

To:	Julie Mitchell	From:	Drainage Team
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Planning App Ref:	PL/2026/03902
Service Ref:	Drainage
Date:	17/08/2026

PROPOSAL

Proposed landscaping and ecological improvements associated with an existing holiday accommodation complex, including tree and hedgerow planting, orchard reinstatement, ponds, sustainable drainage features, padel courts, additional parking, and the erection of a storage and service building to support the operation and management of the estate.

SITE LOCATION

Hesdin Estate, Thoulstone, Chapmanslade, Westbury, BA13 4GF

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 Plan
- Existing Site Plan
- Flood Risk Assessment and Drainage Strategy
- Planning Statement
- Proposed Section Plan
- Proposed Services Building Elevations
- Proposed Services Building Floor & Roof Plans
- Proposed Site Plan
- Landscape Plan
- Landscape Strategy & Landscape Visual Appraisal

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, pluvial and high risk of groundwater flooding.

The development will create approximately 0.51 ha of impermeable area and will incorporate a Sustainable Drainage System (SuDS) to effectively manage surface water runoff and reduce flood risk. The drainage strategy includes the use of permeable paving on private driveways and parking areas to allow rainfall to infiltrate and be temporarily stored before discharge. Swales will be provided throughout the site to convey runoff at low velocities, promote pollutant removal, and direct flows towards attenuation basins and an existing pond located south of the development. Multiple attenuation basins will be constructed along the swale network to provide both stormwater storage and water quality treatment. The development is designed so that runoff generated during the 1-in-100-year storm event, including an allowance for climate change, will be fully contained within the site.

Discharge from the development will be restricted to the greenfield Qbar rate of 3.4 l/s through the use of hydrobrakes and attenuation storage. In addition, a water quality assessment undertaken in accordance with CIRIA C753 confirms that the proposed SuDS treatment train provides sufficient mitigation for suspended solids, metals and hydrocarbons.

All on-site drainage infrastructure, including permeable paving, swales, attenuation basins and associated drainage components, will be maintained and managed by a private management company for the lifetime of the development in accordance with the proposed maintenance schedule, ensuring the long-term effectiveness of the drainage system.

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:

- Calculations demonstrating that:
 - The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.
 - The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
 - A sensitivity analysis has been undertaken on the network considering surcharged outfall conditions.
- The drainage drawings should show the pipe / link & manhole / node numbers used in the calculations in order to link the drawing with the detailed calculations.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere, and that exceedance routing minimises risk to people and property.
- Cross section and standard detail drawings should be provided for any attenuation, conveyance or infiltration features and their components.
- Groundwater level assessment. This should inform the design of the proposed SuDS features with regards to impermeable lining.
- A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase.

INFORMATIVES

- 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.