

Site: 32 Market Place, Warminster, BA12 9AN
Prepared by: Chris Gray
Approved by: Neil Jaques
Date: 3 July 2026

1.0 Introduction

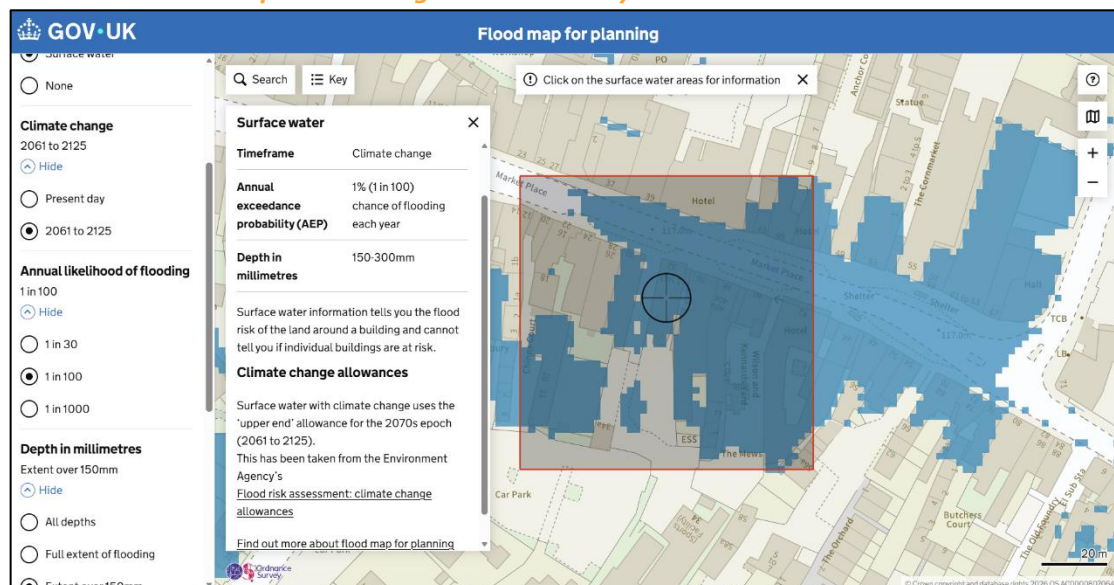
- 1.1 This Technical Note (TN) has been prepared by Motion on behalf of Ellis and Partners in response to the Wiltshire Council (WC) holding objection on WC planning application number PL/2026/01683 in **Appendix A**.

2.0 Response to Holding Objection

The applicant shall provide details of the proposed flood resilience measures, including confirmation of finished floor levels in relation to the predicted 1 in 100-year flood level (including appropriate freeboard) for both existing and proposed development. It shall clearly demonstrate the relationship between flood levels and internal floor levels.

- 2.1 Please see **Figure 4.1** below which shows the estimated extent of the 1% (1 in 100) chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch (2061 to 2125) for the 150-300mm depth scenario shown in the Government Flood Map for Planning Website built by the Environment Agency (EA).

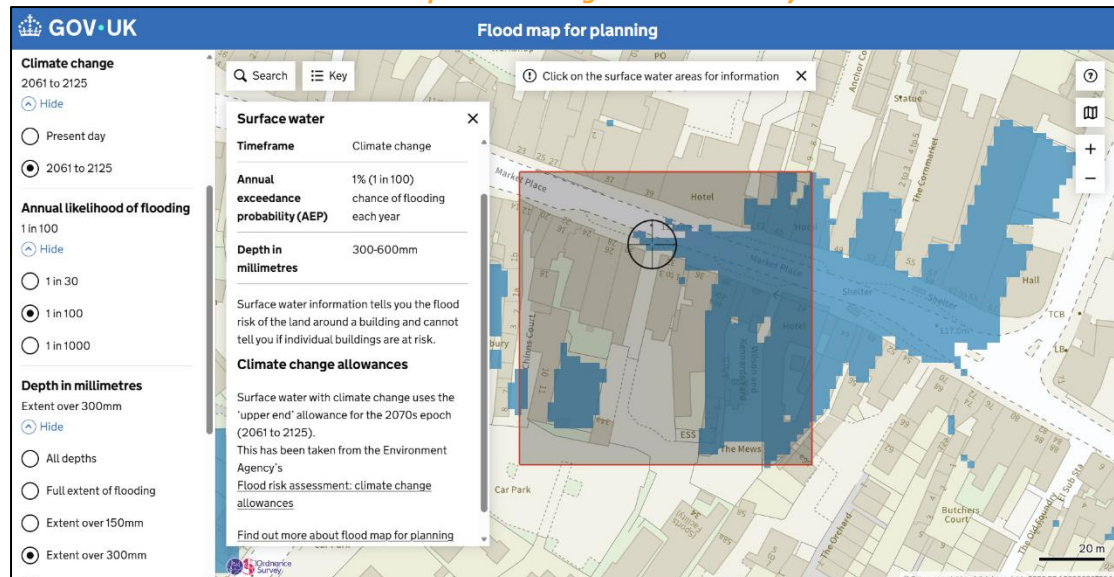
Figure 2.1 - Estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 150-300mm depth scenario shown in the Government Flood Map for Planning Website built by the EA



(Contains Environment Agency information © Environment Agency and/or database right and Ordnance Survey data © Crown copyright and database right 2026)

- 2.2 Please also see **Figure 4.2** below which shows the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 300-600mm depth scenario shown in the Government Flood Map for Planning Website built by the EA.

