

To:	Steven Sims	From:	Drainage Team (Abhishek Nandan)
------------	-------------	--------------	---------------------------------

Planning App Ref:	PL/2025/08874
Service Ref:	Drainage
Date:	15/12/2025

PROPOSAL

Discharge of Conditions 9 (Details of bird nest boxes), 10 (External lighting) and 11 (SW drainage) of PL/2024/04868 - Alterations and Extension to Commercial Building

SITE LOCATION

South West Storage Solutions, Fairwood House, Fairwood Road, Dilton Marsh, BA13 4EF

APPLICATION DOCUMENTS REVIEWED

- Decision Notice.pdf
- Supporting Statement
- Surface Water Drainage Design
- Position of Lighting and Bird Boxes
- Location Plan, Existing Site and Floor Plans
- Application Form

ASSESSMENT OF THE PROPOSAL

Context

In 2024 the LLFA had the following condition (condition 11) for which information was required before these could be discharged

11. No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained

Assessment

The applicant has submitted a Surface Water Drainage Design document which states that surface water from roofs and hardstanding is collected and directed into two tanked permeable sub-base areas beneath parking and access zones, where it is temporarily stored. Flow is then controlled by orifice chambers, first from Area 1 to Area 2, and finally discharged at the QBar greenfield rate of 2 l/s into the existing ditch on the eastern boundary, which connects to a watercourse. Infiltration has been ruled out following ground investigations that revealed impermeable clay strata.

The system is designed for the 1 in 100-year storm plus 45% climate change allowance, includes water quality treatment through the permeable sub-base, and has identified overflow routes to prevent flooding.

RECOMMENDATION

Condition 11 cannot be discharged until the following information is submitted and accepted by the LLFA:

- A hydraulic capacity assessment of the receiving ditch shall be submitted to confirm that it can accommodate the proposed restricted discharge rate without causing downstream flooding or erosion; this can be done through comparing the pre and post development discharge rates to the watercourse to demonstrate that there has been no increase.
- Evidence that a sensitivity analysis on the network, considering surcharged outfall conditions has been undertaken.

INFORMATIVES

- 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.

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.