

To:	Russell Brown	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01541
Service Ref:	Drainage
Date:	19/06/2026

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	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Location Plan (March 2026)
- Existing site plan (March 2026)
- Existing floor and roof plans (March 2026)
- Existing elevations (March 2026)
- Surface Water Drainage Strategy Statement (June 2026)
- Application form (March 2026)
- Planning and design assessment (March 2026)
- Proposed block (March 2026)
- Proposed floor and roof plan (March 2026)
- Proposed elevation (March 2026)
- Proposed site plan (March 2026)

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 applicant has reconsulted with revised surface water drainage strategy, addressing the issues raised in the previous drainage response issued on 06/04/2026.

The LLFA acknowledges the inclusion of an attenuation tank within the proposed development, designed to restrict surface water discharge from the extension to the existing private drainage network.

In support of the proposal, a hydraulic modelling assessment has been submitted, demonstrating the performance of the drainage system under various storm events. Also, an exceedance flow plan has been submitted.

The submitted drainage strategy states that infiltration testing was undertaken, with results indicating clay ground conditions and no observed water loss within the trial pit over a 4-hour period. However, no supporting BRE 365 infiltration testing data or reports have been provided to substantiate these findings.

Furthermore, it is noted that the access to the site is located within an area at high risk of surface water flooding. Whilst the site is existing, current guidance requires the inclusion of an emergency plan where there is an identified risk to safe access and egress.

RECOMMENDATION

No objection subject to the following conditions

No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority

In order to discharge Condition, the developer must provide the following information:

- BRE 365 compliant infiltration testing results and trial pit logs along with representative locations and depths across the site.
- LLFA agrees in principle with controlled discharge rate of 1 l/s from the proposed extension into the existing private surface water sewer (assumed to be discharge to a public sewer). However, the applicant must demonstrate an agreement with the sewerage provider and third-party private sewerage owner to manage the additional discharge to their system. We would recommend that this is obtained prior to a formal decision being made.
- The access to the site is predicted to flood in the 1 in 30 year event, an emergency plan must be agreed with Wiltshire Council to demonstrate how safe access & egress can be maintained during a design flood event as per PPG Paragraph 047.

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.