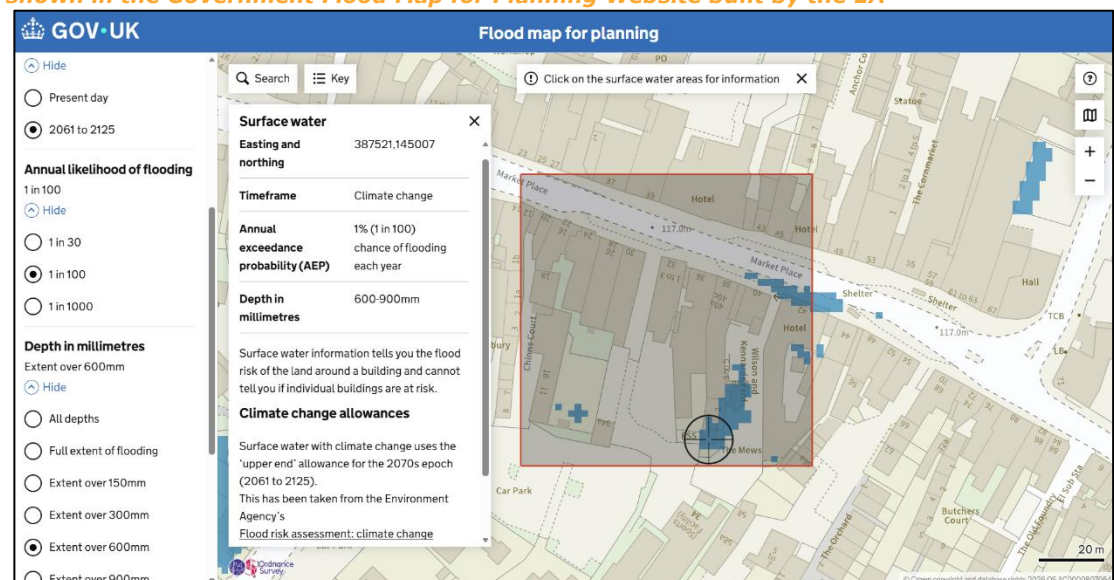
Figure 2.2 - Estimated extent of the 1% chance of surface water flooding each year extent including the 'upper end' allowance for the 2070s epoch for the 300-600mm depth scenario shown in the Government Flood Map for Planning Website built by the EA



(Contains Environment Agency information © Environment Agency and/or database right and Ordnance Survey data © Crown copyright and database right 2026)

- 2.3 Lastly, please see **Figure 4.3** below which shows the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 600-900mm depth scenario shown in the Government Flood Map for Planning Website built by the EA.

Figure 2.3 - Estimated extent of the 1% chance of surface water flooding each year extent including the 'upper end' allowance for the 2070s epoch for the 600-900mm depth scenario shown in the Government Flood Map for Planning Website built by the EA



(Contains Environment Agency information © Environment Agency and/or database right and Ordnance Survey data © Crown copyright and database right 2026)

- 2.4 Each depth band gives the modelled depth of water in a given scenario, not the probability of reaching a depth. On the basis it is almost entirely the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 150-300mm depth scenario that interacts

with the proposed development site, the hazard is assessed to be Low. However, it is still relevant to assess Building Thresholds, Finished Floor Levels (FFLs) and Access / Egress routes i.e. This surface water flood extent is shown to interact with the footprint of the proposed ground floor residential flat; the footprint of the retained ground floor commercial unit; and the red site boundary approximately 2m from the rear of the proposed single dwelling to rear of 32 Market Place. This surface water flood extent is also shown to interact with the access / egress to these proposed properties.

- 2.5 With reference to the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch (2061 to 2125) for the 300-600mm depth scenario, the proposed development site is noted to be at the extremity of this surface water flood extent, and the hazard is assessed to be Very Low.
- 2.6 The hazard associated with the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 600-900mm depth scenario is assessed to not be applicable.

Building Thresholds / FFLs

- 2.7 With regards to the building thresholds / FFLs, reference to the Gray Environmental Limited Flood Risk Assessment (FRA)¹ submitted for WC planning application PL/2022/05276 contains information on the levels and drainage infrastructure relating to the existing building and the access/egress.
- 2.8 Firstly, it was a requirement of the FRA submitted for WC planning application PL/2022/05276 that "existing external site levels are not changed post conversion", and it was a requirement of this report "that the Market Place public footpath; private drive access; and external levels to the rear of the building continue to comply with building regulations and divert water away from the building accesses post redevelopment". This advice is also recommended for the WC planning application number PL/2026/01683 development.
- 2.9 The Proposed Plans and Elevations in **Appendix B** show the threshold to the proposed ground floor residential flat is to the rear of the building as existing. Photographs 3 and 4 in Section 2.2.2 and Figure 3.2.3 of FRA submitted for WC planning application PL/2022/05276 clarify that the external levels slope away from the building in this location; the LIDAR level is 117.01m Above Ordnance Datum (AOD) around 1m from the rear of the building; and the existing building threshold has an upstand of 100mm.
- 2.10 The Proposed Plans and Elevations in **Appendix B** also show the threshold to the retained ground floor commercial unit is to the front of the building as existing. Topographic levels in Appendix B of the FRA submitted for WC planning application PL/2022/05276 confirmed that an additional building threshold height of 15mm was required to ensure surface water will be routed down the existing private lane rather than into the retained ground floor commercial unit. Therefore, it is a requirement of this TN that the building threshold to the retained ground floor commercial unit at the front of the building is at or raised to a minimum of 117.053m AOD.
- 2.11 The Proposed Plans and Elevations in **Appendix B** show the building threshold to the proposed single dwelling to rear of 32 Market Place will have a "FFL set 150mm above max surface water flooding level". On the basis the estimated extent of the 1% chance of surface water flooding each year including the 'upper end' allowance for the 2070s epoch for the 150-300mm depth scenario does not interact with the location of the proposed single dwelling to rear of 32 Market Place, it is considered sufficient for FFLs to be 150mm above existing ground levels, with adjacent areas of hardstanding complying with building regulations and diverting water away from the proposed building.
- 2.12 It is noted in the FRA submitted for WC planning application PL/2022/05276 that protection is currently provided to prevent surface water ingress into a vent / gully at the eastern side of the building. It is noted that part of the proposed Wiltshire Council drainage strategy condition states "The applicant shall submit clear

¹ Gray Environmental Limited, Flood Risk Assessment (FRA) Report for the Change of Use of the Ground Floor and Basement of a Former Bank to a Pizza Takeaway Shop at 32 Market Place, Warminster, BA12 9AR, Revision 1, Dated 08/11/2022

arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development". It is recommended that the vent / gully at the eastern side of the building is considered as part of this condition.

- 2.13 Lastly, the Floor Plans in **Appendix B** show that the existing first and second floor flats will be accessed via an existing building entrance / protected stairwell from the adjacent private lane, and the FRA² available to view on the Wiltshire Council planning portal for application PL/2022/02464 required:

- ▶ "existing external site levels are not changed post conversion";
- ▶ "the private lane will comply with building regulations and divert water away from the proposed building access to the flats"; and,
- ▶ "the proposed building access to the flats has a threshold that is a minimum of 150mm above adjacent external ground levels".

