

To:	Steven Sims	From:	Drainage Team
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Planning App Ref:	PL 2025 09680
Service Ref:	Drainage
Date:	01/04/2026

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

- Redrow_Hockden Deed of Grant of Easement
- Controlled Waters Risk Assessment
- FWS NETWORK (1&2)
- Overland Flood Exceedance Flow Routes (Sheet 1-2)
- Proposed (Private) Drainage Details
- Proposed Drainage Construction Details (Sheet 1-2)
- Proposed Plot Drainage Layout (Sheet 1-6)
- Proposed S104 Drainage Layout (Sheet 1-6)
- Proposed S104 Overarching Drainage Layout
- Proposed Sections through Attenuation SuDS Features
- Proposed Typical Sections through SuDS Features (Sheet 1-2)
- Section Locations through Attenuation SuDS Features
- SuDS Management & Maintenance Plan
- Surcharged Outfall Conditions Assessment
- SWD Network – Infiltration Basin A (1YR Storm Event, 30YR Storm Event, 100YR Storm Event Plus 45 CC, Surcharged - 100YR Storm Event Plus 45 CC)
- SWD Network – Infiltration Basin B (1YR Storm Event, 30YR Storm Event, 100YR Storm Event Plus 45 CC, Surcharged - 100YR Storm Event Plus 45 CC)
- SWD Network – Infiltration Basin D (1YR Storm Event, 30YR Storm Event, 100YR Storm Event Plus 45 CC, Surcharged - 100YR Storm Event Plus 45 CC)
- SWD Network – Pond C (1YR Storm Event, 30YR Storm Event, 100YR Storm Event Plus 45 CC, Surcharged - 100YR Storm Event Plus 45 CC)

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

The applicant provided evidence (via email on 27th February 2026) confirming approval from Wessex Water regarding connection to the pump station on Redrow's land. We are happy that this provides the evidence required from the LLFA's perspective. However, if there are any outstanding comments from other parties with regards to foul drainage, these should also be considered.

Condition 15

The applicant has provided an exceedance plan that shows overland exceedance routes on roads and shows areas in temporary ponding in the event of drainage system failure. However, we would expect this plan to show detailed exceedance routing around properties, on driveways and through gardens, to demonstrate that overland flows will not be directed towards properties. We would also expect this plan to show FFL's for all properties and confirm that all FFL's are raised at minimum 150mm above adjacent ground levels or the closest SW cover level.

The applicant has provided updated calculations that consider proposed SuDS features, connections between basins, and surcharged outfall conditions, and confirm no flooding for the 1 in 100 year + climate change event.

Detailed drawings of attenuation, conveyance and infiltration SuDS features have been provided. These confirm that that recommended freeboard of 300mm has now been incorporated into the basins and pond.

Evidence of groundwater monitoring has been provided, which confirms that no groundwater was encountered up to 3mbgl.

The applicant has provided S104 adoption plans and has provided an O&M Plan detailing drainage and SuDS maintenance responsibilities.

RECOMMENDATION

Condition 14 can be discharged from the LLFA's perspective, but may require agreement from other parties.

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

- An overland exceedance routing plan that details exceedance routes around properties, across driveways and through gardens. This should also detail FFL's of all properties.

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](#).