

To:	Development Management	From:	Drainage Team (AtkinsRéalis)
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Planning App Ref:	PL/2026/01974
Service Ref:	Drainage
Date:	15/04/2026

PROPOSAL

Change of use of land from kennels (sui generis) to nursery (Class E) and associated development.

Discharge of conditions 5 (Drainage Verification and Actions Plan), 6 (Foul Water Connection) & 7 (External Lighting) relating to application PL/2025/04603.

SITE LOCATION

Old Kennels, Battlesbury Road, Warminster, BA12 0DL.

SUMMARY OF THE CONSULTEE POSITION

Conditions 5 & 6 can now be discharged.

APPLICATION DOCUMENTS REVIEWED

- Application for Approval of Details Reserved by Condition (dated 24/03/2026).
- Covering Letter for Planning Ref. PL/2025/04603, prepared by Peter Tesar Architectural Design Ltd (no date).
- Discharge of Conditions Report for Planning Ref. PL/2025/04603, prepared by Peter Tesar Architectural Design Ltd (dated February 2026).
- Brambles Ancala Statement, Dave Goode (no date).
- Location Plan from PL/2025/04603, Dwg. No. PTAD/140325/01 (dated May 2025).
- Drainage Plan, Dwg. No. PTAD/140325/14 (dated May 2025).
- Ancala Drainage Agreement (email thread; agreement dated 31/03/2026).

Items also considered:

- Decision Notice from PL/2025/04603 (decision date 30/01/2026).

ASSESSMENT OF THE PROPOSAL

Context

On the 30th January 2026, planning permission for the proposed development under PL/2025/04603 with 7no. Conditions. This Approval of Details Reserved by Condition addresses Conditions 5 (a, b & c), 6 & 7, as stated below:

5. Before any external groundworks commence or before first occupation of the nursery use (whichever is sooner), a Drainage Verification and Actions Plan identifying the existing surface water and foul drainage arrangements serving the site, including: locations of pipes, chambers and outfalls; whether surface water infiltrates on site or discharges to the public system; and the condition of principal components following a proportionate CCTV/condition survey shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:
 - a. Exceedance Management:
An exceedance route plan showing how overland flows would be directed within the site in the event of blockage, surcharge or intense rainfall, demonstrating that flood risk to buildings and users is not increased.
 - b. Actions (if required):
Where there are identified defects or where the existing arrangement is unsuitable (including due to groundwater interaction), include only those proportionate remedial or betterment measures necessary to ensure the development does not increase flood risk on or off-site (e.g. repair of pipework, replacement of an ineffective soakaway with an appropriate alternative, minor flow control, or local re-grading to maintain exceedance routing).
 - c. Maintenance
Provide a concise maintenance schedule for any retained or remedial drainage features, identifying the responsible party for the lifetime of the development. The development shall be carried out and thereafter operated in accordance with the approved details.

REASON: To ensure surface water and foul drainage are correctly identified, serviceable and managed so that flood risk is not increased on- or off-site, having regard to the site's groundwater flood risk screening and the absence of new impermeable area.

6. The use of the nursery shall not commence until written confirmation has been submitted to and approved in writing by the Local Planning Authority that the foul water connection(s) from the site to the public sewer are acceptable to the sewerage undertaker (Wessex Water), including any requirements for connection method and capacity.

REASON: To ensure adequate foul drainage capacity is available and to prevent sewer surcharge and related flood risk prior to the site becoming operational.

7. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of wildlife-sensitive habitats, including habitat used by bats.

The LLFA shall be commenting on **Conditions 5 (a, b & c) and 6 only**.

Assessment

The applicant has provided a Drainage Plan demonstrating existing and proposed drainage features on the site, in addition to surface water exceedance routing in the event of blockage, surcharge, or extreme events/intense rainfall. It is noted that exceedance from the surface water system will be directed towards soft-landscaped areas of the site - thus not increasing flood risk to buildings or users of the proposed development, or exacerbating the off-site flood risk to adjacent land.

It is acknowledged that no immediate remedial works are required to the existing drainage features at the site. The applicant has detailed that any necessary remedial works will be proportionate to identified defects (e.g. pipe repairs, clearance of blockages) and shall not increase downstream flood risk.

The applicant has provided a maintenance schedule for the proposed development for all drainage features, retained and proposed, within the Discharge of Conditions Report.

Regarding written confirmation from the sewerage undertaker for the foul connection from the proposed development, the applicant has provided a letter detailing the downstream Waste Water Treatment Works operator as Acala Water Services as opposed to Wessex Water. The applicant provided written acceptance from Acala Water Services for the foul connection from the development within the submitted email chain. It is also noted that assurances have been provided from the Defence Infrastructure Organisation (Water Directorate) regarding the foul connection and volume of flows from the development.

RECOMMENDATION

Following a review of the information provided, **Conditions 5 & 6 can now be discharged.**

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Paddy O'Neill (AtkinsRéalis, working on behalf of Wiltshire Council Drainage).