

To:	Helena Carney	From:	James Playfair
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Planning App Ref:	PL/2025/08982 (DOC)
Service Ref:	Drainage
Date:	25 November 2025

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 11 of PL/2025/03125 (Drainage Strategy Report)

SITE LOCATION

Ramsbury Manor, Ramsbury, Marlborough, SN8 2RG

APPLICATION DOCUMENTS REVIEWED

- Cover Letter-Statement
- Drainage Strategy Report - Appendices B-G
- Drainage Strategy Report - Report and Appendix A

ASSESSMENT OF THE PROPOSAL

Context

Planning permission reference PL/2025/03125 was granted on 14 July 2025.

The planning permission is subject to 20 conditions. Condition 11 is a pre-construction condition, and this application seeks to discharge that condition.

Condition 11 sets out that:

No construction shall commence on site until a scheme for the discharge of surface water (including surface water from the access and car park areas), incorporating sustainable drainage details and including clear arrangements are in place for ownership and ongoing maintenance of any sustainable drainage features, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

Assessment

The site is located in Flood Zone 1 and has a low level of risk from pluvial and groundwater flooding.

An intrusive site investigation was undertaken in November 2024 to the Estates Yard Area. Groundwater was not recorded during the investigation and infiltration testing verify that soakaways would be feasible.

Drainage of the existing retained stables building has been recorded as being via soakaways to the South.

Soakaways have been designed to manage run off from the buildings.

The new access road to the Estates yard has been designed to discharge via a soakaway.

For the new car park area adjacent the Estates Yard, this area has therefore been designed to discharge via a series of infiltration trenches to accommodate the gradient. The car parking bays and road are designed to be grasscrete permeable surfaces with attenuation storage provided within the subbase.

For the access road and car parking areas to the Exhibition Centre these have been designed as permeable surfaces with infiltration to the ground.

No infiltration testing has yet been complete to the Exhibition Centre. When access is available testing will be undertaken at proposed soakaway locations to verify rates and design updated accordingly.

RECOMMENDATION

Before Condition 11 can be discharged the applicant is to provide the following information:

Standard 3: management of extreme rainfall and flooding

- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- Exceedance routes that minimise the risks to people and property.

Standard 4: water quality

- Noting the petrol / diesel stores, car display areas and fire engine, a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).
- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).
- Calculations and supporting plans must be submitted to evidence compliance.
- A maintenance plan must be provided to ensure the long-term effectiveness of water quality treatment.

Standard 5: amenity

- The applicant must provide details of how SuDS features will deliver amenity benefits, including integration with public open space, accessibility, safety, and opportunities for recreation or education. Plans should clearly show how SuDS contribute to the quality and usability of the site for future occupants and the wider community. Note this may require additional engagement with the council's urban design and landscape officers.

Standard 6: biodiversity

- The applicant must provide details of how SuDS features will deliver biodiversity benefits, including planting schedules, habitat creation, and connectivity to existing ecological networks. A biodiversity net gain statement should be included, demonstrating how the SuDS proposals contribute to site-wide ecological enhancement. Maintenance plans should support the long-term success of these features. Note this may require additional engagement with the council's ecology and landscape officers.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- Infiltration testing in the Exhibition Centre area in line with that already undertaken.
- Groundwater level monitoring (taking into account seasonal variations).
- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

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 out 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.

