Wiltshire Council Planning Consultation Response

14 December 2023

Officer's Name: Gen Collins

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/08739**
Full planning permission
Extension to existing commercial unit and construction of new commercial unit
12 Victory Road, West Wilts Trading Estate, Westbury, BA13 4JL

Please note the particulars in connection with the above planning application are available to view on the planning website http://www.wiltshire.gov.uk/planninganddevelopment.htm

Recommendations:

	No Comment
	Support
X	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Matters Considered:
Documents Reviewed:

- Design and Access Statement.pdf
- Flood Risk Assessment.pdf

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 location is currently a brownfield site and comprises completely of impermeable surfaces. The proposal comprises an extension to the existing building and a new building on the opposite side of the site which results in no nett change to the impermeability of the site.

The sites is within flood zone 2 and there are no historical reports of fluvial flooding of the site. Under NPPF guidelines the proposed development has a classification that it is "less vulnerable" as it is for industrial / commercial usage. The FRA states that the drainage was also fitted with triple stage interceptors to make sure only clean water was passed through the drainage system.

The LLFA have the following conditions that need to be addressed:

- No development can take place until a drainage strategy has been submitted which shows how the drainage on site will change following the construction of the buildings and confirmation of where the SW drainage discharges to.

- If it is confirmed that SW runoff from the site drains to a Wessex Water sewer, then no development can commence until Wessex Water have been consulted on and accepted the proposal for SW discharge.

- No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

James Playfair (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.