

To:	Mr & Mrs Mark & Bernadette Hallett	From:	Drainage Team
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Planning App Ref:	PL/2025/06396
Service Ref:	Drainage
Date:	03/08/2026

PROPOSAL

Full planning permission of demolition of existing dwelling, erection of two detached dwellings and associated works.

SITE LOCATION

Marshfield, 85 High Street, Great Cheverell, Devizes, SN10 5XR

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	X
Support	
No comment	
No objection	
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Existing Site Drawing
- Planning Statement
- Proposed Drawings
- Proposed Drawings -2
- Site Location Plan and Proposed Drawings
- Site location plan existing and proposed drawings
- Topographical Survey

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.

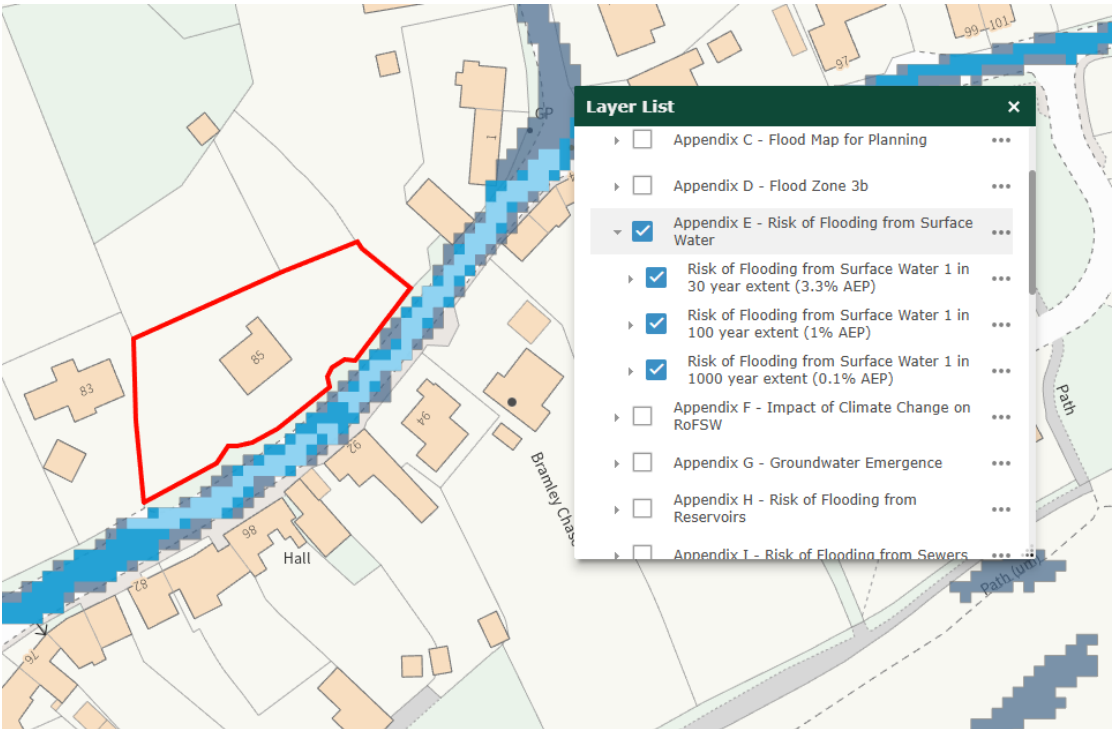
Assessment

The application has not 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

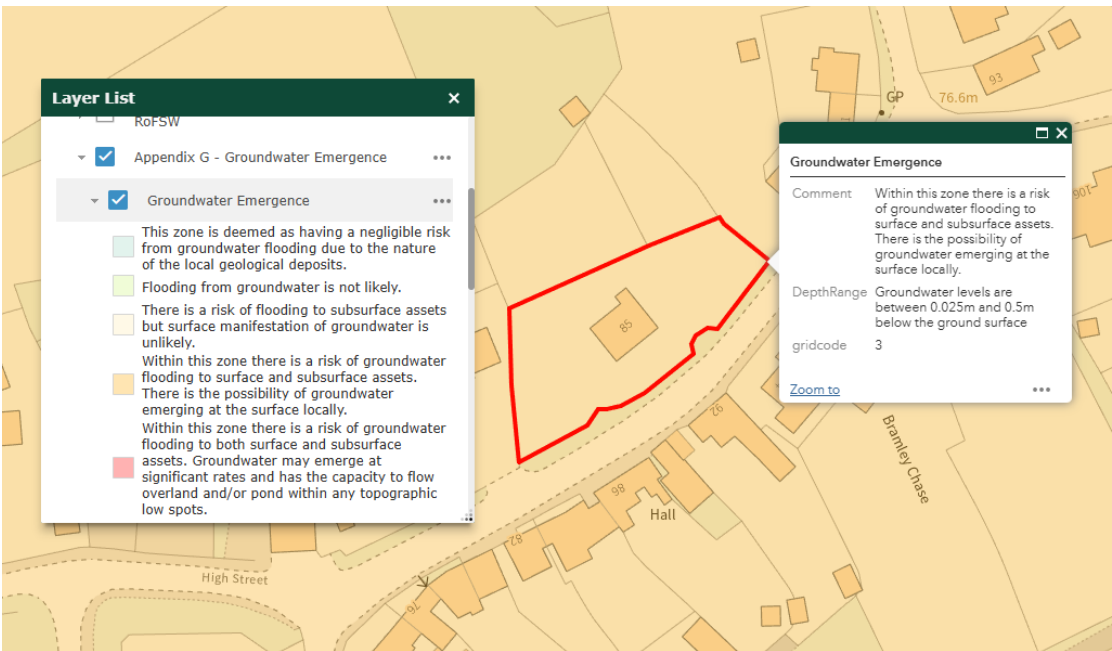
authors. The developer, or agent working on their behalf, retains the responsibility for the checking of the design, calculations and details contained in additional submitted information.

The Wiltshire Council Strategic Flood Risk Assessment, [SFRA Data Explorer](#), has indicated that the site is located within Flood Zone 1 and has a low level of risk from fluvial flooding.

The site itself has a low level of risk from surface water flooding, but the road in front of the site surface water flood risk in the 1 in 30, 1 in 100 and 1 in 1000-year flood extent.



The site has medium risk of flooding from ground water flooding; the groundwater levels are between 0.025m and 0.5m below the ground surface.



The applicant is proposing demolition of existing dwelling, erection of two detached dwellings and associated works. The proposed development includes a new parking area finished with permeable paving, while access to the site will be formed using tarmacadam materials. The applicant proposes to dispose of surface water via a soakaway and foul water to the main sewer. A comprehensive drainage strategy for the site should be provided. To establish whether infiltration is feasible, BRE 365-compliant soakaway testing should be undertaken on site. Groundwater monitoring will also be required to confirm that 1m clearance can be achieved between the base of any soakaway feature and the maximum groundwater level.

