

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2025/09744
Service Ref:	Drainage
Date:	02/06/2026

PROPOSAL

Full planning permission

Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and the creation of a new access point.

SITE LOCATION

Land to the south of Swan Meadow, Pewsey, Wiltshire, SN9 5DF

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 Redacted
- Covering Letter
- Location Plan
- PL 2025 09744 SW Drainage Response v1 Issue (Issued on 05th Jan 2025)
- Surface Water Drainage Strategy

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 applicant has submitted a *Surface Water Drainage Strategy* in response to the previously raised objection. The applicant intends to dispose of surface water through a combination of surface water re-use and infiltration.

Ground investigation through two trial pits did not identify the presence of groundwater. However, the applicant is required to carry out groundwater monitoring accounting for seasonal variation to demonstrate a minimum of 1m clearance between the base of the infiltration features and the highest groundwater level is maintained.

The applicant has provided a surface water drainage layout that indicates cover and invert levels of pipes. For the most eastern property, there does not seem to be any fall along the pipe serving the property. The applicant should provide an update drainage strategy layout that confirms the cover and invert levels of **all** pipes.

Based on the information provided, the previously raised objections can now be withdrawn. However, the LLFA have some conditions.

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.

- Evidence of groundwater monitoring that accounts for seasonal variation.
- Evidence that 1m clearance between the base of any infiltration feature and the highest groundwater level can be maintained, in accordance with Soakaway Guidance.
- A clearly labelled drainage layout plan showing cover and invert levels for all proposed pipework. The applicant must ensure the pipework levels are correct and consistent across on documents – noting the amendment required on the eastern property.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.

INFORMATIVES

All new drainage will need to comply with Building Regulations Part H.

It is noted that the Environment Agency's [standing advice for minor extensions and vulnerable developments](#) applies.

There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

To aid in the development of compliant drainage strategies, the following are recommended without prejudice. These are based on the [National Standards for SuDS](#). We would recommend also utilising the best practice guidance within *The SuDS Manual*, and *Getting SuDS Right from the Start*:

Standard	Best Practice Considerations
Standard 1 – Drainage Hierarchy	• Retain and enhance existing natural drainage features where possible. • Use site layout to maximize opportunities for infiltration and above-ground conveyance. • Identify how communal rainwater harvesting can be utilised to help improve viability of inclusion. • Identify whole-life cost-benefits such as water bill reductions for implementing rainwater harvesting.
Standard 2: Interception	• Use green roofs, permeable paving, rain gardens, and bioretention to maximize interception. • Distribute source control features throughout the site for maximum effectiveness. • Provide a maintenance plan to ensure interception features remain effective.
Standard 3: Management of Extreme Rainfall and Flooding	• Use topographical surveys to identify and preserve natural overland flow routes. • Design SuDS features with freeboard and overflow routes. • Ensure safe access and egress during extreme events.

	• Consider overland flows originating from outside redline boundary • Consider how the drainage systems will perform in the event of blockage and failure
Standard 4: Water Quality	• Use vegetated SuDS (swales, ponds, wetlands) for effective pollutant removal. • Include forebays or sediment traps upstream of main SuDS features. • Provide a maintenance plan for regular removal of silt and debris.
Standard 5: Amenity	• Use gentle side slopes, accessible paths, and seating to make SuDS features usable and attractive. • Involve local communities in the design of SuDS spaces.
Standard 6: Biodiversity	• Design SuDS to create wetland mosaics, wildlife corridors, and habitat connectivity. • Consider how SuDS can help provide wider BNG benefits / credits to the site
Standard 7: Construction, Operation, Maintenance, Decommissioning, and Structural Integrity	• Plan for safe access for maintenance. • Include decommissioning plans for temporary features.