

To:	Rose Fox	From:	Drainage team
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Planning App Ref:	PL/2026/02652
Service Ref:	Drainage
Date:	17/09/2026

PROPOSAL

Proposed single storey rear extension and second storey extension over existing garage and associated works

SITE LOCATION

49 West Park Road, Corsham, SN13 9LW

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Design and Access Statement
- Existing Ground Floor Plan
- Location Plan
- Proposed Block Plan
- Wessex Water correspondence (16/09/2026)

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 LLFA previously responded to an application on this site (PL/2026/00384) with “no comment”. The applicant withdrew this application and has submitted a new application. The new application indicates that the applicant is proposing a rear extension that involves building over an existing culverted watercourse. Although the applicant has liaised with Wessex Water regarding this build over, Wessex Water do not own the culverted watercourse and have stated that they cannot comment on the suitability of building over this.

From the LLFA’s perspective, Wiltshire Land Drainage byelaws would prohibit building over an existing culvert [Land Drainage Byelaw](#) unless consent is granted. The EA's starting position (as outlined in EA's Culverting Watercourses Internal Policy 169_19) is also that building over culverts should be objected to due to the future maintenance implications and it limiting the future deculverting of the watercourse.

The applicant has not provided details of how development will be managed to prevent damage to the existing culvert both during construction and as part of long-term deformation under loading. They have also not provided details of how the culvert could be accessed or maintained in the future, including in the instance of needing to fully replace a section of the culvert.

RECOMMENDATION

Object for the following reason(s):

- Wiltshire Land Drainage byelaws would prohibit building over an existing culvert [Land Drainage Byelaw](#) unless consent is granted.
- The EA's starting position as outlined in EA's Culverting Watercourses Internal Policy 169_19 is that building over culverts should be objected to due to the future maintenance implications and it limiting the future deculverting of the watercourse
- The applicant has not provided details of how development will be managed to prevent damage to the existing culvert both during construction and as part of long term deformation under loading.
- The applicant has not provided details of how the culvert could be accessed or maintained in the future, including in the instance of needing to fully replace a section of the culvert.

INFORMATIVES

- 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.