STURMINSTER NEWTON TOWN COUNCIL

Proposed Surface Water Drainage Connection Land adjacent to the Bull Tavern

Background

At its meeting on 20 October 2026, the Planning and Environment Committee agreed to permit access to Town Council land for a topographical survey in connection with the proposed development on land adjacent to the Bull Tavern.

The survey has not yet taken place. Its purpose is to establish ground levels and help determine whether a surface water drainage route across Town Council land is technically feasible.

The permission granted was solely to access the land and undertake the survey. It did not approve any drainage works or grant any rights over Town Council land.

At the time the survey request was considered, it was understood that the survey was required to investigate the possible drainage route. Subsequent correspondence has clarified that the developer also needs an indication that the Town Council is willing, in principle, to consider the proposed route so that the matter can be progressed with the Lead Local Flood Authority (LLFA) as part of the planning process.

Current Position

The developer's drainage consultant has identified a potential route for an underground surface water drainage pipe across Town Council land. The pipe would carry surface water from the proposed development to the existing watercourse.

The drawing provided shows an indicative route only. The exact route and design remain subject to the topographical survey and further technical work.

The developer is seeking confirmation that the Town Council is willing, in principle, to consider the use of its land for this purpose. This would enable the developer to progress the proposed drainage solution with the LLFA and continue the necessary survey and design work.

What Does “Permission in Principle” Mean?

Permission in principle would mean that the Council is prepared for discussions, surveys and technical design work to continue.

It would not:

approve the drainage scheme or the indicative route;

permit any construction works;

grant an easement or other legal rights over Council land;

commit the Council to accepting the final proposal; or

remove the need for a further decision by the Town Council.

Any detailed proposal would need to return to the Town Council for formal consideration before any legal agreement was entered into or works were permitted. This would include consideration of the final design, ownership, maintenance responsibilities, liability, compensation and the developer meeting the Council's reasonable legal and professional costs.

Decision Required

Councillors are not being asked to approve the drainage scheme at this stage.

They are being asked whether the Town Council is willing, in principle, for the developer to continue progressing a potential drainage solution across Council land and to use that indication when discussing the proposal with the LLFA.

Options Available to Council

- **Option 1: Support in Principle**

The Council indicates that it is willing, in principle, to continue discussions regarding a potential surface water drainage connection across Town Council land.

This would allow the developer to continue the survey and design work and advise the LLFA that the Town Council is willing to consider the proposal. It would not approve any works or grant any rights over Council land.

- **Option 2: Decline Support in Principle**

The Council indicates that it is not willing to consider a drainage connection across Town Council land.

The developer would then need to investigate alternative drainage arrangements for the proposed development.

- **Option 3: Seek Further Information**

The Council defers the matter pending further information, which could include:

