

To: Development Management

From: Drainage Team [Rahul Dixit]

Planning App Ref: PL/2025/07551 Service Ref:

Date: 17 /11/2025

PROPOSAL

Full planning permission for development of employment land and buildings

SITE LOCATION

Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). The site is located within Flood Zone 1, indicating a very low probability of fluvial flooding, and the risk of surface water flooding is also assessed as very low. SFRA mapping suggests groundwater levels across the site range between 0.025 m and 0.5 m below ground level; however, no groundwater was encountered during on-site infiltration testing up to depths of 1.6–2.0 m. Based on these findings, the risk of flooding from groundwater is considered low to moderate.

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
- Existing Location Plan
- Existing Site Plan
- Existing building plans & Elevation
- Proposed Site Plan
- Proposed building plans and Elevation
- Planning Statement
- Flood Risk Assessment & Drainage Strategy

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 outs 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.

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 applicant proposes refurbishment and modest extension of the existing main building, along with the construction of three new shed buildings over a site area of approximately 1.43 hectares, following the removal of existing outbuildings. The development also includes two new car parking areas; all intended for industrial use.

The submitted drainage strategy indicates that surface water will discharge into an existing surface water ditch. The site currently directs all surface water flows to this ditch, and the proposed development will not increase the stormwater

runoff discharge as there is no change in impermeable area due to proposed development.

Surface water runoff from the roofs of the three proposed commercial buildings will be attenuated within above-ground storage tanks to allow controlled discharge. For the proposed parking areas, sub-base storage has been incorporated to provide attenuation and ensure effective surface water management.

The proposed extension (299.63 Sq. m) to the main building will be constructed on the existing hardstanding, which is already served by the current drainage network. It is proposed to retain this arrangement to drain the new roof.

The storage calculations for the attenuation tanks have been based on limiting discharge to rates below the 1 in 2-year brownfield runoff rate, rather than the greenfield rate. The applicant states that this approach is due to insufficient space within the site, outside areas historically classified as landfill, to accommodate below-ground attenuation tanks that would otherwise provide the required storage volume.

RECOMMENDATION

No objection subject to the following conditions

1. No development shall take place until a detailed surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the Non Statutory Technical 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:

- 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 greenfield runoff for both peak flow and volume. A clear justification must be provided explaining why above-ground attenuation tanks sized to achieve the required controlled discharge rate at greenfield conditions cannot be accommodated within the proposed design.
- A drainage layout plan including clear and complete details of all pipe sizes, gradients, manhole, control structures and outfalls details.
- Detailed hydraulic calculations, in conjunction with drainage layout plan, that demonstrate no flooding on-site during a 1 in 30-year rainfall event and no flooding affecting any people or property during a 1 in 100-year plus climate change rainfall event.
- A detailed drawing showing the cross-section details of all proposed attenuation features on the site (includes the cover levels, invert level, groundwater level, etc.)

- The applicant is required to confirm whether a Rainwater Harvesting (RWH) system will be included in the proposed design, and to provide further details regarding its planned implementation.

Informatives

- All new drainage will need to comply with Building Regulations Part H.
- 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.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

- The application states that foul drainage will discharge to a private treatment system. This requires consultation with the EA, see the [EA guidance](#). The applicant can also contact the EA for pre-planning advice at swx.sp@environment-agency.gov.uk.

In addition, the applicant is required to demonstrate that the proposed discharge from the package treatment plant is in full compliance with the General Binding Rules (for discharge to a drainage field) or that an Environmental Permit from the EA has been obtained.