilience measures. Finished Floor Levels should be set, at minimum, 150mm above adjacent ground levels.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- 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.
- It is noted that the Environment Agency's [standing advice for minor extensions and vulnerable developments](#) applies.
- The applicant should note that it is the LLFA's preference that SuDS be utilised wherever possible in accordance with the [National Standards for Sustainable Drainage Systems \(SuDS\) June 2025](#).
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- The applicant must ensure that adequate measures are taken during demolition and construction to control pollution to existing watercourses and groundwater.
- The applicant is advised that formal consent will be required for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

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.