Access/Egress

- 2.14 Please see "The access to the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council demonstrating that safe access and egress during the design flood can be achieved. Guidance on the preparation of an emergency plan can be found here" section of this TN below.

Groundwater

- 2.15 Section 3.3 of the FRA submitted for WC planning application PL/2022/05276 states "The nearest available borehole log on the BGS Geoindex website (ST84NE70^[31]) was excavated in 1991 around 60m west of the site to a depth of 7m. This borehole recorded a ground level of 113.00m AOD; Made Ground to 1.45m below ground level (bgl); and SAND to 7.00m bgl. Groundwater was initially recorded at 4.50m bgl, before rising to 2.00m bgl by the end of the borehole". On the basis the existing ground level at the proposed development site is around 117m AOD, it is envisaged, subject to site specific ground investigation, that groundwater will be at least 1m below the invert of any proposed Type A total infiltration pervious pavements or shallow soakaways. It is noted that part of the proposed Wiltshire Council drainage strategy condition requires this ground investigation i.e. "Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway".
- 2.16 Please note that the approved Existing and Proposed Basement Plan referenced 21173-05 for WC planning application PL/2022/05276 states "BASEMENT AREA MOTHBALLED - NO WORKS".
- 2.17 Section 3.3 of the FRA submitted for WC planning application PL/2022/05276 assessed the risk of flooding from groundwater, concluding "Groundwater levels may interact with the basement of the building at the floor, walls (including structural) and drainage, therefore the proposed Pizza Takeaway Shop liabilities and flood insurance requirements with regards to flooding from groundwater needs to be fully understood by the developer prior to conversion works commencing and by the potential owners / occupiers prior to purchase".
- 2.18 This advice is also recommended to be adhered to by the developer prior to conversion works commencing and by the potential owners / occupiers prior to purchase for the WC planning application number PL/2026/01683 development. For example, who will ensure the pump located in the basement is fit for purpose and maintained for the lifetime of the development? It is noted that part of the proposed Wiltshire Council drainage strategy condition states "The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development". It is recommended that the pump located in the basement is considered as part of this condition.

² Gray Environmental Ltd, Flood Risk Assessment (FRA) Report for the Conversion of the Upper Parts of a Former Bank to Residential at 32 Market Place, Warminster, BA12 9AR, 22/06/2022

^[31] http://scans.bgs.ac.uk/sobi_scans/boreholes/395291/images/10723372.html

The access to the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council demonstrating that safe access and egress during the design flood can be achieved. Guidance on the preparation of an emergency plan can be found here

- 2.19 SUPPLEMENTARY NOTE ON FLOOD HAZARD RATINGS AND THRESHOLDS FOR DEVELOPMENT PLANNING AND CONTROL PURPOSE – Clarification of the Table 13.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1 (SUPPLEMENTARY NOTE ON FLOOD HAZARD RATINGS AND THRESHOLDS FOR DEVELOPMENT PLANNING AND CONTROL PURPOSE)³ contains the information below.

Flood Hazard Rating (HR) and thresholds

The revised 'hazard rating' expression based primarily, on consideration to the direct risks of people exposed to floodwaters.

$$HR = d \times (v + n) + DF$$

where, HR = (flood) hazard rating;
d = depth of flooding (m);
v = velocity of floodwaters (m/sec); and
DF = debris factor (0, 0.5, 1 depending on probability that debris will lead to a hazard)
n = a constant of 0.5

This final revised Flood Hazard Rating formula from the Flood Risks to People project is presented on page 10 (section 3.5) of FD2321/TR1. The formula is identical in both FD2320 and FD2321 reports.

Based on Table 3.2 of FD2321, the Figure 3.2 of FD2321 illustrates the "Hazard to People Classifications" as a function of depth, velocity and debris factor. Such categorisation and the look-up table with flood hazard threshold could be useful for a range of application as an initial indication of Risks to People.

In this case (Figure 3.2 of FD2321) the calculation takes a debris factor as zero ($HR = d \times (v + 0.5) + 0$).

However FD2321 strongly recommends the use of the debris factor and the formulas described in the Guidance Document for further calculation. The Table 3.1 of FD2321/TR1 (Table 1 of this note) suggests appropriate debris factors for different depths, velocities and the dominant land use.

Table 1: Guidance on debris factors for different flood depths, velocities and dominant land uses. (Source FD2321 Table 3.1):

Depths (d)	Pasture/Arable	Woodland	Urban
0 to 0.25 m	0	0	0
0.25 to 0.75 m	0	0.5	1
d>0.75 m and/or v>2	0.5	1	1

- 2.20 If the above calculation is applied to the proposed development Site, the values for **d**, **v**, and **DF** are:

d = 0.15 in the 1 in 100-year 'design' surface water flood risk event

v = 0.25 m/s with reference to Figure 3.2.2 of the FRA submitted for WC planning application PL/2022/05276.

DF = 0 (zero) as per Table 1 for Urban where flooding is between 0 and 0.25m deep.

- 2.21 Thus, the hazard calculation (HR) for the proposed development Site is:

$$HR = 0.15 \times (0.25 + 0.5) + 0$$

$$HR = 0.1125$$

- 2.22 However, the table below recommended for development planning and control use in the SUPPLEMENTARY NOTE ON FLOOD HAZARD RATINGS AND THRESHOLDS FOR DEVELOPMENT PLANNING AND CONTROL PURPOSE includes a debris factor of 0.5 for depths of flooding from 0.05m to 0.25m. This changes the **HR** value from **0.1125** to around **0.61**.

³ SUPPLEMENTARY NOTE ON FLOOD HAZARD RATINGS AND THRESHOLDS FOR DEVELOPMENT PLANNING AND CONTROL PURPOSE – Clarification of the Table 13.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1. Suresh Surendran and Geoff Gibbs (Environment Agency), Steven Wade and Helen Udale-Clarke (HR Wallingford) May 2008

This table is recommended for development planning and control use.

