

To:	Mr & Mrs Martin Chambers	From:	Drainage Team
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Planning App Ref:	PL/2026/04286
Service Ref:	Drainage
Date:	26/08/2026

PROPOSAL

Discharge of Conditions 5 (Surface water drainage strategy) for PL/2025/06794 - Subdivision of garden ground and erection of new dwelling

SITE LOCATION

Pear Tree House, Manor Orchard, Cricklade, Swindon, SN6 6EA

APPLICATION DOCUMENTS REVIEWED

- Drainage Strategy Report
- Site Drainage Plan.

ASSESSMENT OF THE PROPOSAL

Context

As set out in the previous drainage response dated 26/08/2026, the applicant has submitted a Drainage Layout Plan and Surface Water Drainage Strategy Report addressing the previously requested conditions. The proposed drainage strategy incorporates appropriate SuDS features, including an attenuation tank, permeable paving, and a flow control chamber, with the surface water discharge rate determined in accordance with Wiltshire Council's betterment policy for greenfield sites.

The applicant has also provided exceedance routing plans demonstrating how exceedance flows will be safely managed to ensure that flood risk is not increased elsewhere. In addition, clear arrangements have been provided for the ownership, management, and ongoing maintenance of the proposed drainage system, including all SuDS features, for the lifetime of the development.

Assessment

The applicant has submitted the relevant supporting documentation and hydraulic calculations to address the conditions raised in the previous drainage response. However, cross-section drawings detailing the proposed attenuation, conveyance and infiltration features, together with their associated components, has also been provided.

RECOMMENDATION

Following a review of the information provided, Condition 5 can now be discharged .

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 it is practicable as part of the surface water drainage strategy.
- 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.

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.

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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.