

Wiltshire Council Planning Consultation Response

13th March 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
- Flood Risk Assessment

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.

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. The applicant has provided evidence that the existing surface water flood risk on the highway will not be increased as a result of the development. The mapped flood risk is primarily on the northern lane of the highway. The applicant has provided a cross section of the bund, and a post-development exceedance flow path drawing displaying surface water flowing south east will be intercepted by the bund and collected by 2x gullies. Surface water will then be positively drained, channelled through the drainage system and outfalling into the watercourse, south east of the site. This demonstrates surface water will be safely managed in accordance with the National Standards for SuDS: [Standard 3: management of extreme rainfall and flooding](#), without increasing flood risk from the pre-development scenario.

The applicant has commented on the risk of watercourse & groundwater contamination 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. 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. This demonstrates that there pollution risk to watercourses & groundwater is appropriately mitigated in accordance with the National Standards for SuDS: [Standard 4: water quality](#).

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.
- The applicant must ensure the maintenance plan is adhered to, and the gullies adjacent to the bund/highway are inspected monthly, or after any flood event, to mitigate against blockages that could undermine the drainage system (CiRIA C753, Table 16.1/ [Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)).
- 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](#).

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