

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/00353
Service Ref:	Drainage
Date:	04/05/2026

PROPOSAL

Full planning permission

Retrospective change of use of approximately 13m² of land within the red line boundary to allow the continued siting and use of a small oak-clad shepherd's hut for residential accommodation by family and friends and for short-term holiday letting.

SITE LOCATION

2 Pear Tree Cottages, The Street, Crudwell, Malmesbury, SN16 9ES

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

- *Additional Information Form*
- *Application Form*
- *Flood Risk Assessment*
- *Hut from field*
- *Hut Front*
- *Hut Outlook*
- *Location Plan*
- *Outlook showing no homes in view*
- *Planning Statement*
- *Plans and Elevations*
- *Site Plan*
- *Surrounding hut*

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 (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

Retrospective planning permission is being sought for the construction of a single-storey shepherd's hut for use as holiday-letting accommodation. The hut includes sleeping space, a kitchen, and a bathroom, with a total footprint of approximately 12 m². It has been in situ since October 2021 and has operated as a low-intensity form of rural visitor accommodation. The proposal does not involve any permanent foundations or material alterations to the landform, and the structure remains visually subservient to the host dwelling.

The site lies within Flood Zone 2 and, due to the presence of both ordinary and main rivers nearby, is also at high risk of surface-water flooding. Overall, the site is assessed as being at a medium level of flood risk.

For surface-water discharge, the applicant proposes to use the existing watercourse. In terms of foul drainage, the site is served by a private drainage network that connects to an on-site septic tank.

Ground levels at the proposed hut location range from 97.71 mAOD along the southern side to 97.61 mAOD along the western side. The application states that the hut will be raised approximately 0.35 m above existing external ground levels, giving a Finished Floor Level (FFL) of approximately 97.96 mAOD.

RECOMMENDATION

No objection subject to conditions:

- The applicant should provide the Flood Warning and Evacuation Plan (FWEP) to support the application. They already acknowledge need for one in their *Flood Risk Assessment*.

INFORMATIVES

- 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](#).

- It is noted that the proposal is for a new accessible toilet with provision of a septic tank. Due to the provision of a septic tank, the EA's General Binding Rules must be complied with ([General binding rules for small sewage discharges \(SSDs\) with effect from 2 October 2023 - GOV.UK \(www.gov.uk\)](#)).

In order to ensure that the scheme can be constructed in compliance with the General Binding Rules, we request that the following is provided prior to determination:

- Submit evidence to the LPA to support that the General Binding Rules have been met
- Where proposals do not meet the General Binding Rules, Environmental Permit applications for foul discharge must be made to the Environment Agency.
- [Septic tanks and sewage treatment plants: what you need to do: Apply for a permit - GOV.UK \(www.gov.uk\)](#)

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.