

To:	Steven Sims	From:	Drainage Team
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Planning App Ref:	PL 2025 09680
Service Ref:	Drainage
Date:	12/02/2026

PROPOSAL

*Discharge of conditions 14 drainage and 15 surface water of planning application
PL/2025/01523*

SITE LOCATION

Bugley Barton Farm, Victoria Road, Warminster

APPLICATION DOCUMENTS REVIEWED

*Application Form
Decision notice PL.2025.01523
Site Location Plan PL.2025.01523
Proposed Drainage Strategy Sheet 1 of 2_Ver2
Proposed Drainage Strategy Sheet 2 of 2_Ver2*

ASSESSMENT OF THE PROPOSAL

Context

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

Condition 14. No dwelling hereby approved (pursuant to each phase) shall commence beyond slab level until a foul water drainage strategy has been submitted and approved in writing by the local planning authority to secure the following: A detailed drainage scheme which refers to a phased construction programme and includes appropriate arrangements for the agreed points of connections, discharge rates and the capacity improvements required to serve the proposed development phasing; and following the approval of the strategy; and, The drainage scheme shall be completed in accordance with the approved details and following a timetable to be agreed in writing with the local planning authority.

REASON: To ensure that the appropriate foul sewerage infrastructure is available to service the site and to ensure that the development does not increase the risk of sewer flooding to downstream properties.

Condition 15. No dwelling hereby approved (pursuant to each phase) shall commence beyond slab level until a scheme for the discharge of surface water from the site to include the provisions and measures to prevent pollution of receiving groundwater and/or surface waters, a timetable for its implementation; and a construction management and maintenance plan for the lifetime of the development incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the phased development shall not be first brought into use until the surface water drainage provisions have been completed and connections are made available in accordance with the drainage scheme.

REASON: This matter is required to be agreed with the Local Planning Authority before development commences to ensure that the development is undertaken in an acceptable manner and to ensure that the development does not increase the risk of flooding

Assessment

Condition 14

Foul drainage is proposed to be connected to the adjacent pump station on the Redrow Housing land, which will route flows via a rising main. This drainage strategy notes that this has been agreed between Wessex Water and Redrow. The LLFA have no objection to this strategy, but discharge of Condition 14 is dependant on agreement from other parties (Wessex Water).

Condition 15

The applicant has not provided information to address the LLFA's previous comments dated June 2025.

RECOMMENDATION

Condition 14 requires agreement from other parties before it can be discharged.

Condition 15 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Drainage strategy layout drawings that detail the following:
 - Overland exceedance routes for flows in excess of the 1 in 100 year plus climate change rainfall event that demonstrate flood risk to people and property is mitigated.
- Calculations (considering the drainage network as a whole) that demonstrate:
 - The model for POND C considers all incoming flows.
 - No flooding for the site considering surcharged outfall conditions
- Cross section drawings for any attenuation, conveyance or infiltration SuDS features including permeable paving, shallow swales, cellular crates and standard drainage details.
- Evidence that the highest groundwater level (taking into account seasonal variations) has been determined, in the locations of proposed infiltration features, and this is at least 1m below the proposed bottom of the infiltration feature.
- Further clarification regarding the extent of maintenance responsibilities of property owners, and that of the management company, when the final drainage strategy is approved.

INFORMATIVES

- 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](#).

- All new drainage will need to comply with Building Regulations Part H.
- Any soakaways should be constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).