

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/00996
Service Ref:	Drainage
Date:	12/03/2026

PROPOSAL

Discharge of Conditions application

Discharge of conditions 5 (hard & soft landscaping) and 9 (surface water drainage) on PL/2024/08330

SITE LOCATION

5A Coxhill Lane, Potterne, Devizes, SN10 5PH

APPLICATION DOCUMENTS REVIEWED

- *Application Form Redacted*
- *Decision Notice (for PL/2024/08330 issued on 08th October 2025)*
- *Drainage Construction Details*
- *Drainage Strategy Report - Coxhill - Issue 2 (with appendices)*
- *FUL PL 2024 08330_ Drainage Response_v2.0 (Issued on 03rd July 2025)*
- *Location plan*
- *Proposed site plan*
- *Surface Water Drainage Strategy*

ASSESSMENT OF THE PROPOSAL

Context

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

Condition 9. No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

Assessment

In the submitted documents, the applicant has provided a surface water drainage strategy. Infiltration testing was completed on site in one trial pit, in accordance with BRE365 guidance, showing viable infiltration rates.

Groundwater was encountered between depths of 2-3m bgl in two window sample boreholes. This testing was carried out in November 2025 and does not account for seasonal variation. We would expect the applicant to carry out further groundwater monitoring to establish whether groundwater levels are raised following the wet season. They will need to demonstrate that 1m clearance between the base of the soakaway and groundwater is maintained throughout the year. We would expect these additional tests to be carried out in March/April to account for seasonal variation.

RECOMMENDATION

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

- Evidence of groundwater monitoring that accounts for seasonal variation.

INFORMATIVES

- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- All new drainage will need to comply with Building Regulations Part H.
- It is noted that the Environment Agency's [standing advice for minor extensions and vulnerable developments](#) applies.
- 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.