Table 4 – Hazard to People Classification using Hazard Rating ($HR = d \times (v + 0.5) + DF$) for (Source Table 13.1 of FD2320/TR2 - Extended version)

HR	Depth of flooding - d (m)													
	DF = 0.5				DF = 1									
Velocity v (m/s)	0.05	0.10	0.20	0.25	0.30	0.40	0.50	0.60	0.80	1.00	1.50	2.00	2.50	
0.0	0.03+0.5= 0.53	0.05+0.5= 0.55	0.10+0.5= 0.60	0.13+0.5= 0.63	0.15+1.0= 1.15	0.20+1.0= 1.20	0.25+1.0= 1.25	0.30+1.0= 1.30	0.40+1.0= 1.40	0.50+1.0= 1.50	0.75+1.0= 1.75	1.00+1.0= 2.00	1.25+1.0= 2.25	
0.1	0.03+0.5= 0.53	0.06+0.5= 0.56	0.12+0.5= 0.62	0.15+0.5= 0.65	0.18+1.0= 1.18	0.24+1.0= 1.24	0.30+1.0= 1.30	0.36+1.0= 1.36	0.48+1.0= 1.48	0.60+1.0= 1.60	0.90+1.0= 1.90	1.20+1.0= 2.20	1.50+1.0= 2.55	
0.3	0.04+0.5= 0.54	0.08+0.5= 0.58	0.15+0.5= 0.65	0.19+0.5= 0.69	0.23+1.0= 1.23	0.30+1.0= 1.30	0.38+1.0= 1.38	0.45+1.0= 1.45	0.60+1.0= 1.60	0.75+1.0= 1.75	1.13+1.0= 2.13	1.50+1.0= 2.50	1.88+1.0= 2.88	
0.5	0.05+0.5= 0.55	0.10+0.5= 0.60	0.20+0.5= 0.70	0.25+0.5= 0.75	0.30+1.0= 1.30	0.40+1.0= 1.40	0.50+1.0= 1.50	0.60+1.0= 1.60	0.80+1.0= 1.80	1.00+1.0= 2.00	1.50+1.0= 2.50	2.00+1.0= 3.00	2.50+1.0= 3.50	
1.0	0.08+0.5= 0.58	0.15+0.5= 0.65	0.30+0.5= 0.80	0.38+0.5= 0.88	0.45+1.0= 1.45	0.60+1.0= 1.60	0.75+1.0= 1.75	0.90+1.0= 1.90	1.20+1.0= 2.20	1.50+1.0= 2.50	2.25+1.0= 3.25	3.00+1.0= 4.00	3.75+1.0= 4.75	
1.5	0.10+0.5= 0.60	0.20+0.5= 0.70	0.40+0.5= 0.90	0.50+0.5= 1.00	0.60+1.0= 1.60	0.80+1.0= 1.80	1.00+1.0= 2.00	1.20+1.0= 2.20	1.60+1.0= 2.60	2.00+1.0= 3.00	3.00+1.0= 4.00	4.00+1.0= 5.00	5.00+1.0= 6.00	
2.0	0.13+0.5= 0.63	0.25+0.5= 0.75	0.50+0.5= 1.00	0.63+0.5= 1.13	0.75+1.0= 1.75	1.00+1.0= 2.00	1.25+1.0= 2.25	1.50+1.0= 2.50	2.00+1.0= 3.00	3.50	4.75	6.00	7.25	
2.5	0.15+0.5= 0.65	0.30+0.5= 0.80	0.60+0.5= 1.10	0.75+0.5= 1.25	0.90+1.0= 1.90	1.20+1.0= 2.20	1.50+1.0= 2.50	1.80+1.0= 2.80	3.40	4.00	5.50	7.00	8.50	
3.0	0.18+0.5= 0.68	0.35+0.5= 0.85	0.70+0.5= 1.20	0.88+0.5= 1.38	1.05+1.0= 2.05	1.40+1.0= 2.40	1.75+1.0= 2.75	3.10	3.80	4.50	6.25	8.00	9.75	
3.5	0.20+0.5= 0.70	0.40+0.5= 0.90	0.80+0.5= 1.30	1.00+0.5= 1.50	1.20+1.0= 2.20	1.60+1.0= 2.60	3.00	3.40	4.20	5.00	7.00	9.00	11.00	
4.0	0.23+0.5= 0.73	0.45+0.5= 0.95	0.90+0.5= 1.40	1.13+0.5= 1.63	1.35+1.0= 2.35	1.80+1.0= 2.80	3.25	3.70	4.60	5.50	7.75	10.00	12.25	
4.5	0.25+0.5= 0.75	0.50+0.5= 1.00	1.00+0.5= 1.50	1.25+0.5= 1.75	1.50+1.0= 2.50	2.00+1.0= 3.00	3.50	4.00	5.00	6.00	8.50	11.00	13.50	
5.0	0.28+0.5= 0.78	0.60+0.5= 1.10	1.10+0.5= 1.60	1.38+0.5= 1.88	1.65+1.0= 2.65	3.20	3.75	4.30	5.40	6.50	9.25	12.00	14.75	
Flood Hazard Rating (HR)		Colour Code		Hazard to People Classification										
Less than 0.75				Very low hazard - Caution										
0.75 to 1.25				Danger for some – includes children, the elderly and the infirm										
1.25 to 2.0				Danger for most – includes the general public										
More than 2.0				Danger for all – includes the emergency services										

- 2.23 As can be seen from the Table above, a **HR** value of around **0.61** equates to a “Very low hazard” to people. As such, the proposed development is appropriate.

3.0 Conclusion

- 3.1 Each depth band gives the modelled depth of water in a given scenario, not the probability of reaching a depth. On the basis it is almost entirely the estimated extent of the 1% chance of surface water flooding each year including the ‘upper end’ allowance for the 2070s epoch for the 150-300mm depth scenario that interacts with the proposed development site, the hazard is assessed to be Low. However, it is still relevant to assess Building Thresholds, Finished Floor Levels (FFLs) and Access / Egress routes. Confirmation of FFLs in relation to the predicted 1 in 100-year flood level for both the existing and proposed development, including the relationship between flood levels and internal floor levels, is covered in sections 2.7 to 2.13 of this TN.
- 3.2 Details of the proposed flood resilience measures relating to groundwater are covered in sections 2.15 to 2.18 of this TN.
- 3.3 With reference to Section 2.23, a Flood Hazard Rating (HR) value of around 0.61 equates to a “Very low hazard” to people. As such, the proposed development is appropriate.
- 3.4 In conclusion, Motion has worked through the WC holding objection on WC planning application number PL/2026/01683 and provided the information required. More vulnerable buildings (used for dwelling houses) and Less vulnerable buildings (used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the ‘more vulnerable’ class; and assembly and leisure) are suitable where the hazard is assessed to be Low. As such, flood risk should not form an impediment to the progress of the planning application for this development.

