

To:	Development Management	From:	Rahul Dixit
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Planning App Ref:	PL/2025/09856
Service Ref:	Drainage
Date:	10/07/2026

PROPOSAL

Erection of a single storey cricket pavilion with associated parking, turning and access arrangements.

SITE LOCATION

Land to the north of Combe Lane, Goatacre, Calne, Wiltshire

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
- Revised Location Plan
- Revised Site Plan
- Revised Floor Plan and Elevations
- Revised Proposed Access Detail
- Drainage Strategy Plan
- Drainage Strategy – Issue 2
- Design and Access Statement
- Access Detail Plan
- Hardscape Plan
- Superseded Site Plan
- Superseded Proposed Floor and Elevations

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.

Planning History

N/06/00552/FUL - Withdrawn 22.05.2006 - Change of Use of Agricultural Land to Sports Pitches and Erection of Mobile Building

N/06/02160/COU - Approved 23.11.2006 - Change of Use of Agricultural Land to Sport Pitches & Erection of Mobile Building (Revision of 06/00552/FUL).

Assessment

The SFRA identifies the site as being within Flood Zone 1 with a low risk of fluvial, pluvial, and groundwater flooding.

The applicant seeks planning permission for a single-storey cricket pavilion with associated parking, turning, and access arrangements on a 1,305 m² site off Combe Lane, Goatacre. The site is currently greenfield and drains via overland flow to an existing ditch along the western boundary.

The applicant has carried out infiltration testing on site, which has confirmed poor infiltration characteristics. Therefore, the applicant is proposing that surface water flows are captured and stored through permeable paving and are ultimately discharged to a ditch to the west of the site. We are satisfied that this arrangement mimics the natural drainage regime of the site.

Drainage drawing 1260-01-01 Rev A indicates that some exceedance flows may fall towards Coombe Lane and the southern boundary. As a result, exceedance flows may discharge towards the highway, potentially increasing flood risk. The applicant should provide further detail regarding the exceedance routing on the south side of the site, as additional measures may be required to ensure that flows onto the highway are not increased.

It is also noted that lowest topographic point on the site lies at the site access. The collection point for the permeable paving lies upstream of this and it is therefore unclear how the permeable paving along the access will be drained. The applicant will be required to provide further detail regarding the proposed design of the permeable paving and outfall to ditch, to demonstrate that the system functions hydraulically.

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:

- An updated exceedance routing plan that demonstrates how overland flows directed towards the highway will be managed. This should clearly identify any mitigation measures required to ensure that overland flows onto the highway are not increased due to the development.
- Detailed cross-sections of the proposed permeable paving system and outfall to ditch shall be submitted. The sections shall demonstrate the levels, gradients and drainage arrangements within the permeable pavement sub-base, confirming how runoff will be conveyed to the proposed discharge point.

INFORMATIVES

- 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.
- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

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.