

To:	Rose Fox	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01475
Service Ref:	Drainage
Date:	09/04/2026

PROPOSAL

Alterations and reconfiguration of existing Class E commercial building including subdivision into multiple commercial units, reinstatement of traditional shopfront, formation of new window openings and associated refurbishment works.

SITE LOCATION

20 Church Street, Calne, SN11 0HS

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
- Location plan
- Existing site plan
- Existing ground floor plan
- Existing first and second floor plan
- Existing elevations
- Proposed ground floor plan
- Proposed first and second floor plan
- Proposed 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.

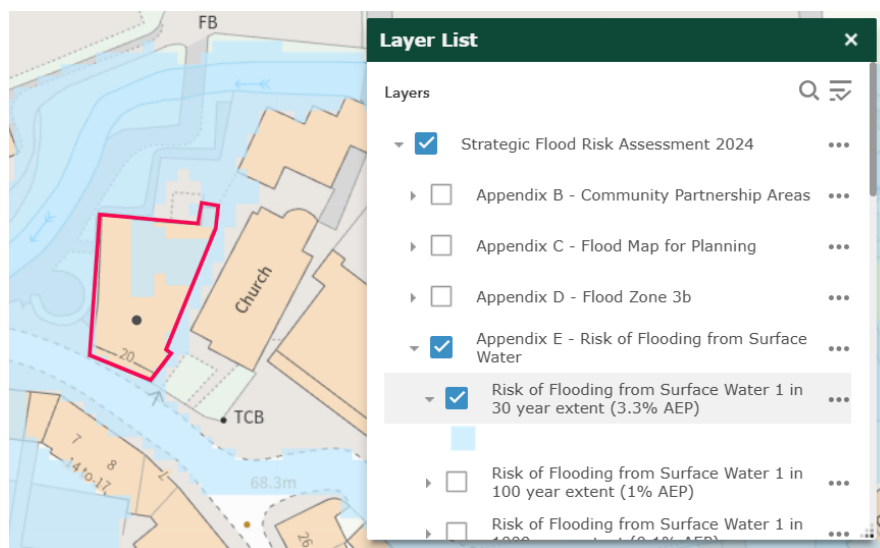
Assessment

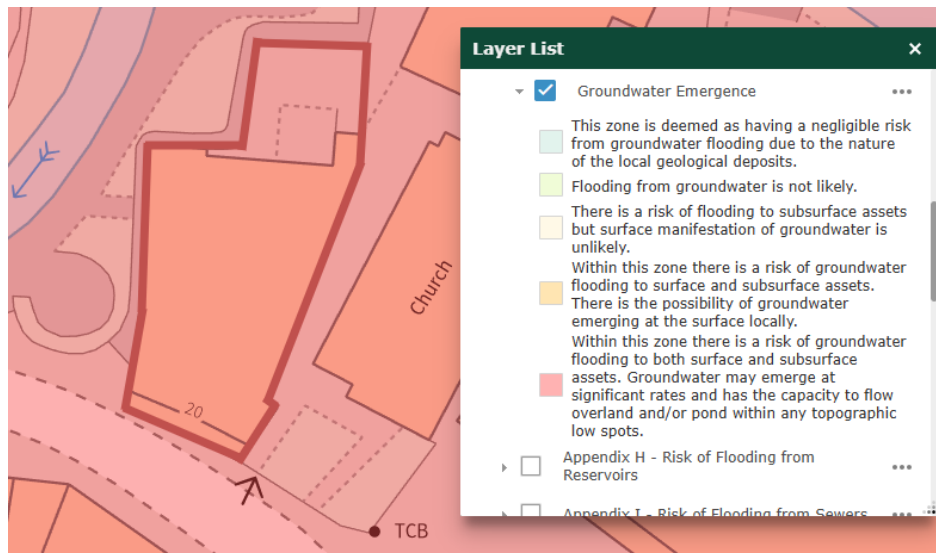
The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The flood risk assessment demonstrates that the site lies within Flood Zone 2 but outside the design flood extent associated with the 1 in 100-year plus climate change event. The proposed commercial uses are classified as Less Vulnerable and are appropriate within Flood Zone 2. The development does not increase flood risk elsewhere, does not adversely affect floodplain storage or flow, and incorporates proportionate resilience measures to address residual risk.

However as per the Wiltshire council's SFRA the site has higher risk of pluvial, flooding; surface water mapping shows that the entire site is at high risk of surface water flooding, with flooding occurring during events as frequent as the 1 in 30-year rainfall event. The site is subjected to high level of risk from ground water flooding, with groundwater levels measured 0.025 m beneath the ground surface.

The applicant is seeking permission for alterations and reconfiguration of existing Class E commercial building including subdivision into multiple commercial units, reinstatement of traditional shopfront, formation of new window openings and associated refurbishment works. No external changes are proposed to the existing structure. As the proposed works are limited to internal alterations only, there will be no change to the extent of impermeable surfacing or to the existing drainage arrangements.





RECOMMENDATION

No Objection for the following reasons:

- The proposed works are limited to internal alterations only. There will be no change to the extent of impermeable surfacing associated with the site. As such, the development will not result in any increase in surface water runoff or flood risk compared to existing conditions. No further comments from a drainage perspective.

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.