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| <b>To:</b> | Helena Carney | <b>From:</b> | James Playfair |
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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2025/07147 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 3 July 2026   |

## PROPOSAL

Full planning permission

Change of use of land to form overflow car park and recreational field with associated works. Change of use of public house car park to pub garden. Change of use of farm shop brewery to café and erection of extension. Change of use of part of Spa Barn (Sui Generis) to include learning and non-residential institute (Use Class F1)

## SITE LOCATION

The Three Daggers and Hillside Cottage, Westbury Road, Edington, Westbury, Wiltshire, BA13 4PG

## SUMMARY OF THE CONSULTEE POSITION

|                                                 |          |
|-------------------------------------------------|----------|
| Object                                          |          |
| Holding Objection: Further information required |          |
| Support                                         |          |
| No comment                                      |          |
| No objection                                    | <b>X</b> |
| No objection subject to conditions              |          |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- Outline Drainage Strategy (Rev 00 – April 2026)

## ASSESSMENT OF THE PROPOSAL

### *Context*

In January 2026 highlighted that the FRA states that a positive drainage system to the proposed building will be implemented but the applicant had not provided any details at that time

It was advised that the applicant to submit a drainage plan containing the following information

- Evidence that the surface water disposal hierarchy has been applied.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- 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.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found here.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- 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 above the SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- 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 can be found here.

### *Assessment*

The new car park will be grid-reinforced grass, and it is proposed that the outdoor seating area has permeable paving to maximise infiltration

A soakaway is proposed to the north of the café extension, which collects water from the new roofs. No change is proposed to the drainage of the existing farm shop roofs, which currently drain to an existing soakaway on the west side of the building

Soakaway testing has been undertaken and calculations have been supplied indicating that soakaways are feasible.

An exceedance plan has been prepared to show overland flow routes in the event of an extreme flood or system failure

A SuDS Maintenance Schedule has been provided

## RECOMMENDATION

### **No objection**