

To: Andrew Thomas

From: Drainage Team James Playfair

Planning App Ref: PL202507604

Service Ref:

Date: 06/11/25

PROPOSAL

Full planning permission

Install new foul primary settlement tank at the eastern extremity of the “known to be serviceable” system. Install pump chamber which will pump settled effluent to the dosing syphon of existing plant, discharging into renovated existing filter beds & ultimately discharged into the Pond System. Depth of primary tank would be approx. 5m deep with an inlet some 2m below existing ground level affording gravity connections into the primary tank. Rising main from pumped effluent would be shallow & avoid deep excavations likely to encounter existing foundations & services.

SITE LOCATION

Tarmac Construction LDT, Trowbridge Road, Westbury, BA13 4LX

The Risk of Flooding from Rivers and the Sea (2025) mapping, has indicated that the site is located within Flood Zone 1 and there has a low level of risk from fluvial flooding.

The site has a low level of risk from surface water flooding though the RoFSW mapping does incited the potential for localised ponding on the site.

The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated the site has a low level of risk from ground water flooding.

Overall, the site is shown to be at a low cumulative risk of flooding in the future from all sources

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Flood Risk Statement
- Site Plan and Location Plan

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.

RECOMMENDATION

No Objection for the following reasons:

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.