

To:	Kate Clements	From:	Drainage Team
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Planning App Ref:	PL/2025/09957
Service Ref:	Drainage
Date:	18/02/2026

PROPOSAL

Discharge of Conditions 3 (Parking/Access), 4 (Visibility), 6 (Surface Water) and 7 (Materials) relating to application PL/2021/06795

SITE LOCATION

Lower Moor Cottage, Moor Hill, Fovant, Salisbury, SP3 5LB

APPLICATION DOCUMENTS REVIEWED

- Application Form
- PL/2021/06795 - Decision Notice
- PL/2021/06795 - Location Plan
- Condition 6: Soakaway Access Chamber
- Site Plan
- Condition Discharge Statement

ASSESSMENT OF THE PROPOSAL

Context

In 2021 the LLFA had the following conditions (Condition 6: Surface Water) for which information was required before these could be discharged

6. The dwelling hereby permitted shall not be occupied until works for the discharge of surface water shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

Assessment

The applicant has submitted with a rough site plan which indicates applicant proposes to manage surface water entirely through infiltration based measures, including a permeable tarmac driveway, which allows water to drain through the surface into a clean stone and geotextile subbase, and a system of water barrels that collect roof runoff before overflowing into twelve geotextile wrapped soakaway crates positioned under the lawn on the eastern side of the site. They also incorporate a gravel French drain style trench around the house to absorb water close to the building and disperse it into the surrounding ground. -based measures, including a permeable tarmac driveway, which allows water to drain through the surface into a clean-base, and a system of water barrels that collect roof runoff before overflowing into twelve geotextile

Although this is a reasonable SuDS style approach to controlling runoff onsite, the submission is incomplete because the applicant has not provided any BRE 365 infiltration test results or soakaway sizing calculations to demonstrate that the soil can infiltrate effectively and that the proposed storage is adequate, nor have they confirmed that the soakaway is positioned at least 5 m from the building foundations, which is required to avoid structural risk. They have also not supplied a maintenance and management plan for the proposed drainage features, and there is no exceedance route plan showing how water will safely flow during storm events if the system becomes overwhelmed. site, the submission is incomplete because the applicant has not provided any BRE 365 infiltration test results or soakaway sizing calculations to demonstrate that the soil can infiltrate effectively and that the proposed storage is adequate, nor have they confirmed that the soakaway is positioned at least 5 m from the building foundations, which is required to avoid structural risk. They have also not supplied a maintenance and management plan / overland exceedance routing plan showing how water will safely flow during storm events if the system becomes overwhelmed. -site, the submission is incomplete because the applicant has not provided any BRE 365 infiltration test results or soakaway sizing calculations to demonstrate that the soil can infiltrate effectively and that the proposed storage is adequate, nor have they confirmed that the soakaway is positioned at least 5 m from the building foundations, which is required to avoid structural risk. They have also not supplied a maintenance and management -route plan showing how water will safely flow during storm events if the system becomes overwhelmed.

RECOMMENDATION

Condition 6 cannot be discharged until the following information is submitted and accepted by the LLFA:

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- Evidence that Soil percolation tests/soakage tests have been undertaken in accordance with Building Regulations / BRE 365, and confirmation of infiltration rates.
- Evidence or calculations to demonstrate that the soakaway has been designed for:
 - 1 in 10yr + cc flows
 - Half drain time <24hrs
 - Highest groundwater level at least 1m from base of the soakaway
- The applicant must provide evidence that the proposed soakaway is sited a minimum of 5 metres from the building foundations to prevent any potential structural impact.
- A plan showing overland exceedance routes that minimise the risk of people and property.
- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- 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.

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 sets 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.

