

To:	Audrey Lo	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01280
Service Ref:	Drainage
Date:	22/05/2026

PROPOSAL

Full application for proposed demolition of existing small extension and construction of full width single-storey extension with 15 degree lean to roof to provide additional living space and ground floor WC facilities, and the addition of a small dormer window/roof to the first floor and associated works.

SITE LOCATION

Tanners Bridge Cottage, Tanners Bridge, Garsdon, Malmesbury, SN16 9NT

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

- Application Form
- Location Plan
- Existing Block and Roof Plan
- Existing Floor Plans
- Existing Site Layout
- Existing Elevations
- Proposed Block Plan
- Proposed Floor Plans
- Proposed Elevations
- DC1268-01 Flood Risk Assessment - Issue 1 (with appendices)
- Flood Risk Form

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.

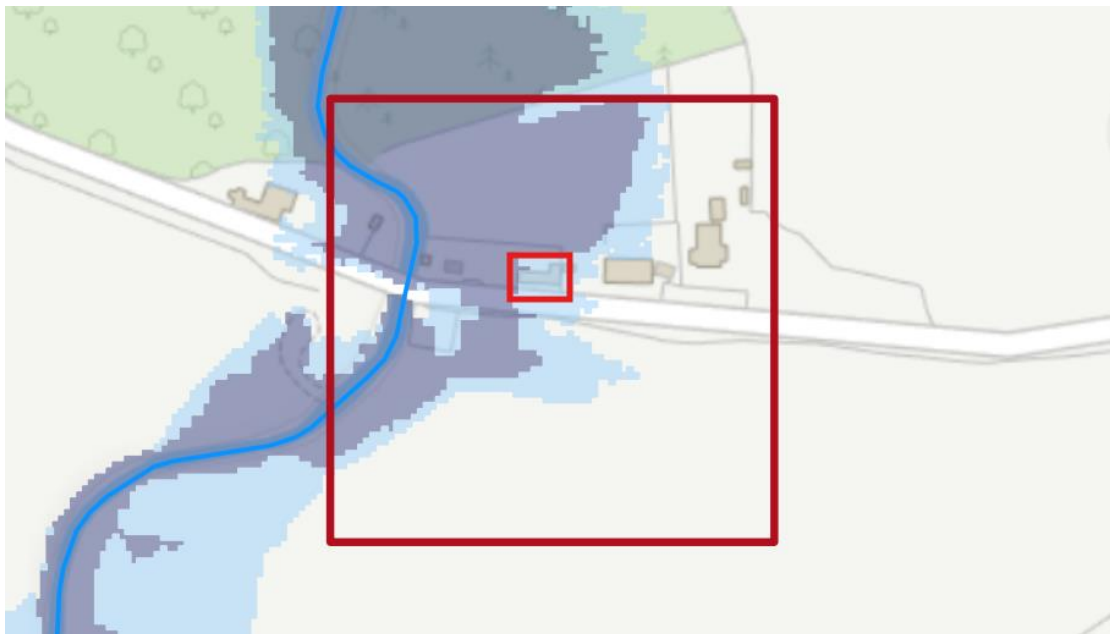
Assessment

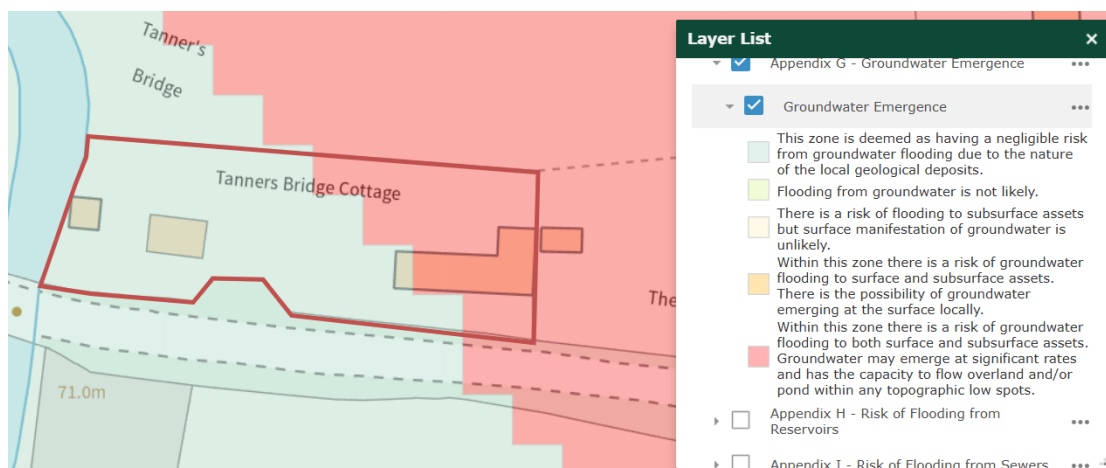
The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The Flood Risk Assessment (FRA) identifies the site as being located within Flood Zones 2 and 3, indicating areas of medium to high risk of fluvial flooding. However, the proposed development footprint is predominantly situated within Flood Zone 2, which represents a medium probability of flooding.

According to the Environment Agency (EA) Flood Map for Surface Water, the site is at low risk of surface water flooding.

The Wiltshire Strategic Flood Risk Assessment (SFRA) mapping indicates that the site comprises two distinct groundwater flood risk zones. The western edge of the site falls within an area classified as having a high risk of groundwater emergence. In contrast, the remainder of the site lies within an area where the surface manifestation of groundwater is considered unlikely.





There are no recorded groundwater flooding incidents at the site. In addition, site investigations undertaken in April 2026 did not encounter groundwater to a depth of 2 m, indicating that the site is likely to be within an area of low groundwater emergence.

The application site covers an area of approximately 740 m² (0.074 hectares). The proposed development comprises the demolition of an existing extension and patio area, and the construction of a full-width single-storey rear extension. This will result in an increase in impermeable area of approximately 20 m².

Given that the site is located within Flood Zone 2, it is noted that the applicant proposes to set the Finished Floor Levels (FFLs) of the extension no lower than the existing floor level. In addition, enhanced flood resistance and resilience measures will be incorporated, as outlined in Section 4.9 of the FRA and as per the option proposed to be used under Flood Risk Form.

As a drainage strategy a cellular soakaway is proposed to accommodate roof water flows for storm events up to and including the 100year +45% climate change event. While the proposed extension increases the sites impermeable area by 20m², the rear portion of the existing building is proposed to be directed to the new Suds features, which along with the demolition of the existing extension, removes 70m² impermeable surface catchment from the sewer network.

RECOMMENDATION

No Objection for the following reasons:

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario and the applicant has provided the requested details in the previous response. As such, we have no objections to this application.

INFORMATIVES

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