

To:	Adrain Smith	From:	Drainage Team
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Planning App Ref:	PL/2026/01169
Service Ref:	Drainage
Date:	07/05/2026

PROPOSAL

Outline planning for the erection of 8 self-build dwellings, associated works and landscaping - some matters reserved except for access.

SITE LOCATION

North of Seagry Road, Great Somerford

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
- Design and access statement
- Existing Site Layout
- Flood Risk Assessment & Drainage Strategy (with Appendices) - 1 of 2
- Flood Risk Assessment & Drainage Strategy (with Appendices) - 2 of 2
- Plot Parameters P1-2
- Plot Parameters P3-4
- Plot Parameters P5-6
- Plot Parameters P7-8
- Site Layout
- Site Location 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 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. The developer, or agent working on their behalf, retains the responsibility for the checking of the design, calculations and details contained in the FRA and additional submitted information.

The FRA indicates that the flood risk across the site is low.

The drainage strategy shows the arrangement of the inlet and outlet pipes of the proposed basin. The arrangement of these pipes is not in accordance with CIRIA Guidance, which specifies that inlet and outlet pipes should be as far apart as practicable, to ensure that incoming flows are dissipated across the basin evenly and to ensure water travels over the full length of the basin before discharge. We would expect the applicant to reconsider the basin design to ensure that short-circuiting is prevented, the full storage volume is being utilised and that adequate settlement time is provided.

We would expect the applicant to provide a detailed drainage strategy drawing that shows pipes, manholes, invert levels and cover levels. We would also expect the applicant to provide further detail regarding the discharge arrangement to the ditch, and the proposed invert level of the discharge pipe. The applicant will need to demonstrate that they have considered the effect of a surcharged outfall, and that this will not lead to flooding on the site.

We also expect the applicant to consider how rainwater harvesting can be integrated into the drainage strategy, ensuring that runoff from the development is directed to the highest priority drainage destinations in the hierarchy to the fullest extent practicable, in line with Standard 1 of the National Standards for SuDS. In addition, the applicant will need to demonstrate that adequate interception storage is provided on site in accordance with Standard 2 of the National Standards for SuDS; the incorporation of rainwater harvesting could support this.

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 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:

1. A detailed drainage strategy layout drawing showing pipe lengths and diameters, invert and cover levels, manhole details and flow controls, including the outfall to ditch arrangement.
2. An updated basin design that demonstrates that inlet and outlet pipes have been arranged in accordance with CIRIA Guidance.
3. Calculations demonstrating that the effect of a surcharged outfall has been considered, and that this would not increase flood risk to people or property.
4. A plan showing overland exceedance routes that minimise the risk of people and property along the all dwelling.
5. A blockage risk assessment of the proposed flow control device should be provided, particularly in light of the low discharge rate.
6. Detailed and cross section drawings of any infiltration, attenuation or conveyance SuDS features and their components.
7. Evidence that rainwater harvesting has been incorporated into the proposed drainage strategy.
8. Rainwater Harvesting should be supported by appropriate calculations demonstrating that sufficient interception storage has been provided in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (specifically Standard S2).

INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- 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.

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.