

To:	Andrew Thomas	From:	James Playfair
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Planning App Ref:	PL/2026/02177
Service Ref:	Drainage
Date:	07 August 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	
Holding Objection: Further information required	X
Support	
No comment	
No objection	
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- 2500351-ENV-S1-SW-TR-C-0001 R1 (Redacted)
- 2500351-ENV-S1-SW-TR-C-0001 R1.2

ASSESSMENT OF THE PROPOSAL

Context

In May 2026, the LLFA recommended at Holding Objection and requested that additional documents/information be supplied to enable a proper review of the drainage and flood risk aspects of the proposal.

Assessment

FRADS R1.2 appears to be a submission-ready update of the previously submitted R1 rather than a technically revised flood and drainage assessment. The engineering content, flood risk conclusions, drainage strategy, and mitigation measures are essentially unchanged. The differences appear administrative/editorial rather than substantive.

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 proper review of the drainage and flood risk aspects of the proposal:

- As stated in the FRA, A structural survey will be required of the building to analyse the suitability of the external walls and of the entirety of the structure to confirm that it is of sufficient construction to withstand standing and moving flood waters, with associated debris.

[Standard 3: management of extreme rainfall and flooding](#)

- The applicant is to provide evidence as to where the stated 0.5m/s velocity used to determine the hazard risk has been derived - The velocity has been based on the 2017 surface water maps and not the current (2025) fluvial flood maps
- If the drainage model includes runoff from the full site (both permeable and impermeable areas), the default Cv values of 0.75 (summer) and 0.84 (winter) may be used. If runoff is only included from impermeable catchment areas within the drainage model, a Cv value of 1 must be used.

[Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity](#)

- As access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council and the emergency services (Dorset and Wilts Fire and Rescue) on the acceptability of the emergency plans and the escape routes before the LLFA can accept the proposal. Guidance on the preparation of an emergency plan can be found [here](#).

INFORMATIVES

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.