

To:	Steven Sims	From:	Rahul Dixit
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Planning App Ref:	PL/2025/08898
Service Ref:	Drainage
Date:	26/04/2026

PROPOSAL

Full application permission for demolition of existing 1.5 storey dwelling and construction of 6 new dwellings (2 1.5 storey and 4 1 storey), access, landscaping and associated works

SITE LOCATION

21A Hawkeridge, Westbury, BA13 4LA

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
- Existing Block Plan
- Existing Dwelling - Floor Plans & Elevations
- Location Plan
- Proposed Block Plan
- Proposed Dwellings - Floor Plans & Elevations

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 all the issues raised in the previous drainage response issued on 15/12/2025. Therefore, most of the conditions set out in the previous drainage response remain applicable to this development until the applicant provides additional information.

The applicant has submitted a revised drainage plan that should clearly distinguish between the stormwater network and the foul drainage network with appropriate legends. However, the submitted drainage drawings do not clearly show pipe and link sizes, slopes, invert levels, manhole diameters, cover levels (CL), or manhole/node identification.

According to the SFRA, the proposed site is in Flood Zone 1 with low risk of surface water flooding and groundwater flooding.

Surface water runoff is proposed to be managed via plot-specific SuDS, namely soakaways serving each of the six dwellings. Foul flows are proposed to discharge to the existing public (mains) sewer.

A drainage plan has been submitted; however, no detailed calculations or design drawings for the drainage network and soakaways have been provided.

A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and Non-Statutory Technical Standards for SuDS.

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, Non-Statutory Technical Standards for SuDS 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 clearly labelled drainage layout plan showing the pipe networks and any SuDS features.
- Evidence that the correct clearances have been adhered to. Based on CIRIA guidance the appropriate clearance depends on the density of the chalk - if its high density then it would be 5m, low density or undetermined it would be 10m. 5m is the minimum clearance from any building, structure or highway for any ground condition.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact.
- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows (for multiple properties)
 - 1 in 10yr + cc flows (for individual properties)
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
 - Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.
- Cross section and standard detail drawings should be provided for proposed Soakaway features and their components.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Evidence that the finished floor levels are 150 mm above the proposed SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Provide details regarding the compacted gravel specification, indicating whether it will be permeable or impermeable. If impermeable compacted gravel is proposed, this should be accounted for in the preparation of the drainage strategy.
- The applicant proposes several private soakaways that are critical to the performance of the drainage strategy – failure to appropriately maintain each soakaway could undermine the drainage strategy. Clear arrangements for the ownership and ongoing maintenance of the drainage strategy components must be provided. If soakaway maintenance is intended to be the responsibility of the property owner, this should be included in the deeds to the property.

No building can commence until it is confirmed that the information on location of soakaways needs to be included in house deeds with information on their maintenance and replacement and no extension of the house should be permitted on soakaways.

INFORMATIVES

- 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).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.
- The applicant is advised to incorporate simple source-control measures such as permeable surfacing for driveways and hardstanding, rainwater butts for roof water re-use, and direct drainage to landscaped areas (where feasible), to comply with the National SuDS Standards (2025) and prevent runoff to the highway or neighbouring land.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).

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.