

To:	Samantha Stockley	From:	Drainage
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Planning App Ref:	PL/2026/00594
Service Ref:	Drainage
Date:	5/03/2026

PROPOSAL

Full planning permission for erection of a dwelling with associated car and cycle parking, refuse and recycling provision and private garden.

SITE LOCATION

Lane to the rear of 18 Honey Garston, Calne, SN11 8BL

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 Redacted
- Block Plan Site Analysis
- Existing Tree Plan
- BNG Exemption Report
- BNG Gain Assessment
- BRE Percolation Testing
- Design and access statement
- Location Plan
- Location Plan-2
- Proposed Block Plan
- Proposed Drainage and Landscape Plan
- Proposed Elevations
- Proposed Floor and roof plans
- Proposed Site 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

It should be noted that our comments below are reliant on the accuracy and completeness of the other documents 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 additional submitted information.

The application was submitted in March. The drainage team requested a holding objection pending further information to demonstrate the viability of a soakaway-based drainage strategy.

Since then, the applicant has submitted additional information in support of this application. The BRE 365 percolation testing comprised two trial pits across the site to assess ground conditions, including soil consistency and the presence of groundwater. A separate groundwater investigation was also undertaken by drilling to 1.5 m depth, where the soil profile became denser and rock-like. No groundwater was encountered in any of the investigations, which is consistent with local borehole records indicating that groundwater is not typically present at this depth.

The measured infiltration rate is greater than 1×10^{-6} m/s.

Based on the BRE guidance and percolation testing, a 2.0 m × 2.0 m × 1.1 m soakaway has been proposed, with the drain invert set at 0.4 m below ground level.

Long-term groundwater monitoring has not been provided to demonstrate peak groundwater levels, and the applicant is reminded that to demonstrate compliance with Building Regulations this may be required. Further consultation with the Council's Building Control team is therefore recommended.

RECOMMENDATION

No objection

Based on the scale of the proposed development and therefore the risk of this, combined with the drainage and ground investigations provided to date, we have no further objection 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). - the drainage team's comments do not prejudice those of Building Control.
- 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.

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.

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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.