

To:	Samantha Stockley	From:	James Playfair
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Planning App Ref:	PL/2025/09701
Service Ref:	Drainage
Date:	24 th December 2025

PROPOSAL

Full planning permission

Two storey extension to existing factory building to replace fire damaged portion of building.
Provision of additional car parking area to east of building

SITE LOCATION

15, Qsil Metals UK Ltd, Porte Marsh Road, Calne, SN11 9BN

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

- Flood Risk Assessment and Drainage Strategy
- Proposed Site Plan
- Planning Statement

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 site currently comprises an area of brownfield and the overall flood risk is low.

Surface water currently discharges unattenuated into the Wessex Water public sewer.

Surface water runoff from the 'new' site will discharge into the watercourse on the northwestern boundary of the site via a cellular attenuation tank at the equivalent greenfield rate of 1.46l/s.

Flood resilient construction methods and materials should be included in the proposed building to mitigate impact of any potential flooding. It is proposed FFL's should be raised at least 150mm above surround ground levels.

RECOMMENDATION

No objection subject to the following conditions

In accordance with Standard 3 of the National Standards for SuDS, overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change rainfall event to demonstrate no adverse flood risk to the development of elsewhere.

REASON: To prove the risk to people and property during high return period storm events has been minimised.

Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

REASON: To ensure that any flooding resulting from a surcharged outfall will not affect people or property.

INFORMATIVES

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.