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Planning App Ref:	PL/2026/01541
Service Ref:	Drainage
Date:	06/04/2026

PROPOSAL

Full planning erect extension to existing engineering building

SITE LOCATION

9 Quartermaster Road, West Wilts Trading Estate, Westbury, BA13 4JT

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Location Plan
- Existing site plan
- Existing floor and roof plans
- Existing elevations
- Drainage Strategy
- Application form
- Planning and design assessment
- Proposed block
- Proposed floor and roof plan
- Proposed elevation
- Proposed site plan

ASSESSMENT OF THE PROPOSAL

Context

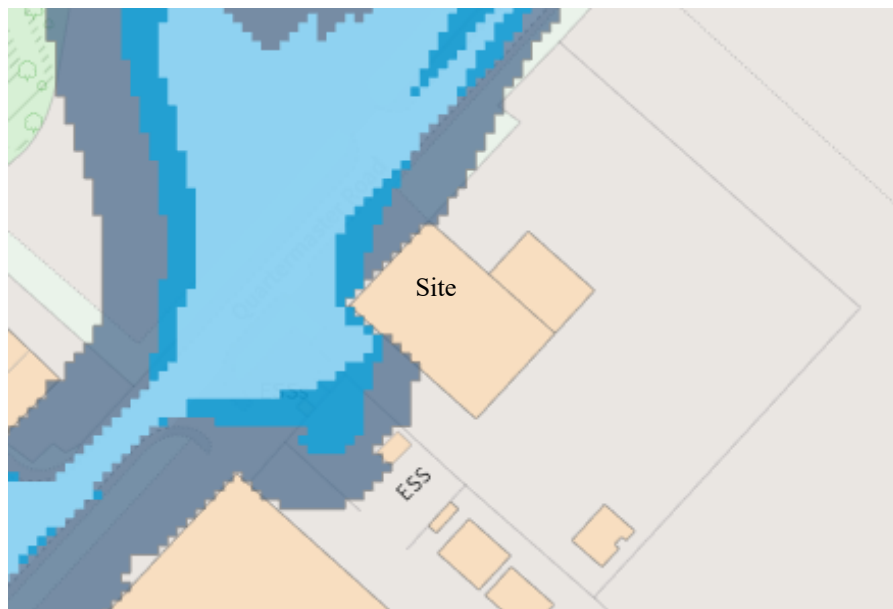
In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective 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

As per SFRA the development site lies within Flood Zone 1, with a low probability of fluvial flooding. The proposed development is at low risk of surface water flooding. However, mapping shows a high risk of surface water flooding on Quatermaster Road which is the access to the proposed development. The site has negligible risk of groundwater flooding.



Site location and surface water flooding area

The proposal relates to an existing B2 General Industrial unit with a current internal floorspace of 1,092 m². The development introduces 328 m² of new floorspace, increasing the total floorspace to 1,420 m². Across the proposed development space, the level change is negligible.

The information from planning, design, and access statement outlines the roof runoff is proposed to discharge to a soakaway system, while surface water from hardstanding areas will continue to connect to the existing storm drainage network finally discharging into the existing main sewer. However, the submitted Drainage Strategy show that new rainwater pipes (RWPs) from the extension discharging to new drainage channel installed along the new building edge. Connecting to existing public sewer, inconsistent with the proposed soakaway for roof runoff discharging into a Soakaway.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to inconsistent information. The following documents/information are required to enable a proper review of the drainage and flood risk aspects of the proposal:

- An updated Drainage Strategy should be provided that is consistent with all the submitted documents and drawings demonstrating how flood risk and surface water drainage will be safely managed on site, in full accordance with the National SuDS Standards.

The surface water drainage strategy must include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and Non-Statutory Technical Standards for SuDS.

- Evidence that the [surface water disposal hierarchy](#) has been applied.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows (for multiple properties)
 - 1 in 10yr + cc flows (for individual properties)
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- The sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height of 150mm above the SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan.

INFORMATIVES

- 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.
- 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.