

To:	Development Management	From:	Paddy O'Neill (AtkinsRéalis)
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Planning App Ref:	PL/2026/02102
Service Ref:	<i>Drainage</i>
Date:	08/05/2026

PROPOSAL

Amendments to previously approved (PL/2022/05624 & PL/2022/06725) single storey extension of existing outbuilding to provide ancillary accommodation.

SITE LOCATION

Bridgewalk House, Brixton Deverill, Wiltshire, BA12 7EJ.
E: 386182; N: 138848.

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; Listed Building Consent for alterations, extension or demolition of a listed building (Ref. PP-14818763; dated: 28/06/2026).
- Ground Floor Plan and Elevations as Approved ('Proposed alterations to outbuildings'; Dwg No. LAP02; dated: 21/07/2022).
- Proposed Ground Floor & Elevations Plan ('Ground Floor Plan & Elevations as Proposed'; Dwg No. 25106 P 02; dated: March 2026).
- Location and Block Plans ('Site and Location'; Dwg No. LAP03; dated: 01/08/2022).
- Wiltshire Council Flood Risk Assessment form, completed by Sarsen Architects Ltd (dated: 19/03/2026).

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.

The submitted application is for minor alterations to previously approved plans under Planning Application References PL/2022/05624 & PL/2022/06725 for a single-storey extension of an existing outbuilding to provide ancillary accommodation.

The applicant has submitted updated plans demonstrating a minor increase in the plan area of the development. Additionally, the applicant has submitted a Wiltshire Council Flood Risk Assessment form detailing mitigative measures to be incorporated within the development to address the reported surface-water and groundwater flood risk from the Wiltshire Council Strategic Flood Risk Assessment (SFRA) Data Explorer (*appendicised to the submitted FRA form*).

Assessment

The application has been supported with a Flood Risk Assessment (FRA), including details of mitigative measures to be incorporated within the development. 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.

The amendment to the previously approved plans is considered minor in nature and are not considered to increase flood risk to the property and surrounding land. The applicant has provided details of mitigative measures to be incorporated within the development under Option 1 of the outlined Flood Mitigation Measures within the Wiltshire Council FRA form.

The LLFA has no objection to the amendment to the previously approved plans.

RECOMMENDATION

No Objection for the following reasons:

- The amendment to the previously approved plans is considered minor in nature (small increase in plan area). The plans are not considered to increase the flood risk to the property or surrounding land.

INFORMATIVES

The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses. Guidance on riparian ownership can be found here ["Owning a watercourse" - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/owning-a-watercourse).

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

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.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage).