

To:	Lucie Turner	From:	James Playfair
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Planning App Ref:	PL/2025/09535
Service Ref:	Drainage
Date:	11/12/25

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 5 of PL/2024/07255 (Surface water strategy)

SITE LOCATION

Land at Lye Common, Christian Malford, SN15 4BH

APPLICATION DOCUMENTS REVIEWED

- Application Form
- PL202407255 Decision Notice
- PL202407255 Location Plan and Proposed Site Plan (256-PL01 rev. E)
- Site Plan (Sutton New Entrance with Contours)

ASSESSMENT OF THE PROPOSAL

Context

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

Condition 5.

Within 6 months of the date of this permission a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the Non Statutory Technical Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.

- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- Evidence that existing flood flow routes through the site have been maintained supported by a detailed topographical survey that clearly identifies any change in level contours over time with overland flow route arrows superimposed.

REASON: To ensure that the development can be adequately drained.

Assessment

The property has already been constructed and the SW drainage approved some years ago and that this application refers to an extension of the garden curtilage up to the approved NDP line (change of use part of agricultural land to residential).

The topo survey shows that the land in question slopes from south to north from the gateway and will be covered by permeable gravel. On the south side of the gate the entrance way slopes from north to south (towards the road). The plan does not show the tarmac entrance way or the proposed Aco drain that would prevent runoff onto the road. Previous discussions with HDP architecture mentioned that this would be implemented and images show that the As Built arrangement differs from the proposed:



Condition 5 cannot be discharged until clarifications are obtained as to the differences between the proposed and actual arrangement.