

Wiltshire Council Planning Consultation Response

6th January 2026

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 has stated in section 4.8 of the FRA that "a bund was located to prevent overspill towards Knoll Farm". Then in section 5.37 the applicant has stated "the development includes the installation of a earth bund... the bund is to be constructed from existing site won material and landscaped accordingly. The applicant is required to state whether the bund has been constructed or is proposed but currently not constructed.

This response is produced on the assumption all features have been constructed, given the retrospective nature of the application.

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.

It is noted in sections 5.38-5.43 of the FRA the applicant has detailed how pollution to groundwater & watercourses will be mitigated following amendments to the drainage strategy.

It is noted in sections 5.47-5.49 of the FRA the applicant has outlined how the risk of spill incidents will be mitigated, and the proposed steps to mitigate the impact of any spill on the environment.

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):
 - i. The applicant must submit a construction management plan which demonstrates how flood risk to people, property & the highway, and pollution to groundwater & watercourses will be mitigated throughout construction.
- 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 applicant must confirm if the bund is constructed, or proposed but unconstructed.
 - ii. It is noted the applicant has provided post-development overland exceedance routes, however pre-development overland exceedance routes are required to demonstrate there will be no increase in flood risk elsewhere following the bund construction & development.

Informatives:

- It is noted in section 5.64 of the FRA that the site owners will be responsible for maintaining the drainage network. The applicant must ensure a copy of the drainage strategy and the proposed maintenance regime are included in the title deeds of the property.
- 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.
Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

If needed to progress, and aid mutual understanding of the issues, we are happy to have an MS Teams meeting with the applicant's drainage engineers.

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