

To:	David Cox	From:	Drainage Team
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Planning App Ref:	PL 2026 02044
Service Ref:	Drainage
Date:	20/04/2026

PROPOSAL

Discharge of Condition 5 relating to planning approval PL/2025/02846 - Demolition of The Old Vicarage to provide replacement building and extension to existing building Staverton House, with associated landscaping and external works, providing a 46 bed Care Home (use class C2)

SITE LOCATION

Staverton House, 51A, Staverton, Trowbridge, BA14 6NX

APPLICATION DOCUMENTS REVIEWED

- Drainage Technical Note Rev 01 and Appendices
- Application Form
- Cover Letter
- PL202502846 Decision
- Wessex Water Email
- WW DEV RESP ST86SE 470 The Old Vicarage Staverton BA14 6NX_2026.03.24

ASSESSMENT OF THE PROPOSAL

Context

In 2025, the LLFA had the following condition (5) for which information was required before these could be discharged:

“No development shall commence until the applicant has submitted evidence to the Local Planning Authority confirming that Wessex Water has agreed in principle to accept surface water discharge from the site at the proposed location and discharge rate, as set out in the approved drainage strategy (reference: 24.0453 Drainage Technical Note & Appendices)

If such agreement is not secured, an alternative surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in full accordance with the approved drainage details”.

Assessment

Wessex Water agrees in principle to the proposed 1 l/s surface water discharge rate but does not agree to the proposed connection at MH8323, as this sewer is private and not a Wessex Water asset. Wessex Water instead confirms that discharge can be accepted in principle at MH8304, which is a public sewer, subject to detailed design, formal application, and any required third-party agreements.

However, Appendix F of the Drainage Technical Note still shows the proposed surface water connection to MH8323. As such, a revision to the surface water drainage layout is required to

connect to MH8304, or alternatively third-party consent and statutory approvals (e.g. S106) would be needed to justify connection to the private sewer

RECOMMENDATION

Condition 5 cannot be discharged until the following information is submitted and accepted by the LLFA/Wessex water:

- Revised surface water drainage drawings showing connection to the public surface water sewer at MH8304.
- Evidence demonstrating written consent to cross third-party land is required to connect into MH8304.

INFORMATIVES

- Confirmation that a Section 106 approval will be obtained prior to connecting to the public sewer.
- 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.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)
These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)
Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)
This document set out design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.

