

Wiltshire Council



PLANNING PROCESS, FLOOD RISK AND DRAINAGE NOTES FOR PARISH COUNCILS

Wiltshire Council
Where everybody matters

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Find planning applications

You can use this system to find details of planning applications that have been submitted to the council. There are a number of ways that you can search for applications.

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Commenting on applications

Before planning applications are considered by the council, members of the public and other interested parties are invited to send us their comments on the application. You can do this online using this website, by email, or by post. The deadline for comments to be received will be shown on the application details page on this website.

Commenting online

To send your comments to us using this website, please search for the planning application that you want to comment on and read the application details (notes, plans and documents).

Applications are published on this website with a deadline date for comments.

If the application is open for comment, send us your comments by clicking on the 'comment on this application link' on the application details page.

Please include the planning application reference number and your postal address. We cannot consider comments that are anonymous or that do not



Roles and responsibilities

EA

Strategic overview for all sources of flooding.
Manages flood risk from main rivers, reservoirs, estuaries and the sea.

Water and Sewerage Companies

Manages flood risk from sewers and water mains.

Highway Authorities

Manages highway drainage and roadside ditches. Must ensure that road projects do not increase flood risk.

LLFA

Responsible for local flood risk management.
Lead responsibility for managing flood risk from surface water, groundwater, and ordinary watercourses.

Frequently used acronyms and abbreviations

LLFA	Lead Local Flood Authority
SuDS	Sustainable Drainage system
FWMA	Flood and water management act 2010
RMA	Risk Management Authority
LFRMS	Local Flood Risk Management Strategy
SAB	SuDS Approval Body
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
LDA	Land Drainage Act
PPG	Planning Policy
PPS25	Planning Policy Statement 25
SFRA	Strategic Flood Risk Assessment
EA	Environment Agency
NFM	Natural Flood Management
DEFRA	Department for Environment, Food & Rural Affairs
DCG	Design & Construction Guidance
NIC/ NIA	National Infrastructure Commission / National Infrastructure Assessment
WaSC	Water and Sewerage Company
CIRIA	Construction Industry Research and Information Association
LVC	Local Validation Checklist
S104	Agreement under section 104 of the water industry act 1991 for sewers adoption by a WASC
S106	Agreement under Section 106 of the Town and Country Planning Act 1990

Setting the scene for flood risk management

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning process.

At the heart of the NPPF is a **presumption in favour of sustainable development**. The main 2 paragraphs relating to flood risk and sustainability are shown right. These paragraphs highlight some of the main points of consideration when reviewing planning applications.

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.

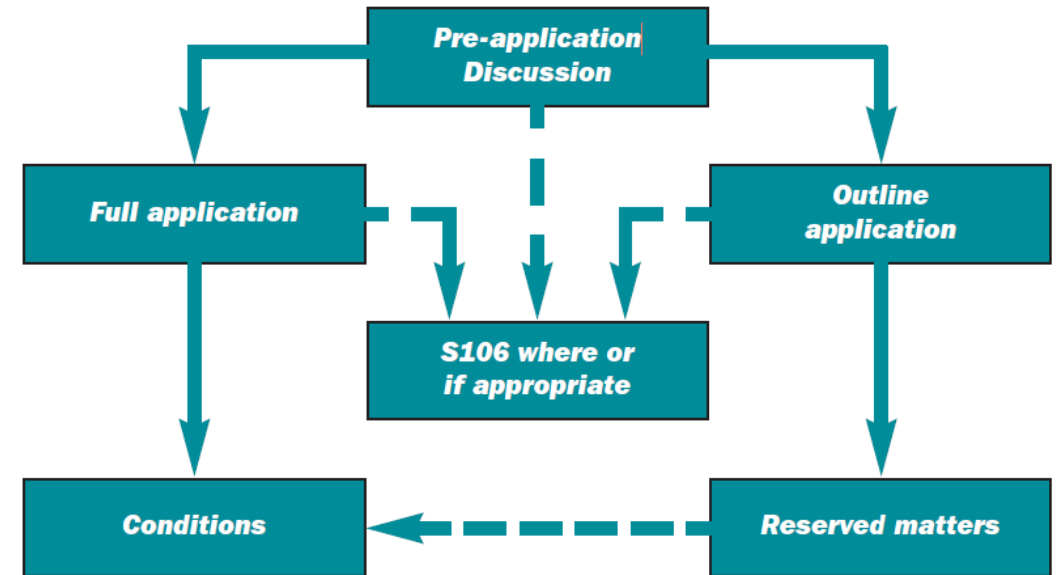
How does the planning process actually work?

