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| <b>To:</b> | Isobella Wise | <b>From:</b> | Drainage team (Megan Macpherson) |
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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL 2025 09261 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 09/12/2025    |

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## PROPOSAL

Variation of condition 2 and removal of condition 4 (approved plans) of PL/2025/07329 to allow for design changes of the houses and garage

## SITE LOCATION

The Elms, Green Lane, Sherston, Malmesbury, SN16 0NP

## APPLICATION DOCUMENTS REVIEWED

Application Form  
Condition 4 re-wording  
Drainage Details Sheet 1-3  
Drainage Layout Plan  
Drainage Layout Sheet 1-2  
External Layout Plan  
External Layout Sheet 2  
Finished Levels Plan  
Finished Levels Sheet 1-2  
Location Plan  
Planning Statement  
Site Plan

## ASSESSMENT OF THE PROPOSAL

### Context

**Condition 2: The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

- **Drawing No. LPC 5294 EX 01 A: Site Location Plan**
- **Drawing No. LPC 5294 EX 02 A: Existing Site Plan**
- **Drawing No. SWS012271ff: Existing First Floor Plan**
- **Drawing No. SWS012271gf: Existing Ground Floor Plan**
- **Drawing No. LPC 5294 EX 03: Existing Barn Floor Plan and Elevations**
- **Drawing No. SWS012271ele: Existing Elevations**
- **Drawing No. LPC 5294 EX 04 A: Existing Street Elevations**
- **Drawing No. LPC 5294 PL 01 B: Proposed Site Plan**
- **Drawing No. LPC 5294 PL 02: Unit 1 Proposed Floor Plans**
- **Drawing No. LPC 5294 PL 03 A: Unit 1 Proposed Elevations**
- **Drawing No. LPC 5294 PL 04 A: Unit 2 Proposed Floor Plans**
- **Drawing No. LPC 5294 PL 05 B: Unit 2 Proposed Elevations**
- **Drawing No. LPC 5294 PL 06 A: Unit 3 Proposed Floor Plans**
- **Drawing No. LPC 5294 PL 07 B: Unit 3 Proposed Elevations**
- **Drawing No. LPC 5294 PL 08 A: Unit 3 Garage Proposed Elevations**
- **Drawing No. LPC 5294 PL 09 A: Unit 4 Proposed Floor Plans**
- **Drawing No. LPC 5294 PL 10 A: Unit 4 Proposed Elevations**
- **Drawing No. LPC 5294 PL 11 B: Proposed Street Elevations**
- **Drawing No. LPC 5294 PL 12 A: Units 1- 3 Visibility Splays**
- **Ecological Assessment Report - 1052 The Elms, Sherston Eco Report\_200923**
- **Preliminary Ecological Appraisal - 1052 The Elms, Sherston PEA\_14-04-23 (draft issue)**

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

**Condition 4: No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, 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.**

**REASON: To ensure that the development can be adequately drained without leading to increased flood risks elsewhere.**

### Assessment

The "Planning Statement" proposes minor variations to the plans referenced by Condition 2. The LLFA have no objections to this.

The applicant has also proposed that Condition 4 is not reimposed and that the drainage details be covered by the list of plans in Condition 2. The applicant has not yet provided sufficient information to discharge Condition 4, so we cannot support this. As far as we are concerned, there are not currently any "approved" plans that satisfy Condition 4.

## RECOMMENDATION

Following a review of the information provided, Condition 2 can be varied, but Condition 4 cannot be discharged or removed.

Condition 4 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Evidence of soakaway testing in accordance with BRE365 guidance. Soakaway sizing and calculations should be updated if required.
- Evidence of groundwater monitoring, accounting for seasonal variation, to confirm that groundwater levels will remain >1m below the base of any soakaway.
- Confirmation of the factor of safety used in the soakaway design. This should be in accordance with CIRIA C753 Table 25.2 (included below).
- Cross section drawings of the proposed permeable paving and soakaway features.

| TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method) |                            |                                                                                   |                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Size of area to be drained                                                                                                                                        | Consequences of failure    |                                                                                   |                                                                                  |
|                                                                                                                                                                   | No damage or inconvenience | Minor damage to external areas or inconvenience (eg surface water on car parking) | Damage to buildings or structures, or major inconvenience (eg flooding of roads) |
| < 100 m <sup>2</sup>                                                                                                                                              | 1.5                        | 2                                                                                 | 10                                                                               |
| 100–1000 m <sup>2</sup>                                                                                                                                           | 1.5                        | 3                                                                                 | 10                                                                               |
| > 1000 m <sup>2</sup>                                                                                                                                             | 1.5                        | 5                                                                                 | 10                                                                               |

## INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.