Appendix A

WC holding objection on WC planning application number PL/2026/01683

To:	Verity Giles-Franklin	From:	Rahul Dixit
------------	-----------------------	--------------	-------------

Planning App Ref:	PL/2026/01683
Service Ref:	Drainage
Date:	14/05/2026

PROPOSAL

Full planning permission for Conversion of rear part of existing ground floor commercial unit to form residential flat, retention of commercial unit to front portion of ground floor. Construction of single dwelling on hard standing area to rear of 2 Market place, including landscaping and amenities.

SITE LOCATION

32 Market Place, Warminster, BA12 9AN

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location, Block and Site Plans
- Existing and Proposed Plans and Elevations
- Planning and Flood Risk Assessment

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.

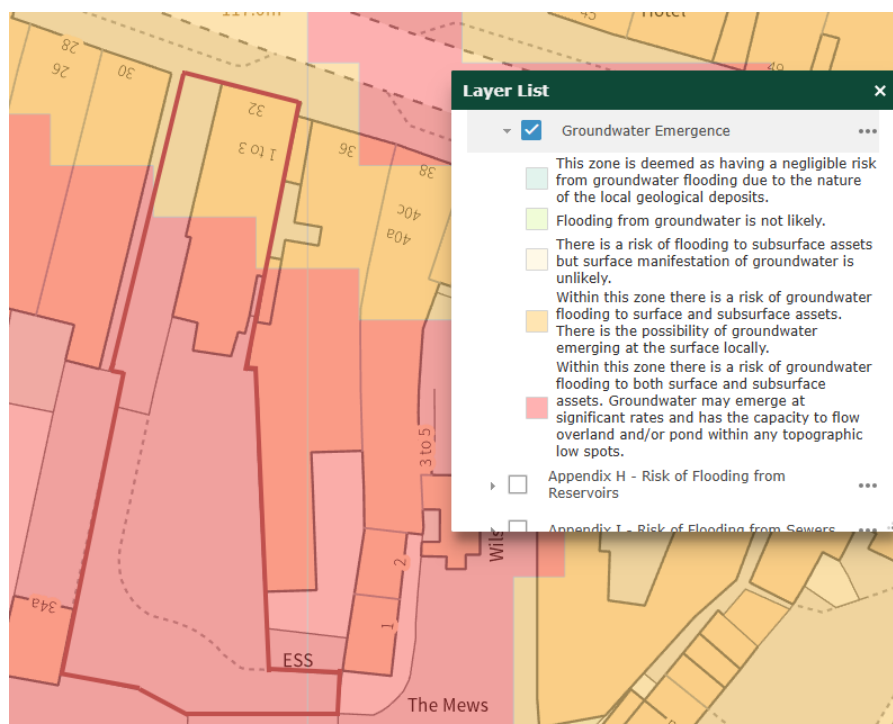
Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

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 FRA identifies the site as being located within Flood Zone 1, indicating a low risk of fluvial flooding. However, surface water flood mapping highlights that the site is at a high risk of pluvial flooding, with the existing access along with the proposed flat and dwelling situated within an area of medium surface water flood risk. Flooding is predicted to occur during rainfall events with return periods ranging from the 1 in 30-year to the 1 in 100-year event.

In contrast, the Strategic Flood Risk Assessment (SFRA) indicates that groundwater risk varies across the site. The northern part of the site, including the access, is associated with a medium level of groundwater flood risk, with groundwater levels recorded between 0.025 m and 0.5 m below ground level. The southern portion of the site is identified as being at a higher risk, with groundwater levels recorded as shallow as 0.025 m below the ground surface.



The FRA states propose new garden and landscaped areas coupled with soakaways to dispose of grey water from roofs, reducing surface water runoff from the site.

The proposal is introducing a more vulnerable development when its converting the commercial unit into a residential one as well as develop new dwelling. No drainage details have been provided – the applicant is required to provide further information to demonstrate the proposals will have safe access and egress during the design flood along with appropriate flood resilience measures in place.

RECOMMENDATION

Holding objection as further information required

At this stage, a full assessment cannot be completed due to insufficient information. The following documents/information are required to enable a detailed review of the drainage and flood risk aspects of the proposal:

- The applicant shall provide details of the proposed flood resilience measures, including confirmation of finished floor levels in relation to the predicted 1 in 100-year flood level (including appropriate freeboard) for both existing and proposed development. It shall clearly demonstrate the relationship between flood levels and internal floor levels.
- The access to the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council demonstrating that safe access and egress during the design flood can be achieved. Guidance on the preparation of an emergency plan can be found [here](#)

Following the removal of the holding objection, the drainage team have the following conditions which need to be addressed by the applicant:

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.

A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and National Technical Standards for SuDS.

In order to discharge the above drainage condition the following additional information must be provided

- A clearly labelled drainage layout plan showing existing and proposed drainage pipe networks and any SuDS as per the drainage strategy.
- The applicant must ensure there is 5m minimum clearance between the soakaway any road or built structure.
- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible. The applicant is referred to the informatives for further information on BRE365.
- Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.
- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.

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 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.

