

To:	Andrew Thomas	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/09708
Service Ref:	Drainage
Date:	06/02/2026

PROPOSAL

Installation of pedestrian DDA compliant ramps for customer and delivery access and the installation of new double doors entrance doors to Unit 01.

SITE LOCATION

Former Town Bridge Garage, Wicker Hill, Trowbridge, BA14 8LA.

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	x
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- *Application Form 11th December 2025*
- *Planning, Design & Access Statement 10th December 2025*
- *Proposed Elevations December 2025*
- *Site Location & Existing Ground Floor Plan December 2025*
- *Flood Risk Assessment – Revision 1, 24th March 2025.*

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.

It is noted that there have been several previous planning applications at the site, PL/2023/02463, PL/2024/09140 & PL/2025/05049.

This application relates to the provision of a “DDA compliant ramp access, with associated safety railings, to the frontage building (Unit 01) for both customer and delivery access, and provision of a fillet ramp to Unit 02 to allow pallets to be moved in and out. Additionally, a single door to the east elevation of Unit 01 will be replaced by double doors to match the existing” (Planning, Design & Access Statement).

RECOMMENDATION: No Objection.

The LLFA are confident the proposed amendments to the previously agreed development will have no detrimental impact on flood risk to adjacent people or property.

The applicant must ensure the drainage strategy is constructed as per the previously agreed strategy, including finished floor levels. The applicant is referred to Condition 13 of the PL/2025/05049 Decision Notice below:

“Flood Risk Assessment:

The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment & Drainage Strategy Dated March 2023 by Tumu) and the following mitigation measures it details:

- Finished floor levels set no lower than 34.60 metres above Ordnance Datum (AOD)
- ‘More vulnerable’ elements restricted to the first floor.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and future occupants”.

If the applicant does intend to alter the drainage strategy, including finished floor levels, the LLFA must be notified and given the opportunity to review any drainage-related information.

INFORMATIVES

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 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.