

To:	Lucy Rutter-Dowd	From:	Drainage Team
------------	------------------	--------------	---------------

Planning App Ref:	PL/2026/00595
Service Ref:	Drainage
Date:	28/07/2026

PROPOSAL

Conversion of curtilage-listed redundant agricultural buildings to form four residential dwellings, including the demolition of modern farm buildings, the formation of a new vehicular access, and associated landscaping, drainage and ancillary works.

SITE LOCATION

Old Manor Farm, High Street, Wedhampton, Devizes, SN10 3QE

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
- Location and Proposed Block Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Site Block Plan
- Flood Risk Assessment
- Design and Access Statement (*Jan 2026*)
- Design and Access Statement (*Jul 2026*)
- Existing Elevations and Floor Plans – Barn 3
- Existing Elevations and Floor Plans – Barn 7
- Existing Elevations and Floor Plans - Barns 1 and 2
- Existing Elevations and Floor Plans - Barns 4 and 5
- Existing Elevations and Floor Plans - Barn 6 and 8 (*Jan 2026*)
- Barns 6 & 8 Existing Elevations & Floor Plans (*Jul 2026*)
- Proposed Elevations and Floor Plan - Barns 1 and 2 (*Jan 2026*)
- Proposed Elevations and Floor Plans - Barns 4 and 5 (*Jan 2026*)
- Proposed Elevations and Floor Plan - 6 and 8 (*Jan 2026*)
- Barns 1 & 2 Proposed Elevations & Floor Plans Barns (*Jul 2026*)
- Barns 4 & 5 Proposed Elevations & Floor Plans (*Jul 2026*)
- Barn 6 & 8 Proposed Elevations & Floor Plans (*Jul 2026*)

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.

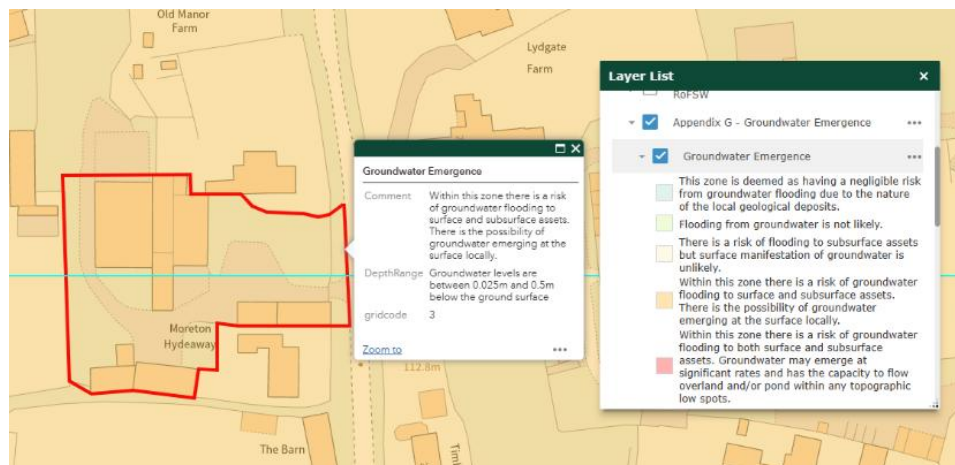
The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

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 FRA identifies the site as being located within Flood Zone 1, indicating a low risk of fluvial flooding. And FRA indicates the site at a high risk of groundwater flooding, with groundwater levels measured between 0.025 m to 0.5 m beneath the ground surface. The site has a low level of risk from surface water flooding and a small portion along east direction of the road located in front of the site falling within the 1 in 1000-year flood extent. The applicant notes that the existing buildings are 4m above the groundwater level; however, the SFRA mapping identifies a potential groundwater constraint at the site.



The applicant is seeking permission for the conversion and reuse of a group of redundant agricultural buildings at Old Manor Farm to provide four single storey dwellings, together with associated access, parking, private gardens, landscaping and ancillary works. The proposals include the retention and repair of the traditional barns of historic value, alongside the removal of later utilitarian structures.

Existing roof runoff currently discharges directly to ground without attenuation. The proposed development will retain the existing general drainage regime. As additional betterment measures, the applicant proposes permeable surfacing for the access and parking areas, discharge of roof runoff to raised-bed SuDS planters (bioretention features), and potential use of shallow gravel sumps to promote infiltration. Water butts are incorporated where space allows. These measures are intended to slow runoff, provide water quality treatment. As the proposal involves converting existing buildings, there will be negligible change in impermeable

area. It is also stated that the finished floor levels will be raised by 100mm. However, finished floor levels must be raised at minimum 150mm above surrounding ground levels to protect people and property from flood risk.

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:

- Evidence that the finished floor levels are at minimum of 150mm above surrounding ground levels.
- The access to the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

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.

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 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.