

To:	Mary Rose Scott	From:	James Playfair
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Planning App Ref:	PL/2026/00293
Service Ref:	Drainage
Date:	26 January 2026

PROPOSAL

Approval of details reserved by a condition

SITE LOCATION

Discharge of conditions 4 (Foul water drainage) & 5 (Surface water drainage) of PL/2024/09773 [Construction of single building to provide 6no. units comprising Eg(i), B2 and B8 Uses on existing Business Park]

Plot 102, Solstice Park, Solar Way, Amesbury, SP4 7SZ

APPLICATION DOCUMENTS REVIEWED

- Technical Note - Discharge of Condition 5
- Proposed Below Ground Drainage Layout
- PL-2024-09773 - Decision Notice

ASSESSMENT OF THE PROPOSAL

Context

Previously the LLFA had the following conditions for which information was required before these could be discharged

Notwithstanding the submitted details, no development shall commence on site until details for the discharge of surface water from the site (including surface water from the access / driveway), together with permeability test results to BRE365, and being sized appropriately for the current requirement for 1 in 100 +40% storm events has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the surface water drainage scheme has been constructed in accordance with the approved details.

Extracts from the Technical Note

The existing building and external areas were positively drained into a separate storm water drainage system with discharge to linear soakaways within the parking areas.

This system is still in place and operational, serving the surrounding catchment and external area of the demolished building

Assessment

Infiltration testing has been completed on site in 2025 to the methodology within BRE365. The current drainage was designed in 2004 and therefore did not include climate change Allowances

Using Causeway Flow hydraulic design software, a model has been simulated with the 2004 constructed software with current storm design requirements, based on infiltration rates observed in 2025

The 100 year event plus a 40% allowance for climate change is retained within the existing soakaways.

RECOMMENDATION

Before Condition 5 can be discharged, the applicant is required to:

1. Demonstrate how they are safely managing overland exceedance flows in accordance with National [Standard 3: management of extreme rainfall and flooding](#). Requirements:
 - Evidence that 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 minimise the risks to people and property.
 - Evidence that drainage strategy does not increase flood risk as a result of catchment transfer.
2. Supply inspection records to demonstrate that the soakaways are still in good condition and not at risk of becoming silted up If the applicant is planning to utilise soakaways from 2004.