

To:	Steven Sims	From:	Drainage Team
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Planning App Ref:	PL/2025/09419
Service Ref:	Drainage
Date:	29/01/2026

PROPOSAL

Full planning permission

Erection of a detached two storey, four bedrooms dwelling with associated works

SITE LOCATION

Weymouth Street, Warminster, BA12 9NP

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
- Approved New Build Elevations
- Approved New Build First Floor and Roof Plan
- Approved New Build Ground Floor Plan
- Approved Site Plan
- Design and Access Statement
- Location Plan
- Proposed Floors Plan
- Proposed Site Plan & Elevations

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. (previous approved application PL/2024/00190)

This application seeks design alterations to a previously approved new-build dwelling on the former John Barleycorn public house car park, increasing the footprint and total floor area (from 97.6 m² to 129 m²), introducing an additional bedroom, and increasing parking provision from two to three spaces, while retaining the approved building height, architectural form, and external materials.

The Design and Access Statement confirms that the proposal relies on the previously approved Drainage Strategy and Flood Risk Assessment without amendment. These documents identify the site as being at high risk of surface water flooding and also vulnerable to groundwater flooding, with flood risk mitigation dependent on strict implementation of infiltration based sustainable drainage measures, permeable surfacing, raised finished floor levels, and defined exceedance routes.

The revised scheme results in an increase in impermeable area, leading to increased surface water runoff potential. While the approved Drainage Strategy demonstrates that surface water can be managed on site through permeable paving and infiltration designed to accommodate the 1 in 100year storm event plus a 40% climate change allowance, the current submission does not include updated drawings or calculations to confirm that drainage storage and infiltration capacity remain adequate for the enlarged dwelling.

Given the site's high surface water and groundwater flood risk sensitivity, further clarification is requested to confirm that the amended proposal will not exacerbate flood risk on or off site

RECOMMENDATION

No objection subject to the following conditions

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

- An updated drainage strategy layout based on the proposed site layout.
- Updated impermeable area calculations and confirmation that all surface water will continue to be managed on site without increasing flood risk.
- The details shall confirm that all parking spaces, including the additional space proposed, are constructed as wholly permeable paving. Details should include sub-base depth and infiltration performance.
- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels. The minimum is 600mm above whichever of the following levels is the highest:
 1. The average ground level of the site
 2. Adjacent road levels to the building
 3. Estimated river or sea level for the site
- Evidence of ground investigations shall be submitted to confirm groundwater levels on the site, including consideration of seasonal variation, to demonstrate that the proposed development and infiltration-based drainage system will not be adversely affected by groundwater conditions. In addition, BRE 365 compliant soakaway testing shall be undertaken and submitted to confirm the suitability, capacity, and performance of the proposed infiltration drainage strategy.
- A plan showing overland exceedance routes that minimise risk to people and property.
- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development

INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever it is practicable as part of the surface water drainage strategy.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.

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 sets out 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.