

To:	Andrew Thomas	From:	Rahul Dixit
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Planning App Ref:	PL/2025/09952
Service Ref:	Drainage
Date:	13/02/2026

PROPOSAL

Discharge of Conditions application for Condition 5 (Construction Method Statement) and 6 (Surface Water Scheme) relating to planning application PL/2023/06678

SITE LOCATION

Owl Cottage, 68 Sand Street, Longbridge Deverill, Warminster, BA12 7DS

APPLICATION DOCUMENTS REVIEWED

- Decision Notice (PL/2023/06678)
- FRA (PL/2023/06678)
- Application Form
- Surface Water Drainage Plan
- Surface Water Drainage and SUDS (Scale bar not numbered)
- Rear of Development (Rear of Annex Drainage Section)
- Percolation Data

ASSESSMENT OF THE PROPOSAL

Context

In 2023 The LLFA had the following conditions for which information was required before these could be discharged

Condition 6: No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Assessment

This application seeks to discharge Condition 6 of planning approval PL/2023/06678, which relates to the provision of surface water drainage scheme for the development. The applicant has submitted percolation test information, drainage layout plans, section drawings, and supporting details describing the proposed surface water strategy.

The submitted strategy indicates the installation of French drains and perforated land drains to intercept roof runoff behind the proposed development. These drains are intended to discharge into the existing access road slot drain, which reportedly connects to the highway drainage system. The proposal also states that any overflow from the slot drain/roof drainage interface would be directed towards an existing soakaway and associated drainage field. Attenuation crates are also being proposed to be incorporated into the drainage strategy however the location is unclear from the plan.

The submitted plans, sections, and supporting details are not sufficiently clear to understand the proposed drainage strategy. Furthermore, no hydraulic calculations or capacity assessments have been provided to demonstrate whether the existing slot drain, the existing soakaway, or the proposed drainage features have adequate capacity to manage the anticipated surface water discharge from the development.

In addition, no third party consent has been submitted for discharging into an existing system not under the applicant's ownership or control, which is a requirement before such an arrangement can be accepted. -party consent has been submitted for discharging into an existing system not under the applicant's ownership or control, which is a requirement before such an arrangement can be accepted.

It is also noted, as per the Wiltshire Council Strategic Flood Risk Assessment (SFRA) Data Explorer, that the site is identified as being at high risk of groundwater flooding.

RECOMMENDATION

Condition 6 cannot be discharged until the following information is submitted and accepted by the LLFA:

In order to discharge the above drainage condition the following additional information must be provided:

A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and National Technical Standards for SuDS.

- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#)
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any infiltration features.
- A clearly labelled drainage layout plan showing the pipe networks and any SuDS features.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and detailed cross section drawings of these features.
- Calculations must also be provided to demonstrate that the existing drainage components, into which the proposed system is intended to discharge, have sufficient capacity to accommodate the additional flows generated by the development.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Evidence that the finished floor levels are 300 mm above the maximum predicted 100-year flood level or if no flooding is predicted, at 150 mm height above the SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Connection to the highway drainage system is not encouraged and other methods of surface water disposal should be considered first. Connection to highway drainage should only be seen as a last resort after exhausting all other options. The following information is required in support of any proposal to connect surface water into a highway drain:
 - CCTV survey from the proposed connection point to the outfall point of that system (even if it's 1km+ away).
 - Hydraulic modelling of the system, and evidence that the proposed discharge would not cause surcharge/flooding/capacity issues downstream.
 - If surcharge/flooding/capacity issues occur, a schedule of works for repairs/upgrades to the downstream system, including hydraulic modelling evidence that the repairs/upgrades will provide sufficient capacity.

INFORMATIVES

All new drainage will need to comply with Building Regulations Part H.

Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).

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.