

14 May 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09680
Proposal:	Discharge of conditions 14 drainage and 15 surface water of planning application PL/2025/01523 (Variation of conditions 2 (approved plans), 8 (construction traffic management plan), 9 (construction environmental management plan), 10 (junction details), 11 (tree and hedgerow protection), 12 (contamination), 13 (engineering plans), 14 (phasing plans), 15 (foul drainage), 16 (surface water drainage), 17 (landscape delivery schedule), 18 (lighting strategy) and removal condition 7 (WSI) relating to 17/01463/FUL (A comprehensive development comprising demolition of the existing Farm buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Spaces, Landscaping Sustainable Urban Drainage and other Associated Instructure Works)
Site Address:	Bugley Barton Farm, Victoria Road, Warminster
On Behalf Of:	Keepmoat 140A Aztec West Business Park, Almondsbury, Bristol, United Kingdom

After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

Details Submitted for Approval:

Proposed drainage strategy sheet 1 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-500 rev P11
Proposed drainage strategy sheet 2 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-501 rev P11
SECTIONS LOCATIONS THROUGH ATTENUATION SUDS FEATURES drg no. 24233-JUB-ZZ-XX-DR-C-515 rev P4
PROPOSED SECTIONS THROUGH ATTENUATION SUDS FEATURES drg no. 24233-JUB-ZZ-XX-DR-C-516 rev P4
PROPOSED PLOT DRAINAGE LAYOUT SHEETS 1, 2, 3, 4, 5 and 6 (drg no's 550(P5), 551(P5), 552(P5), 553(P5), 554(P5), 555(P5))
PROPOSED S104 OVERARCHING DRAINAGE LAYOUT drg no. 24233-JUB-ZZ-XX-DR-C-519 rev P4
PROPOSED S104 DRAINAGE LAYOUT SHEETS 1, 2, 3, 4, 5 and 6 (drg no's 520(P5), 521(P7), 522(P6), 523(P6), 524(P6), 525(P6))
OVERLAND FLOOD EXCEEDANCE FLOW ROUTES SHEET 1 OF 2 drg no. 24233-JUB-ZZ-XX-DR-C-540 rev P3
OVERLAND FLOOD EXCEEDANCE FLOW ROUTES SHEET 2 OF 2 drg no. 24233-JUB-ZZ-XX-DR-C-541 rev P3
DRAINAGE CONSTRUCTION DETAILS SHEET 1 drg no. 24233-JUB-ZZ-XX-DR-C-510 rev P4
DRAINAGE CONSTRUCTION DETAILS SHEET 2 drg no. 24233-JUB-ZZ-XX-DR-C-511 rev P1
PROPOSED TYPICAL SECTIONS THROUGH SUDS FEATURES SHEET 1 OF 2 drg no. 24233-JUB-ZZ-XX-DR-C-517 rev P4
PROPOSED TYPICAL SECTIONS THROUGH SUDS FEATURES SHEET 2 OF 2 drg no. 24233-JUB-ZZ-XX-DR-C-518 rev P2
PROPOSED PRIVATE DRAINAGE CONSTRUCTION DETAILS drg no. 24233-JUB-ZZ-XX-DR-C-512 rev P1

STORM SEWER DESIGN details – Pond C - 30 YR Storm Event, Pond C - 100 YR Storm Event Plus 45 CC, Infiltration Basin B Surcharged - 100 YR Storm Event Plus 45 CC, Infiltration Basin D Surcharged - 100 YR Storm Event Plus 45 CC, Infiltration Basin A - 100 YR Storm Event Plus 45 CC, Pond C Surcharged - 100 YR Storm Event Plus 45 CC, Infiltration Basin B - 30 YR Storm Event, Infiltration Basin B - 1 YR Storm Event, Infiltration Basin D - 1 YR Storm Event, Infiltration Basin D - 30 YR Storm Event, Infiltration Basin A - 30 YR Storm Event, Infiltration Basin A - 1 YR Storm Event, Pond C - 1 YR Storm Event, Infiltration Basin A Surcharged - 100 YR Storm Event Plus 45 CC

Surcharged Outfall Conditions Assessment by Ridge and Partners LLP dated February 2026
Controlled Waters Risk Assessment (CWRA) by Earth Science Partnership dated August 2024 (Report Reference: ESP.8917.4155)
SuDS Maintenance & Management Plan by Ridge and Partners LLP dated February 2026

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: The submitted foul water drainage strategy, plans and details are sufficient to discharge the condition.

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.

Details Submitted for Approval: See above under condition 14.

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: The submitted scheme for the discharge of surface water from the site including SuDs details and plans are sufficient to discharge the condition.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully
Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.