Appendix B

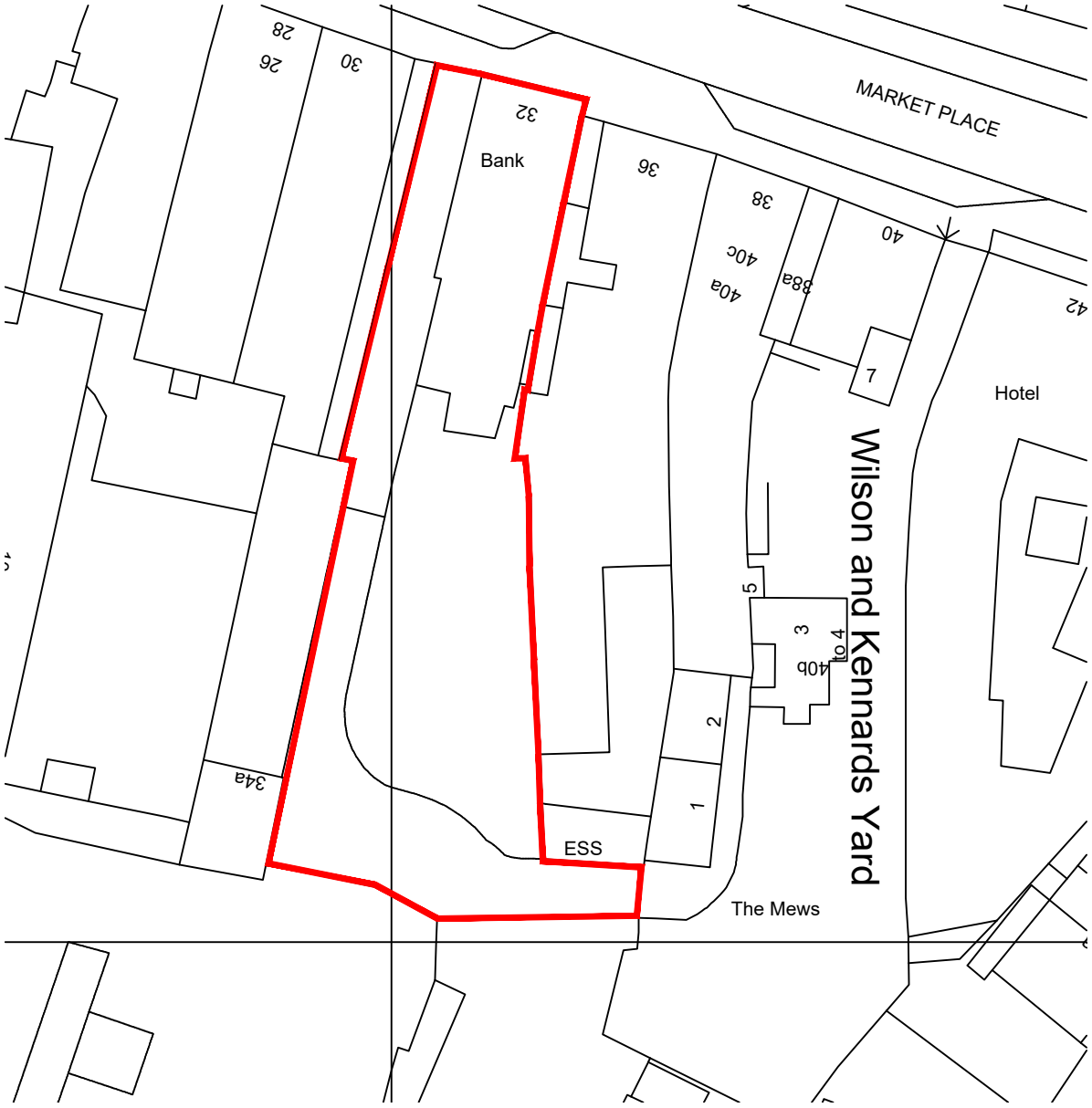
Location, Block and Site Plans and Existing and Proposed Plans and Elevations



Existing Site Plan

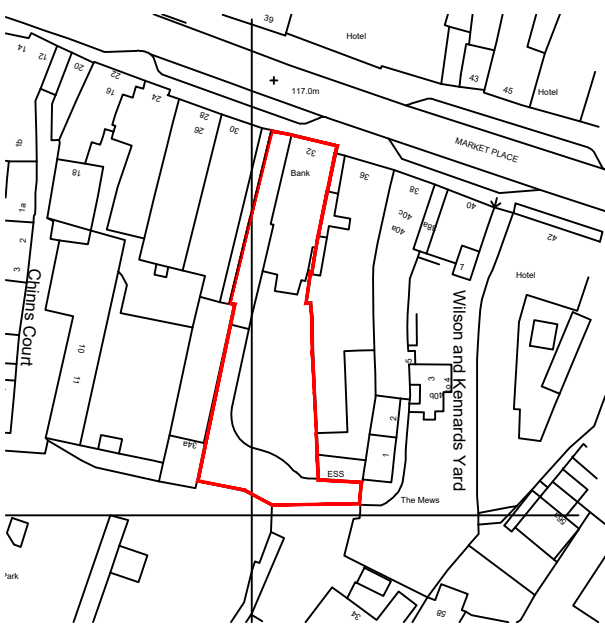


Proposed Site Plan



Block/Site Plan 1:500

SCALE 1:500
0 5000 10000 15000 20000 25000MM



Location Plan 1:1250

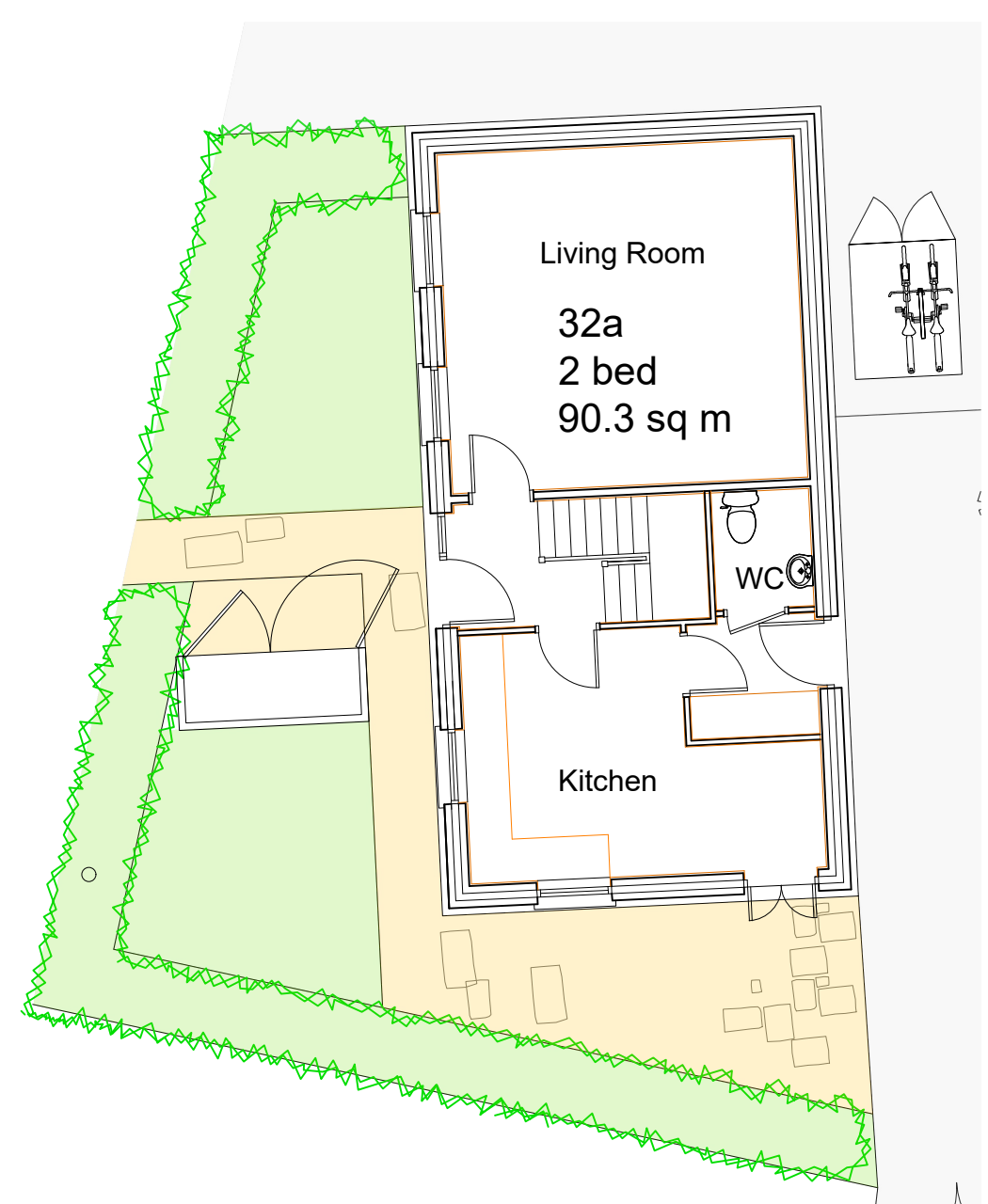
SCALE 1:1250
0 12500 25000 37500 50000 62500MM

