

To:	Samantha Stockley	From:	James Playfair
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Planning App Ref:	PL/2025/09701
Service Ref:	Drainage
Date:	23 February 2026

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 & Drainage Strategy (Rev 3)

ASSESSMENT OF THE PROPOSAL

Context

In December 2025, the LLFA requested that the applicant, in accordance with Standard 3 of the National Standards for SuDS, show 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.

In addition, the applicant was also to undertake a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

Assessment

The revised FRA states:

Floodwaters, in the event of design exceedance or drainage failure, will be contained within the site and directed north following the existing topography as indicated within CE Plan 10729-502 Rev B

The plan however does not show the exceedance routes

The Flood Risk Assessment & Drainage Strategy also does not reference test undertaken for surcharged outfall conditions.

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.