In addition, the application includes only a basic indicative safe access and egress route. No detailed assessment has been submitted to demonstrate flood depths or hazard levels along these routes during flood events.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- A drainage strategy layout drawing showing the proposed drainage arrangement on site.
- Evidence that soakage tests have been undertaken in accordance with BRE 365 (and account for seasonal variation) to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 10yr + cc flows
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.

TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)

Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m ²	1.5	2	10
100–1000 m ²	1.5	3	10
> 1000 m ²	1.5	5	10

- Soakaway is located at least 5 metres (or 10m in chalk) from all adjacent buildings and/or roads.
- A plan showing pre and post development overland exceedance routes that minimise the risk of people and property.

Once the drainage objections have been resolved, the following information can be managed via condition:

- Evidence that proposed finished floor levels are at minimum of 150mm above surrounding ground levels.
- The access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).
- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of any new proposed drainage (including SuDS features) over the lifetime of the development.
- A plan showing the proposed foul drainage strategy for the site. If discharge to a private treatment system is proposed, this requires consultation with the EA. See the [EA guidance](#). The applicant can also contact the EA for pre-planning advice at swx.sp@environment-agency.gov.uk

or

If discharge to a public sewer is proposed, this requires consultation with the sewerage undertaker for the area.

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.

The developer should provide the following information as part of future planning applications in accordance with Wiltshire Council requirements, NPPF, PPG and Non Statutory Technical Standards for SuDS:

- Evidence that the [surface water disposal hierarchy](#) has been applied.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- 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.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [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 sets out 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.