

To:	Victoria Blackmore	From:	Drainage (Barney Taylor)
------------	--------------------	--------------	--------------------------

Planning App Ref:	PL/2026/04036
Service Ref:	Drainage
Date:	30/07/2026

PROPOSAL

Partial discharge of condition 4 (details of a surface water drainage system) of PL/2025/07049

SITE LOCATION

The Derry, Ashton Keynes, Wiltshire, SN6 6PW

APPLICATION DOCUMENTS REVIEWED

- PL/2025/07049 – Decision
- PL/2025/07049 – Proposed Site Plan
- PL/2025/07049 – Technical Note – Surface Water Drainage Design
- Partial Discharge of Condition 4 Statement
- Landscaping Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following conditions for which information was required before these could be discharged

4. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land
- full details of any to be retained, together with measures for their protection in the course of development
- a detailed planting specification showing all plant species, supply and planting
- sizes and planting densities
- finished levels and contours
- means of enclosure
- other vehicle and pedestrian access and circulation areas
- all hard and soft surfacing materials;
- details and location of a minimum of two water butt

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner;

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority

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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Assessment

The LLFA have no comment to make regarding condition 4 as this is not drainage related. The applicant must confirm that the drainage information required by PL/2025/07049 LLFA response dated 30th September 2025 will be handled in a separate application. The LLFA comments from the 2025 response are attached in the informatives section.

INFORMATIVES

If the applicant intends to discharge flow into the watercourse, this requires land drainage consent.

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](#).

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.

PL/2025/07049 LLFA response dated 30th September 2025:

"In the revised documents, the applicant has provided details about infiltration testing carried out using BRE365 methodology. Groundwater was encountered at depths of 0.90m (SA02) and 1.10m (SA01). the applicant proposes a hybrid infiltration scheme. It includes infiltration-based strategy with a high-level overflow to the boundary ditch via a filter drain comprising 150mm perforated pipe and gravel surround, which would be in operation during seasonal high groundwater events. Calculations indicate that for high groundwater levels, 1.136m³ flooding occurs in subbase storage during the 1:100 year + 40% climate change event, assuming 0.5m subbase depth is provided. No flooding occurs during 1:30yr event. The pollution hazard for the proposed land use is low. The applicant has also provided maintenance schedule for proposed drainage infrastructure.

In the submitted drainage calculations, the applicant has calculated greenfield runoff rates of 0.29 l/s for the 1:1 year storm event, 0.30 l/s for the 1:2-year storm event, and 0.34 l/s for QBAR. However, the drainage calculations show that the outflow rates from the filter trench to the ditch will be 2.6l/s in the 1 in 30-year event and 5.5l/s in the 1 in 100 year + CC event. These rates are significantly higher than the existing greenfield rates and are not aligned with Wiltshire Council's betterment policy for greenfield sites. We would expect the applicant to incorporate a flow control device that restricts discharge from the site to the minimum, achievable with a flow control device - 1l/s.

Additionally, based on the exceedance flow routes indicated in the Proposed Surface Water Drainage layout, it appears that surface water may discharge across adjacent greenfield land. It should be noted that there is no automatic right to discharge across third-party land or into a watercourse not under the applicant's ownership. To mitigate potential offsite impacts, it is recommended that the applicant incorporate additional planting within the site to enhance interception storage and reduce exceedance flows beyond the site boundary to the greatest extent possible".