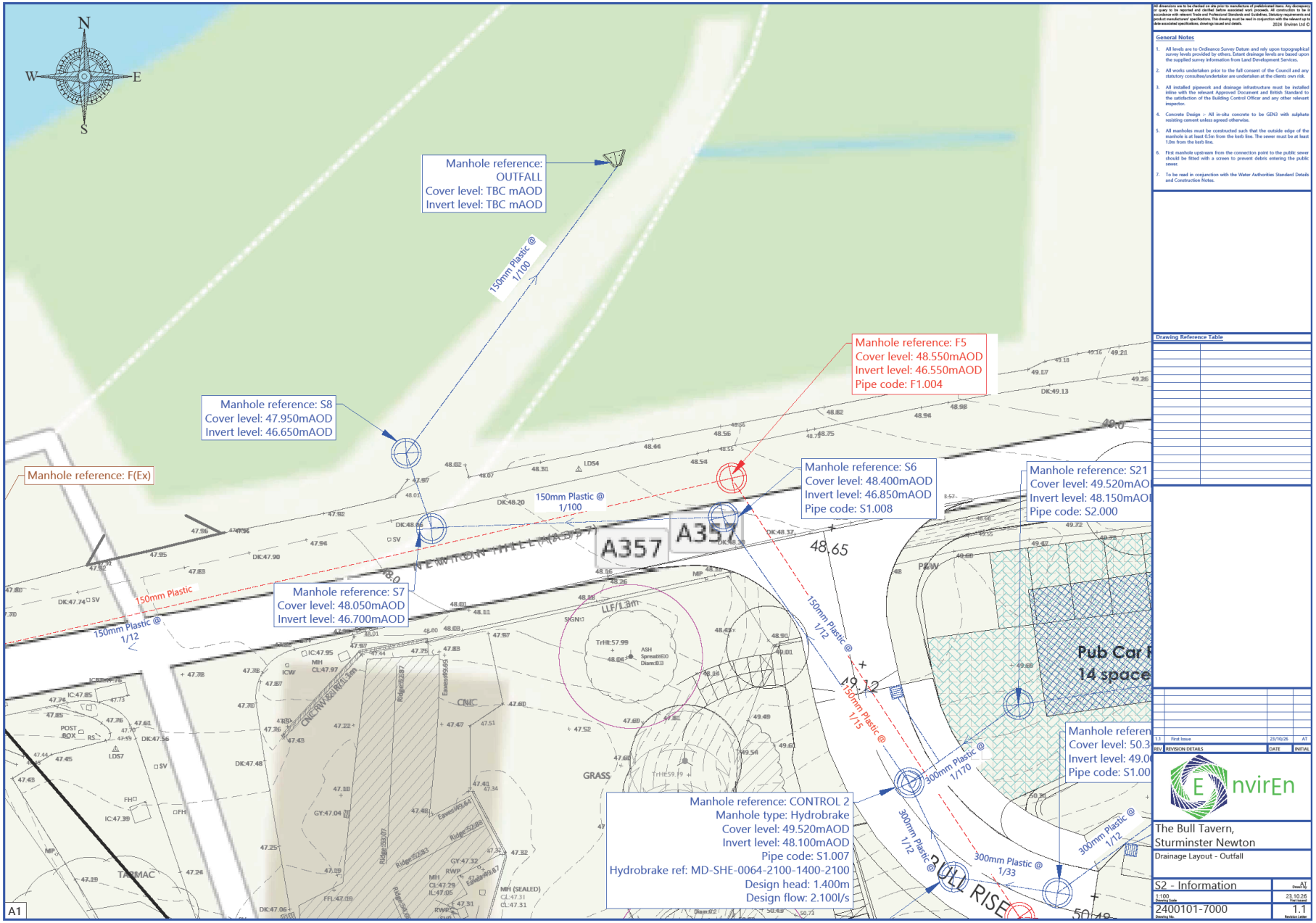
more detailed plans;

clarification of the effect on Town Council land and assets;

details of ownership and maintenance responsibilities; and

details of any proposed compensation, improvement works or other benefit to the Council.

No indication would be given to the developer or the LLFA until the Council had considered the additional information and made a further decision.


Manhole reference:
OUTFALL
Cover level: TBC mAOD
Invert level: TBC mAOD
150mm Plastic @
1/100
Manhole reference: F5
Cover level: 48.550mAOD
Invert level: 46.550mAOD
Pipe code: F1.004
Manhole reference: S8
Cover level: 47.950mAOD
Invert level: 46.650mAOD
Manhole reference: F(Ex)
Manhole reference: S6
Cover level: 48.400mAOD
Invert level: 46.850mAOD
Pipe code: S1.008
Manhole reference: S21
Cover level: 49.520mAO
Invert level: 48.150mAO
Pipe code: S2.000
150mm Plastic @
1/100
150mm Plastic
150mm Plastic @
1/12
Manhole reference: S7
Cover level: 48.050mAOD
Invert level: 46.700mAOD
A357
A357
NEWTON HILL
150mm Plastic @
1/12
150mm Plastic @
1/15
300mm Plastic @
1/170
300mm Plastic @
1/12
300mm Plastic @
1/33
300mm Plastic @
1/12
Manhole reference: CONTROL 2
Manhole type: Hydrobrake
Cover level: 49.520mAOD
Invert level: 48.100mAOD
Pipe code: S1.007
Hydrobrake ref: MD-SHE-0064-2100-1400-2100
Design head: 1.400m
Design flow: 2.100l/s
PULL RISE
Pub Car
14 space
GRASS
TARMAC
CNC
LLF/1.3m
A1
General Notes
Drawing Reference Table
EnvirEn
The Bull Tavern,
Sturminster Newton
Drainage Layout - Outfall
S2 - Information
1:100
23.10.26
2400101-7000
1.1