

To:	Jemma Foster	From:	Drainage (Cecily Austin)
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Planning App Ref:	PL/2026/04023
Service Ref:	Drainage
Date:	24/07/2026

PROPOSAL

Approval of details reserved by a condition. Discharge of Conditions 3 (Details of overland exceedance flow routes), 4 (Construction Management Plan) and 5 (Hard & Soft Landscaping Scheme) relating to application PL/2023/04524

SITE LOCATION

Land at East Farm, Knook, Warminster, North of A36, BA12 0JG

APPLICATION DOCUMENTS REVIEWED

- Storm Water Statement and Plan
- Construction Management Plan
- Location Plan
- Covering Letter
- Application Form
- Landscape Implementation

ASSESSMENT OF THE PROPOSAL

Context

PL/2026/04023 relates to several conditions from PL/2023/04524. Conditions considered in this assessment are conditions 3 and 4, which are shown below. Condition 5 is not drainage related and therefore has not been considered in this assessment.

3. No development shall commence on site until plan showing overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event, that minimise the risk to people and property has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of drainage in the area

4. No development shall commence on site until a construction management plan that demonstrates how pollution to groundwater will be mitigated, and how flood risk to people and property will be mitigated alongside clear arrangements for the ownership and ongoing maintenance of the slurry lagoon has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

Assessment

The applicant has identified exceedance flow routes within the submitted Storm Water Statement. The information provided indicates that, during an exceedance event, overland flows will be directed northwards towards the existing unmade road/farm track. Whilst some flow may enter this road, it is not considered to pose a significant risk to people, as the track is not a public road, and it has been shown that the nearest buildings are located approximately 340m to the west and north-west of the site. It has been shown that any exceedance flows associated with the proposed development would not adversely affect people or property, and proposals are therefore in accordance with Standard 3 of the National Standards for SuDS.

The Construction Management Plan (CMP) has been reviewed against the requirements of Condition 4. The document identifies potential sources of pollution and sets out measures to protect groundwater. This includes the installation of a leak detection system within the slurry lagoon, enabling any leakage to be identified and addressed promptly. In addition, the lagoon will incorporate a range of pollution prevention measures, as detailed in Sections 2.02 and 2.05, to prevent the ingress of surface water and minimise the risk of groundwater contamination.

The CMP also addresses surface water management during construction. As outlined in Section 2.05, a temporary bund will be installed to the north of the site to contain and manage runoff throughout the construction period.

Sections 2.06 and 3.0 set out clear arrangements for the ownership, management and ongoing maintenance of the slurry lagoon, with responsibility resting with S.R. Pottow & Son following completion of the development. This includes monthly inspections of the lagoon and associated infrastructure, together with procedures for responding to any pollution incidents. It is also noted that the Environment Agency has previously reviewed and approved the proposals through the Slurry Infrastructure Grant Scheme. The CMP therefore demonstrates how groundwater pollution and flood risk will be mitigated and provides clear arrangements for the lagoon's long-term management and maintenance, satisfying the requirements of Condition 4.

RECOMMENDATION

Conditions 3 and 4 have been reviewed in the above assessment. Sufficient information has been submitted to demonstrate compliance with the requirements of both conditions, and it is therefore recommended that both conditions be discharged.

INFORMATIVES

- The applicant must ensure the 'Site Waste Management Plan' and associated maintenance regime is included in the title deeds for the owner's information and updated on a regular basis.
- The site owner must update the Environment Agency prior to the lagoon being brought into use through the Slurry Infrastructure Grant scheme

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 outs 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.