

To:	Samantha Stockley	From:	James Playfair
------------	-------------------	--------------	----------------

Planning App Ref:	PL/2026/00812
Service Ref:	Drainage
Date:	16 February 2026

PROPOSAL

Approval of details reserved by a condition
Discharge of condition 5 (Surface water drainage) of PL/2024/07255

SITE LOCATION

Land At, Lye Common, Christian Malford, SN15 4BH

APPLICATION DOCUMENTS REVIEWED

- Site Plan (New Entrance Site Levels)
- PL-2024-07255 Location Plan and Proposed Site Plan
- PL-2024-07255 Decision Notice

ASSESSMENT OF THE PROPOSAL

Context

In May 2025, the LLFA had the following conditions 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

A topographical survey has been provided which shows overland flow routes in a northerly direction with a small part of the tarmac driveway draining south to the road. The drainage plan shows runoff from this section will be intercepted by a slot drain which transfers water to a soakaway. However, in the conclusion of the FRA (Jan 2019), bullet point 10 states:

A review of suitable SUDS options suggest that soakaways and infiltration techniques may not be suitable as the site lies on impermeable clay.

The applicant is required to provide an explanation of the apparent contradiction between the proposal of the soakaway and the potential for unsuitable ground conditions

RECOMMENDATION

Condition 5 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- Groundwater level monitoring (taking into account seasonal variations).
- Soakaway sizing calculations and exceedance routes from the soakaway
- The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.

INFOMATIVES

The applicant is review the incorporation of a slot drain as these are generally more susceptible to blockage than traditional ACO channel drains with removable grates, mainly because they have narrower openings and less accessible maintenance routes.