

To:	Andrew Thomas	From:	James Playfair
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Planning App Ref:	PL/2026/02177
Service Ref:	Drainage
Date:	20 April 2026

PROPOSAL

Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses:
Conversion of building into 6 flats comprising 3 x 3 beds and 3 x two beds - No external changes to the external facades is anticipated

SITE LOCATION

Boreham Mill, Bishopstrow Road, Warminster, Wiltshire, BA12 9HQ

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Boreham Mill Planning covering letter 23 03 2026
- 2500_P100 V1 Proposed Ground Floor Plan
- 2500_EX100 Existing Ground Floor Plan
- 2500_EX010 Location and 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.

The grounds are mainly hard landscaped containing 22 existing parking spaces with a grass area to the west of the building.

The property is accessed off Bishopstrow Road with a wide splay onto the highway. The proposal is to convert the building into 6 flats comprising 3 x 3 beds and 3 x two beds.

No external changes to the external facades is anticipated. All the changes are within the existing building envelope.

Assessment

A review of the EA RoFRS (Figure 1) shows that when considering the impacts of climate change, the flood polygons overlap the building footprint indicating that the site will be at risk of fluvial flooding in the future and would be completely cut off by Fluvial Flooding during an event.

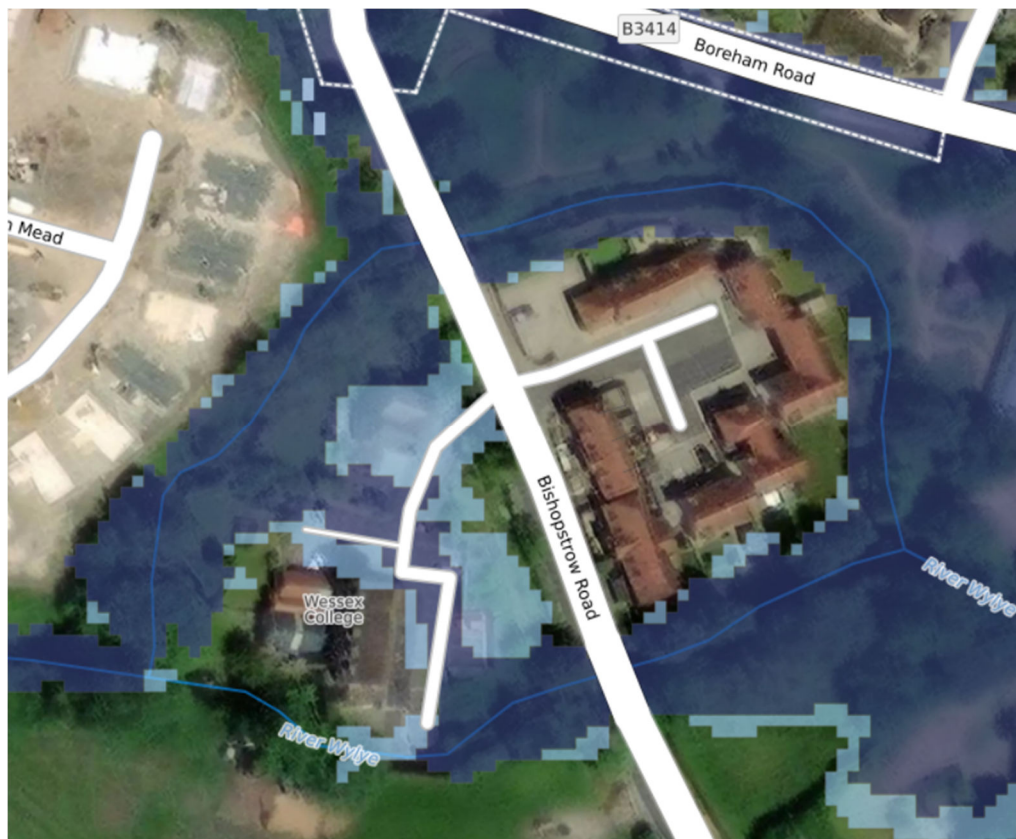


Figure 1

RECOMMENDATION

Objection

As a result of the increase in flood vulnerability (due to the change to residential properties), a full and detailed FRA should be completed:

There is a greater flood vulnerability being introduced through the change to residential property, we would expect the applicant to complete an assessment of the flood hazard rating to demonstrate that safe access and egress can be maintained during the design flood as per PPG 047 (How can you ensure acceptable emergency planning provision).