

To:	Becky Jones	From:	James Playfair
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Planning App Ref:	PL/2025/09785
Service Ref:	Drainage
Date:	15 January 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 January 2026, the LLFA stated that 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.

Assessment

The Drainage Plan in Appendix B of the Surface Water Drainage Design states:

DURING EXCEEDANCE EVENTS, SURFACE WATER WILL FLOW TO THE NORTHWEST. HOWEVER, THERE IS AN ADDITIONAL 22% OF THE PERMEABLE PAVING AVAILABLE DURING THE 1 IN 100 YEAR EVENT (PLUS 45% CLIMATE CHANGE ALLOWANCE). THIS IS EVIDENCED IN THE INFODRAINAGE MODEL (APPENDIX D).

AS SUCH, IN THE UNLIKELY STORM EVENT GREATER THAN THE 1 IN 100 (+45% CLIMATE CHANGE) EVENT, THE PERMEABLE PAVING CAN STILL TAKE ADDITIONAL FLOWS.

THEREFORE, IT IS VERY UNLIKELY THAT EXCEEDANCE FLOWS WILL REACH THE PUBLIC HIGHWAY

The calculation relating to capacity within the paving is based upon volume from any one storm event and not the ability of the surface to accommodate the flow at the point of peak intensity for a 1 in 100 year +CC event.

Under these rainfall conditions, runoff will occur to towards the public highway and therefore mitigation is required to prevent this. We still require consideration to how overland exceedance flows will be wholly and safely managed in accordance with National Standard for SuDS (Standard 3); as detailed in the National Standard, exceedance management is important to manage safely both low probability rainfall events and manage runoff in the instances of poor drainage performance.

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](#).