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| <b>To:</b> | Rose Fox | <b>From:</b> | Drainage team |
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| <b>Planning App Ref:</b> | PL 2025 09654 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 18/03/2026    |

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## PROPOSAL

Discharge of conditions 4 Biodiversity Mitigation and Enhancement Plan, 5 hard and soft landscaping, 7 drainage scheme & 8 emergency access/egress of planning application PL/2023/09594 (Change of use and alterations to 3 no. agricultural buildings to form 4 no. dwellings and associated works).

## SITE LOCATION

Chestnut Farm, Church Lane, Dauntsey, Chippenham, SN15 4HW

## APPLICATION DOCUMENTS REVIEWED

- Decision Notice (PL 2023 09549)
- Covering Letter – Discharge of conditions 4-5-7 and 8
- Flood Emergency Plan

## ASSESSMENT OF THE PROPOSAL

### *Context*

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

**7. The development shall not be first occupied until details of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The details shall include an operation and maintenance plan confirming who is responsible for maintenance and a timetable for ongoing maintenance.**

REASON: To ensure ongoing compliance with the sustainable drainage recommendations of the Flood Risk Assessment hereby approved.

**8. The development shall not be first occupied until an emergency plan that details the procedure for emergency access/egress from the site during a flood event, along with confirmation from the Environment Agency that the resulting dwellings will have access to the Environment Agency's early flood warning service.**

REASON: To ensure the safety of residents in the case of a flooding event and to ensure compliance with the recommendations of the Flood Risk Assessment.

### *Assessment*

The applicant has provided an emergency plan to discharge Condition 8. However, they have not provided the required drainage information to discharge Condition 7.

## RECOMMENDATION

Following a review of the information provided, **Condition 8 can now be discharged.**

**Condition 7 cannot be discharged** until the following information is submitted and accepted by the LLFA:

- Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.
- Detailed drawings, including cross sections, of any conveyance or attenuation features. These should show dimensions, ground levels, water levels and inlet/outlet levels.
- Plan showing that finished floor levels have been set in line with the details outlined in the drainage strategy, to mitigate flood risk to people and property.
- Confirmation of groundwater levels, accounting for seasonal variation, to confirm there is no interaction with buried attenuation features.
- Operation and Maintenance plan for the sustainable drainage scheme that confirms who will be responsible for maintenance activities (either the property owner or an appointed private maintenance company), and the frequency of maintenance activities.

## 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.
- 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.