SCALE 1:200
0 2000 4000 6000 8000 10000MM

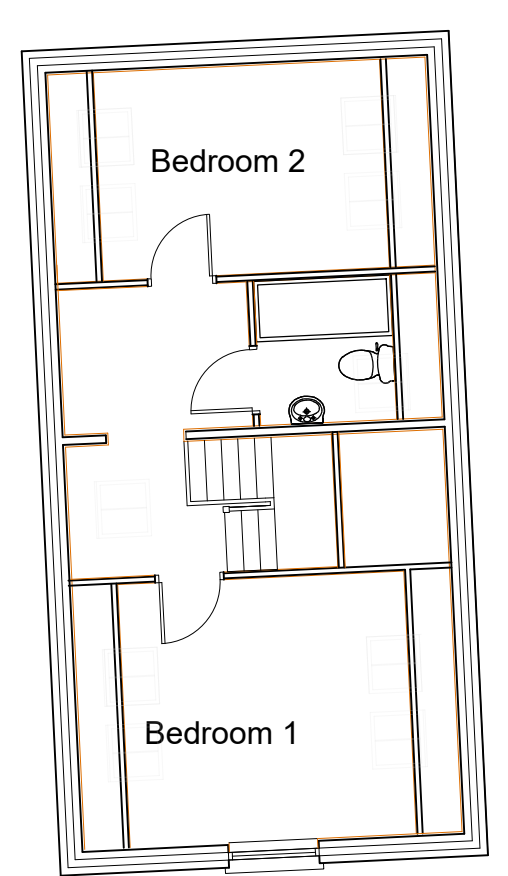
Rev	Description	Date
-	-	-

**ELLIS AND PARTNERS**
INDEPENDENT SURVEYORS • VALUERS • PROPERTY ADVISORS
Address : Old Library House, 4 Dean Park Crescent, Bournemouth, BH1 1LY
Telephone : 01202 551821 Email : j.barker@ellis-partners.co.uk
Fax : 01202 557310 Web : www.ellis-partners.co.uk

Project: 32 Market Place Warminster	
Rear site Proposed dwelling and GF Flat	
Drawing Title: Location, Block and site plans	
Drawing No: pp-001	Rev: -
Scale: 1:200 @ A1	Date: 14.01.26
Drawn: JRB	



