

To:	Joe Richardson	From:	Drainage Team
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Planning App Ref:	PL/2026/01038
Service Ref:	Drainage
Date:	02/07/2026

PROPOSAL

Change of use of part of the commercial yard from Sui Generis (car spares) to a self-storage facility, including the installation of 118 storage containers, widening of the site access, and the erection of security fencing with associated works.

SITE LOCATION

Langfords Car Spares, Semley, Shaftesbury, SP7 9AQ

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

- Application Form (*June 2026*)
- Drainage Survey (*June 2026*)
- Drainage Strategy Report (*June 2026*)
- Location Plan (*June 2026*)
- Flood Risk Assessment (*June 2026*)
- Covering Letter & Planning Statement (*June 2026*)
- Surface Water Drainage Strategy (*June 2026*)
- Existing Site Plan (*June 2026*)
- Proposed Site Plan (*June 2026*)
- Maintenance Schedule (*June 2026*)
- Contamination Statement (*June 2026*)
- 80757-07 Exceedance Flow – Existing (*July 2026*)
- 80757-08 Exceedance Flow – Proposed (*July 2026*)
- 80757-09 Offsite Overland Flow – Existing (*July 2026*)
- 80757-10 Offsite Overland Flow – Proposed (*July 2026*)
- Langfords - Responses to Holding Objection - Planning Response (*July 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

We acknowledge that the applicant's additional information has been submitted in response to the previous Holding Objection. The reconsultation submission includes a response letter addressing the outstanding drainage queries together with additional drawings showing the existing and proposed overland (exceedance) flow routes across the site.

The applicant's additional submission has addressed the majority of the concerns raised in the previous holding objection, including justification of the proposed drainage strategy, confirmation of site constraints affecting SuDS feasibility, provision of exceedance flow routing demonstrating that overland flow paths are maintained and safely managed, and clarification of the proposed water quality treatment measures. The applicant has also provided greenfield runoff calculations identifying rates of 2.0 l/s, 5.5 l/s and 7.6 l/s for the 1 in 1, 1 in 30 and 1 in 100 year storm events respectively and proposes to restrict discharge from the site to 2.0 l/s. The LLFA notes that this would provide a reduction in discharge rates for the 1 in 30 and 1 in 100 year storm events when compared with the calculated greenfield runoff rates.

The submitted information is considered acceptable in principle. Nevertheless, further clarification is required regarding the existing and proposed impermeable areas used within the drainage calculations and how the proposed impermeable liner affects the hydrological behaviour of the site. These matters can be appropriately secured by condition and resolved prior to commencement of development.

RECOMMENDATION

No objection subject to the following conditions

- 1. 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 the above drainage condition the following additional information must be provided:

- The applicant shall provide a table summarising the existing runoff rates, calculated greenfield runoff rates and proposed discharge rates for the 1 in 1, 1 in 30 and 1 in 100-year storm events, including confirmation of the assumptions used within the runoff calculations.
- The applicant should provide a detailed drawing and sizing of the existing and proposed impermeable areas across the site and clarify how the introduction of an impermeable liner will alter the hydrological behaviour of the site and impact runoff generation.

INFORMATIVES

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

- 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 sets 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.