

To:	Kate Clark	From:	James Playfair
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Planning App Ref:	PL/2026/00653
Service Ref:	Drainage
Date:	06 February 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 2 (Surface Water Drainage Strategy) relating to application PL/2024/08358.

SITE LOCATION

WILTSHIRE LEISURE VILLAGE, VASTERN, ROYAL WOOTTON BASSETT

APPLICATION DOCUMENTS REVIEWED

- Covering Letter
- Condition 2- Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

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

2. The development hereby permitted shall be removed from the site and the site restored to its pre-existing condition within three months of the date of the failure to meet any of the following requirements set out in i) to iv) below:

i) within three months of the date of this decision, a Surface Water Drainage Strategy, complying with Wiltshire Council requirements, NPPF, PPG and the Non Statutory Technical Standards for SuDS has been submitted for the written approval of the Local Planning Authority. The drainage strategy shall demonstrate that the bund will not alter overland flow routes in a way that increases flood risk to adjacent land / property / public highways. It shall also include a timetable for any necessary measures to be carried out in order to ensure the same.

ii) If within 11 months of the date of this decision the local planning authority refuse to approve the Surface Water Drainage Strategy or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

v) In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

REASON: To ensure that surface water is discharged appropriately and that the development does not increase the risk of flooding elsewhere

Assessment

As confirmed within the Surface Water Drainage Strategy, historically the surface water flows ran from the ridge line to the south west of the bund, in a broadly north easterly direction. The height of the ridge aligns with the level of the main building complex associated with the Wiltshire Hotel, Golf and Leisure, located to the west of the bund (at approximately 113 AOD). By the north eastern edge of the Wiltshire Leisure Village site, where the drainage ponds sit, the levels have fallen to approximately 95 AOD.

The bund has been constructed on the upper parts of the hill side, at an approximate height of 106 AOD. The alignment of the bund runs with the levels in that location, so it spreads across the slope. In effect, the bund will hold back a proportion of the surface water from the upper slopes to the south west, and will have no impact on the surface water arising from rain fall on the lower slopes. Given the relatively limited extent of the upper slopes that sit to the south west of the bund, and the scale of the bund, the reality is that the majority of rain fall on those upper slopes is retained at the base of the bund and naturally drains away over time. This creates a small reduction in flows to the north east of the bund. Given this situation, which is evident on site, no further surface water drainage works are proposed as part of this discharge of condition submission

Before Condition 2 can be discharged, the applicant must submit further technical evidence demonstrating, with sufficient certainty, that the constructed bund will not generate any increase in off-site flood risk. Current information indicates that the bund is likely to cause surface water ponding on the south-western (upstream) side, which may elevate the risk of flooding across the adjacent golf course. In addition, exceedance flows may be redirected northwards, with the potential to impact the recently constructed properties.

Accordingly, the applicant is required to provide additional hydraulic justification—supported by appropriate long sections or sensitivity assessments—to substantiate the assertion that the bund will not increase flood risk to third-party land, property, or infrastructure.