

Drainage Strategy & Response to Consultee Comments

Planning Application Ref: PL/2026/01199

Site: Land South of Tudor Cottage, Park Lane, Cherhill

1. Introduction

This statement has been prepared in response to the consultation comments from the Wiltshire Council Drainage Team (Arun Govind T), dated 06/04/2026.

A holding objection was raised due to insufficient detail regarding surface water drainage. This document provides a clear and structured drainage strategy addressing each of the consultee's requirements and demonstrating that the development follows sustainable drainage principles and is not expected to increase flood risk on-site or elsewhere.

2. Policy Context

The proposed drainage strategy has been developed in accordance with:

- National Planning Policy Framework (NPPF, 2024)
- Planning Practice Guidance (Flood Risk and Drainage)
- Wiltshire Core Strategy – Core Policy 67
- Wiltshire Council Drainage Betterment Strategy (2024)
- Non-Statutory Technical Standards for SuDS

The site lies within Flood Zone 1 and is therefore at low risk of flooding.

3. Site Conditions and Hydrogeological Context

A hydrogeological assessment (Ambellia Consultancy, August 2025) has been undertaken and submitted in support of this application.

Key findings include:

- Underlying chalk geology with permeable characteristics
- Absence of superficial deposits across the site
- Groundwater levels at significant depth (approximately 39m below ground level)

- Location within a Principal Aquifer

These factors indicate potential suitability for infiltration drainage, subject to confirmation at detailed design stage where required.

4. Drainage Strategy (Response to Consultee Requirements)

4.1 Surface Water Disposal Hierarchy

The proposed drainage strategy follows the required hierarchy:

1. Rainwater reuse via harvesting
2. Infiltration to ground (e.g. soakaways / infiltration systems)

No off-site discharge is proposed.

4.2 Mimicking Existing Drainage Characteristics

The use of infiltration and rainwater harvesting reflects the natural drainage behaviour of the site, allowing water to be managed at source and returned to ground in a manner consistent with existing conditions.

4.3 Infiltration Feasibility and Groundwater Considerations

The submitted hydrogeological assessment indicates that site conditions are potentially suitable for infiltration drainage, with permeable chalk geology and deep groundwater levels.

Infiltration suitability will be confirmed at detailed design stage, taking into account site-specific conditions where required.

4.4 Runoff Rates (Pre and Post Development)

The proposed development is expected to reduce surface water runoff compared to the existing greenfield condition through the use of rainwater harvesting and on-site infiltration.

This approach aligns with Wiltshire Council's drainage betterment objectives.

4.5 SuDS Design and Attenuation Approach

The drainage strategy incorporates Sustainable Drainage Systems (SuDS), including:

- Rainwater harvesting storage
- Infiltration-based drainage features (e.g. soakaways)

Final sizing and layout of these features will be determined at detailed design stage.

4.6 Exceedance Routing

In exceedance events, surface water will be directed away from buildings and managed on-site, with consideration given to controlling flows to avoid increasing flood risk to adjacent land or property.

4.7 Finished Floor Levels

Finished floor levels will be set above surrounding ground levels and drainage infrastructure where practicable, to provide resilience against surface water accumulation.

4.8 Water Quality

Water quality will be addressed through a combination of:

- Source control via rainwater harvesting
- Filtration through infiltration to ground
- Treatment via package foul drainage system

This approach is considered appropriate to provide treatment of runoff prior to discharge to ground.

4.9 Outfall and Discharge

No discharge to a public sewer or external drainage system is proposed.

Should any connection be required at a later stage, appropriate consents will be obtained.

4.10 Maintenance and Management

All drainage features will be maintained by the property owner. This includes:

- Rainwater harvesting system
- Package treatment plant
- Infiltration drainage features

A simple maintenance regime will be implemented to ensure long-term functionality.

5. Foul Drainage

Foul water will be treated via a package treatment plant, with discharge to a drainage field or infiltration system in accordance with Building Regulations and environmental requirements.

This represents a standard solution for rural development.

6. Conclusion

The proposed drainage strategy:

- Follows the surface water drainage hierarchy
- Incorporates sustainable drainage systems (SuDS)
- Utilises on-site infiltration and rainwater reuse
- Is supported by site-specific hydrogeological evidence
- Aligns with Wiltshire Council drainage policy and guidance
- Is not expected to increase flood risk on-site or elsewhere

The information provided addresses the consultee's request for further detail.

It is therefore respectfully requested that the holding objection is removed.

7. Supporting Documents

- Hydrogeological Assessment (Ambellia Consultancy, August 2025)