Application types

Abbreviation	Description
PIP	Permission in principle
PREAPP	Pre-application
FUL	Full application
OUT	Outline application
REM	Reserved matters
DOC	Discharge of conditions
COU	Change of use
SCR	Screening opinion application
106	Section 106 agreements for developer obligations
VAR	Variation of conditions
WCM	Waste and minerals
LBC	Listed building discharge of condition

Planning process

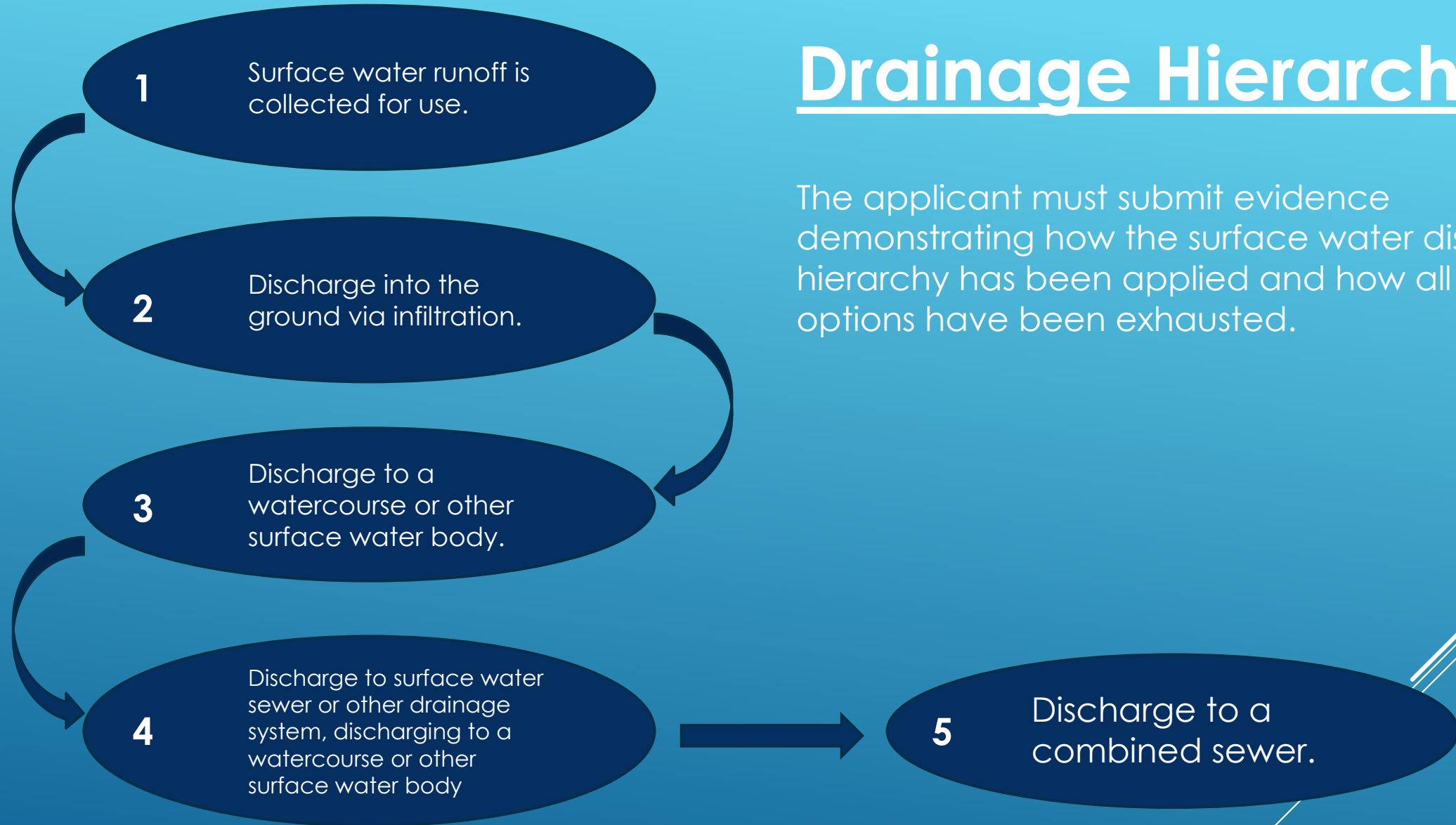
Illustrative Planning Process



NOTE: Dashed links indicate the optional parts of the process

Drainage Hierarchy

The applicant must submit evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted.



