

To:	Angela Ellis	From:	Jed Ainsley-Bridger (AtkinsRéalis on behalf of WC)
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Planning App Ref:	<i>PL/2025/08867</i>
Service Ref:	<i>Drainage</i>
Date:	<i>07/12/2025</i>

PROPOSAL

Discharge of Conditions 4 (Construction Environmental Management Plan), 5 (Landscape & Ecology Management Plan) and 7 (Surface Water Strategy) of PL/2025/02641 - Retrospective Change of Use from agricultural use to a log processing, storage and delivery use and erection of a portal framed open-sided barn to replace existing structure

SITE LOCATION

Hawkeridge Mill, Mill Lane, Hawkeridge, Westbury, BA13 4LD

SUMMARY OF THE CONSULTEE POSITION

The drainage team are satisfied that the proposed site will not create an increase in flood risk, while also providing an improvement on the surface water drainage regime relative to the existing site. Condition 7 can then be removed. The drainage team have no further comment to make.

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Condition 7 - Surface Water Strategy
- PL.2025.02641 - Decision Notice

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 applicant has submitted further details as to the proposed surface water drainage strategy that will be in place for the proposed development. The drainage team have no objection to the proposals of attenuation and reuse of surface water on site.

Condition to be discharged

Condition 7:

'No development hereby approved pursuant to the erection of the portal framed barn shall extend beyond slab level until a drainage strategy has been submitted and been approved in writing by the Council.'

The Strategy will need to demonstrate how surface water will be collected, conveyed, controlled and discharged and provide details on the following:

- *The Existing greenfield runoff rates for the site.*
- *Post development runoff rates in accordance with Wiltshire Council's betterment policy.*
- *A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.*
- *Adequate measures during construction to control pollution to existing watercourses and groundwater.*
- *Detailing how surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.*

Should the applicant propose to discharge any surface water from the proposed development into a watercourse, separate land drainage consent would be required for any discharge to an ordinary watercourses as well as any works within 8m.

REASON: To define the terms of the permission and to ensure the development is subject to an appropriate drainage strategy.'

RECOMMENDATION

As the applicant proposes on attenuating surface water for re-use on site, there will be a reduction in the flow volume discharging from the site relative to the existing site. The drainage team are therefore satisfied there will be no increased flood risk post development (as a result of the site being largely impermeable currently) and will result in an improvement on the management of the volumes of surface water within the development. We would therefore recommend that the condition is discharged.

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.

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.