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Planning App Ref:	PL/2026/04900
Service Ref:	Drainage
Date:	07/10/2026

PROPOSAL

Demolition of redundant farm buildings and construction of 4 no. dwellings.

SITE LOCATION

Land Adjacent Guest Farm, Rixon Gate, Ashton Keynes, SN6 6PH.

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
- Design and Access Statement
- Existing Buildings- Elevations Sheet 01
- Existing Buildings- Elevations Sheet 02
- Existing Floor Plans
- Existing Site Plan
- Flood Risk Assessment
- House 1- Plans and Elevations
- House 2- Plans and Elevations
- House 3- Plans and Elevations
- House 4- Plans and Elevations
- Location Plan
- Planning Statement
- Proposed Site Plan
- Proposed Street Elevations

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.

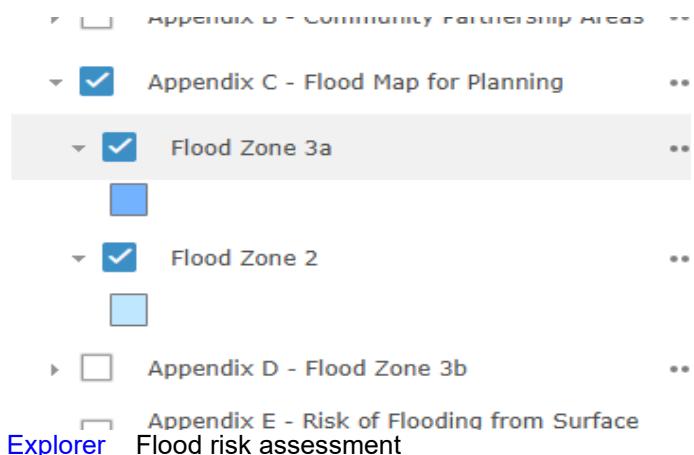
The proposal seeks the demolition of redundant farm buildings and the construction of 4 dwellings. The submitted Flood Risk Assessment identifies that the majority of the site lies within Flood Zone 1, although the north-eastern and southern site boundaries fall within Flood Zones 2 and 3a. The proposed development is located within an area of low risk of fluvial, pluvial flooding and has high risk of groundwater flooding with groundwater levels are either at or very near (within 0.025m of) the ground surface.

The application is supported by an FRA and accompanying Drainage Strategy and Drainage Layout. The submitted information proposes the management of surface water runoff through permeable paving beneath the proposed parking and access areas. The layout also identifies proposed surface water and foul drainage networks, rainwater diffuser units, and a connection to the existing public foul sewer. Should infiltration prove unfeasible, surface water runoff is proposed to be attenuated and discharged to the adjacent watercourse at a restricted rate.

However, the submitted strategy is indicative in nature, and no detailed drainage design, infiltration testing results, hydraulic calculations, attenuation sizing calculations or runoff rate calculations have been provided in support of the application.



[SFRA Data Explorer](#)



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:

- Where infiltration is proposed, BRE365 infiltration testing, together with the results of seasonal groundwater monitoring, should be submitted to demonstrate the suitability of the proposed drainage approach. If these investigations indicate that infiltration is a feasible option, then the applicant should provide calculations to demonstrate that any infiltration features have been designed in accordance with [Wiltshire Council's Soakaway Guidance](#).
- If infiltration is not shown to be a feasible means of discharge, then the applicant should provide a revised drainage strategy demonstrating how discharge to the watercourse will be achieved. This should include:
 - An updated drainage strategy layout,
 - Calculations demonstrating the sizing of the proposed attenuation/SuDS features, including relevant cross-sectional drawings.
 - Pre and post development runoff rates, demonstrating that discharge will be restricted in accordance with Wiltshire Council's betterment policy for brownfield sites [here](#)
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a min 150mm above surrounding ground.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.

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).
- 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.
- 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.

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.