

Wiltshire Council Planning Consultation Response

13th October 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Kate Clements

Application No: PL/2025/07191 - Knoll Farm, Norton Ferris, Warminster, BA12 7FG
Change of use of land and building for storage purposes (Class B8 Use) and General Industrial purposes (Class E Use) (Retrospective)

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
☐	Support subject to conditions (please set out below)
☒	Object (for reasons set out below)
☐	No objections

Matters Considered:

Documents Reviewed:

- Application Form
- Location Plan
- Proposed Block Plan
- Proposed Section Drawing
- Site Plan
- Site Section

It should be noted that our comments below are reliant on the accuracy and completeness of documents & information provided by the applicant – we do not take any responsibility for incorrect data or interpretation made by the authors.

It is noted this planning application is titled 'retrospective', however in the Site Plan drawing, the bund is annotated as 'proposed'. The applicant should clarify which proposals have been installed, and which are yet to be constructed, but are proposed. This response is produced on the assumption all features have been constructed.

We note there are several comments from the public on the planning application portal relating to existing surface water flood risk on the highway and potential contamination of watercourses & groundwater. As part of this application, the applicant will have to demonstrate there is no increased flood risk to adjacent land, including the highway, and that any pollution risk to groundwater & watercourses is appropriately mitigated.

Objections:

The drainage team in their capacity as Lead Local Flood Authority have the below objection to the application; these must be overcome before a drainage objection can be removed:

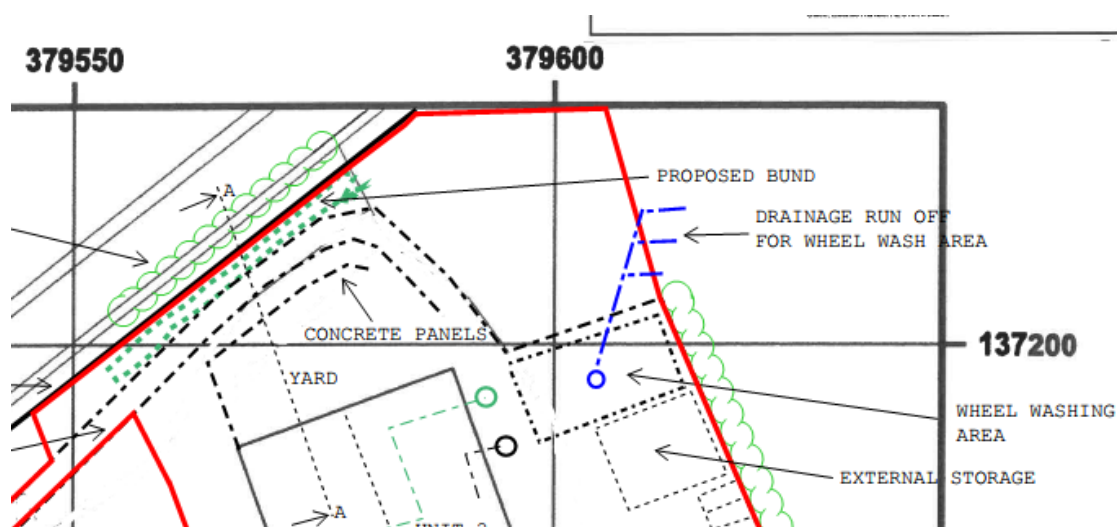
1. Surface water drainage strategy:

- a. The applicant must submit a surface water drainage strategy for the site. Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753). The applicant is referred to the informatives for further details on the information required.
- b. It is noted the applicant is proposing, or has installed, a bund on the boundary of the highway and Knoll Farm. The applicant must provide the following information related to the bund:
 - i. The materials used to construct the bund
 - ii. Pre and post-development overland exceedance drawings for the 1 in 100+CC year event. The drawing must include flows from the highway, adjacent land and the farm itself.

Reason: to demonstrate there is no increased surface water flood risk to adjacent property or the highway.

2. Mitigating pollution / contamination to groundwater & watercourses:

- a. The applicant must outline the mitigation measures proposed to prevent hazardous materials polluting groundwater or adjacent watercourses.
- b. The applicant is proposing, or has installed, a drainage run off for wheel wash area that is directed offsite and discharges into the adjacent land. The applicant must outline the treatment proposed to prevent polluting the adjacent land.



- c. The applicant must outline how pollution will be mitigated in the event of a 'spill incident'.

Reason: to demonstrate there is no increase pollution risk to groundwater or watercourses.

Informatives:

The surface water drainage strategy should include/demonstrate the following:

- Existing greenfield runoff rates for the site.
- Post development runoff rates in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- If infiltration is proposed, soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible.
- Calculations to demonstrate the attenuation requirements for the 1 in 100 year plus climate change event to support the proposed strategy.

- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Evidence that the impact upon existing drainage systems is mitigated by discharging the flow throughout the management train rather than relying upon a single point of discharge.
- SuDS source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the management train so the development is not reliant upon large attenuation features close to the points of discharge.
- SuDS have been selected to provide a wide range of benefits including amenity, biodiversity and maintaining water quality.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.
- All proposed drainage features are outside flood zones 2 and 3 and where they are adjacent to an ordinary watercourse, they are not located within the EA surface water flood maps. Where drainage features are located adjacent to flood zones 2 and 3, they must be above the 1 in 100 year plus climate change flood level. This information can be provided by the EA.
- Exceedance routes that minimise the risks to people and property.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

Barney Taylor (AtkinsRéalis working on behalf of Wiltshire Council Drainage).