Proposed Ground Floor Plan

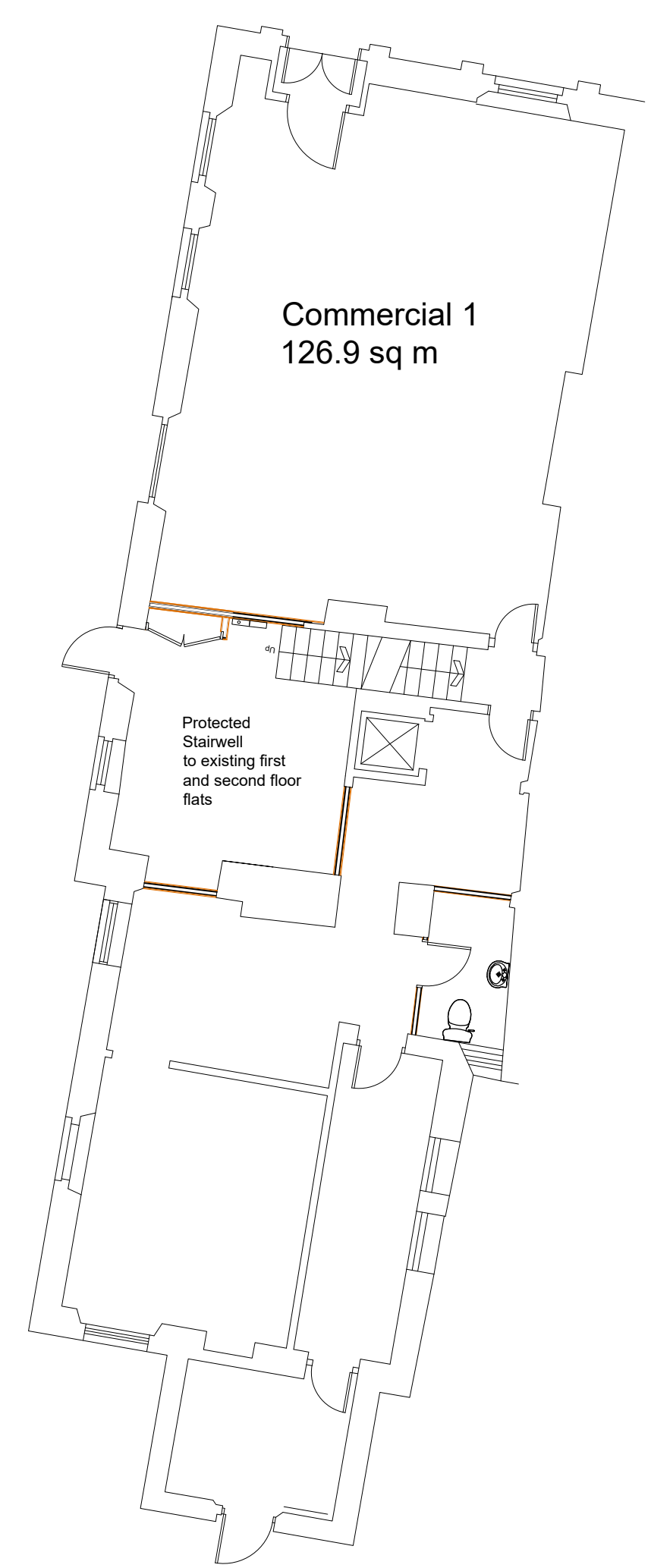


Proposed First Floor Plan



Proposed Bin Store

Proposed Bike Store



Existing Ground Floor



Proposed Ground Floor



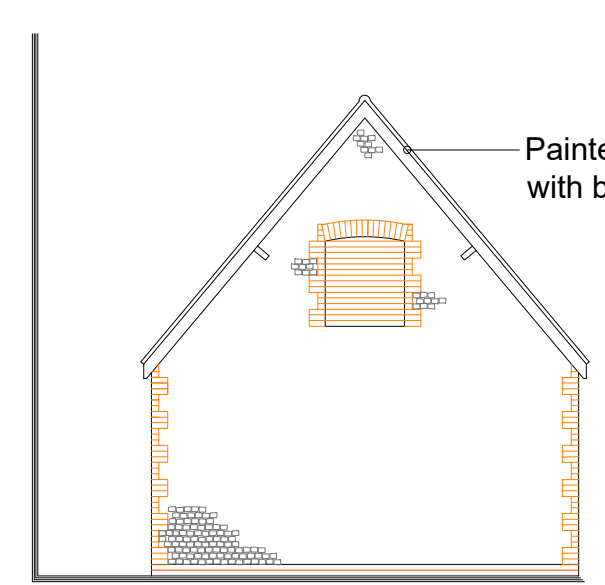
West Elevation/Site Long Section



Proposed Materials and Detailing example Not to scale



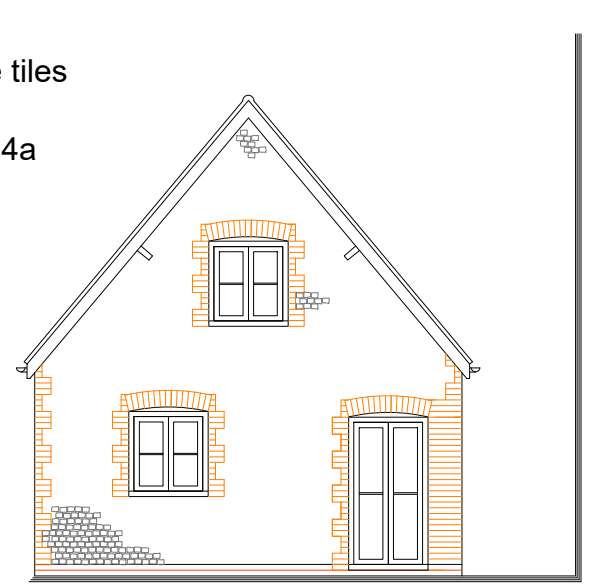
165 x 265 Heritage Clay Plain Roof Tile - Clayhall Medium Blend Not to scale



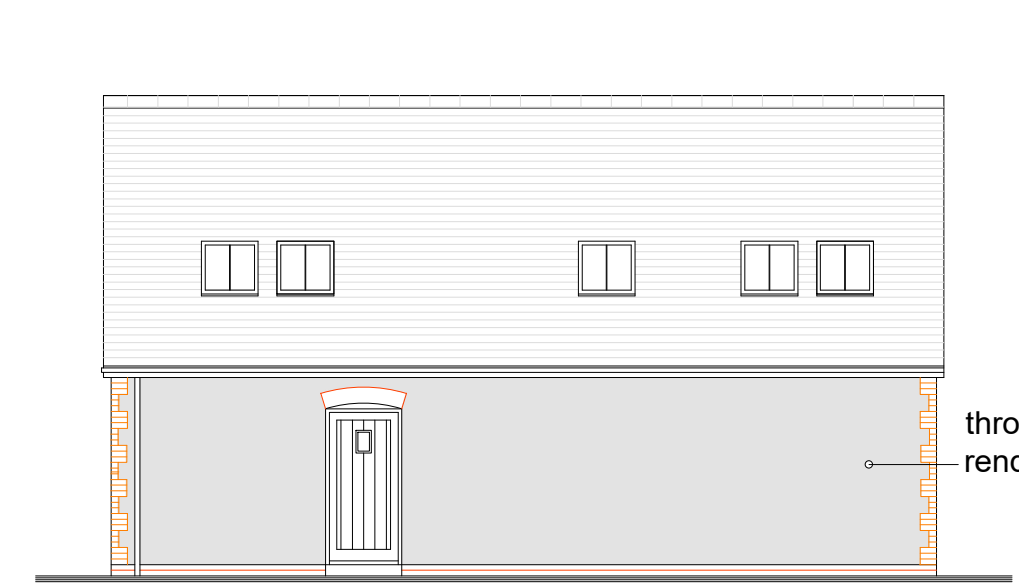
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

SCALE 1:100
0 1000 2000 3000 4000 5000MM

Rev	Description	Date
-----	-------------	------

ELLIS AND PARTNERS
INDEPENDENT SURVEYORS • VALUERS • PROPERTY ADVISORS
Address : Old Library House, 4 Dean Park Crescent, Bournemouth, BH1 1LY
Telephone : 01202 551821 Email : j.barker@ellis-partners.co.uk
Fax : 01202 557310 Web : www.ellis-partners.co.uk

Project:
32 Market Place
Warminster
Rear site Proposed dwelling and GF Flat

Drawing Title:
Existing and proposed plans and elevations

Drawing No:	Rev:
pp-002	-
Scale: 1:100 @ A1	Date: 14.01.26 Drawn: JRB