

To:	Becky Jones	From:	James Playfair
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Planning App Ref:	PL/2025/09785
Service Ref:	Drainage
Date:	5 th Jan 2026

PROPOSAL

Approval of details reserved by a condition
Discharge of conditions 3 surface water drainage, 5 CEMP) and the biodiversity net gain
condition of planning application PL/2024/09167 Creation of agricultural access and track

SITE LOCATION

Pear Tree Farm, Pitton, SP5 1EG

APPLICATION DOCUMENTS REVIEWED

- Surface Water Drainage Design

ASSESSMENT OF THE PROPOSAL

Context

In September 2025, the LLFA had the following conditions for which information was required before these could be discharged

3. No works to create the new access (or to cover/fill the existing ditch at the entrance to the site with Pitton Road) shall take place on site until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority, to demonstrate that the proposed works will not increase surface water runoff onto:
 - I. the public highway,
 - II. any land immediately adjacent to the north boundary edge of the track and
 - III. the existing ditch at the west boundary of the site access at Pitton Road.

The proposed development shall not be first brought into use until the agreed works have been implemented and completed.

REASON: To ensure that the highway, ditch to the west (at Pitton Road) and land adjacent to the site to the north is not inundated with surface water from the new track, which is in an area at high risk from surface water flooding

Assessment

The proposed development is for the construction of an agricultural access and track and that the surface water runoff from the development will be managed via permeable paving.

Infiltration tests have been conducted on site in accordance with BRE365 Standards

The permeable paving has been sized to accommodate the 1 in 100year+45% climate change.

RECOMMENDATION

Condition 3 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Overland exceedance flow routes are to be shown on the surface water drainage strategy plan as Figure 2 would indicate that runoff would be towards the public highway.

INFORMATIVE

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](#).