What is the difference between a major and minor development?

Wiltshire council as the Lead Local Authority (LLFA) is a statutory consultee for all major planning applications.

Major developments – definition

The winning and working of minerals or the use of land for mineral-working deposits and waste development.

For dwellings, a major development is one where the number of residential units to be constructed is 10 or more. Where the number of residential units to be constructed is not given in the application, a site area of 0.5 hectares or more should be used as the definition of a major development.

For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.

Where a site above 1 hectare is subject to a change of use application it should be coded under major development and not as a change of use.

Minor developments

Minor developments will be classed as any application not meeting the above mentioned criteria.

Typical examples :

Extensions.

Garages

Under ten houses.

The LLFA is not a statutory consultee for minor applications, but may consider commenting if flooding/drainage risk are considered significant.

What typical drainage information do we expect to receive?

Major

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of <u>third party</u> agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

Minor

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary "Outline" hydraulic calculations
	✓	✓			Ground investigation report (for infiltration)
	✓	✓	✓	✓	Evidence of <u>third party</u> agreement for discharge to their system (consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change

How do you know if a site is in a flood zone?

Knowing if a site is located within a flood zone is a major consideration when reviewing a planning application.

What is a flood zone?

There are 3 flood zones as defined by the EA; Flood Zone 1, 2 and 3. These areas have been defined following a national scale modelling project for the EA and are regularly updated using recorded flood extents and local detailed modelling.

Flood zone 1

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance.

Flood zone 2

Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance).

Flood zone 2 developments needs to submit a flood risk assessment as part of its planning application, that shows the risk of flooding to the site. As the probability of flooding within flood zone 2 sites can vary so much these reports are often the hardest in terms of analysis and mitigation measures.

Flood zone 3

Flood zone 3 is split into 2 separate zones; 3a and 3b by the local planning authorities however the EA do not split the zone and as such their maps only identify a general flood zone 3. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers.

Flood zone 3 developments needs to submit a flood risk assessment as part of its planning application, that shows the risk of flooding to the site.

You can find out if a development in your parish is in a flood zone by using the link below:

<https://flood-map-for-planning.service.gov.uk/>

Determining if ground conditions are suitable for SuDS.

1) Ground water level investigation (bore holes)

When do you need it?

- Applicant purposes the use of infiltration (eg, soakaways)
- Sites affected by high ground water.
- 1m clearance is required from base of the soakaway to the highest ground what level (taking into account seasonal variation)

2) Soakaway tests/infiltration tests

What are the relevant testing standards?

- BRE Digest 365 Soakaway design, for a site serving more than 25m².
- Building regulation part H, for site serving under 25m².



Betterment of Brownfield and greenfield sites.

Brownfield sites:

Are sites that have previously been developed, e.g. old factories and urban developments. These sites are preferred for redevelopment in most circumstances.

Betterment requirements for brownfield sites.

With regards the control of surface water discharges from brownfield sites, Wiltshire Council requires post development discharges to be as close as reasonably practicable to the greenfield runoff for both peak flow and volume.

Greenfield sites:

Are areas of land, usually agricultural or amenity land.

Betterment requirements for Greenfield sites.

For surface water discharges from greenfield sites, Wiltshire Council requires post development discharges to provide **20% betterment** over pre development discharges for both peak flow and volume.



How you can help us make better informed decisions

Local knowledge

Your local knowledge is invaluable to us! If you have information relating to a site that you know to have flooding and drainage issues, please let us know!

If the information you want to provide is of an urgent nature, please contact us via email at: [**Drainage.Wiltshire.gov.uk**](mailto:Drainage.Wiltshire.gov.uk)

How can I get in contact?

The best way to share information with us is to engage with the planning portal [here](#). Any pictures or videos you can supply will help us a great deal.

 **Download plans and documents**

 **Comment on this application**

 **View a list of consultees**



Once you have found the application you are looking for, simply click this link as shown.