

To:	Alex Edge	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/05034
Service Ref:	Drainage
Date:	18/09/2026

PROPOSAL

Removal/variation of conditions

Variation of Condition 2 of PL/2025/06391 (Approved Plans) to allow a number of minor amendments to the approved scheme.

SITE LOCATION

Water Farm South From Dyehouse Farm To Junction With C274 And C275 Corsley Warminster BA12 7QD

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- Planning Statement
- Pluvial Flood Risk
- Revised Floor & Roof Plans
- Revised Outbuilding Roof, Elevations & Floor Plans
- Revised Site Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LPA had the following conditions for which information was required before these could be discharged

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location plan - Received 31/7/25
 - Proposed site plan - Drawing No 1245/2A - Received 21/11/25
 - Proposed floor and roof plans new barn - Drawing No 1245/3 - Received 31/07/25
 - Proposed elevations - Drawing No 1245/4A - Received 21/11/25
 - Proposed floor plans and elevations old barn - Drawing No 1245/6 - Received 31/07/25
 - Proposed floor plan and elevations of outbuilding - Drawing No 1245/7 - Received 31/07/25

REASON: For the avoidance of doubt and in the interests of proper planning.

Assessment

During the previous application, the proposed finished floor levels (FFLs) were increased in response to the LLFA's requirement that they be set 600mm above the site's average ground level of 93.000m. This requirement was intended to provide protection against the existing surface water flood risk affecting the site.

Since then, the applicant has submitted a drainage strategy under application PL/2026/05035, which sets out proposed measures to address the existing flooding issues. Should these measures be demonstrated to adequately mitigate the flood risk, the LLFA would be satisfied that raising the FFLs by 600mm may no longer be necessary.

However, at this stage, the LLFA does not consider the submitted drainage strategy to contain sufficient detail to confirm that the proposed mitigation will effectively resolve the flooding issues. Consequently, any proposed revisions to the FFLs should be reconsidered once the LLFA's comments on application PL/2026/05035 have been addressed and the drainage strategy has been satisfactorily resolved.

RECOMMENDATION

Variation of Condition 2 should not be granted at this stage. The LLFA are happy to re-examine this when drainage comments under PL/2026/05035 have been resolved.