

To:	Hannah Brown	From:	James Playfair
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Planning App Ref:	PL/2026/01682
Service Ref:	Drainage
Date:	March 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 (Drainage) and 4 (Slurry Infrastructure Grant) of PL/2025/05302 -
The installation of a new covered above ground slurry store

SITE LOCATION

Lady Margaret Farmhouse, Wootton Rivers, Marlborough, SN8 4NH

APPLICATION DOCUMENTS REVIEWED

- Planning Statement
- PL-2025-05302 - Decision Notice

ASSESSMENT OF THE PROPOSAL

Context

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

Condition 3

No development shall commence on site (excluding site clearance and demolition) until a detailed plan demonstrating how overland flow and exceedance routes will be managed within the site has been submitted to and approved in writing by the Local Planning Authority.

The plan must include:

- Identification of exceedance flow paths and overland routes during extreme rainfall events
- Measures to safely convey flows through the site without increasing flood risk to surrounding areas
- Integration with the proposed drainage strategy and site topography
- Evidence that the proposed management strategy will not result in increased flood risk elsewhere
- The development shall then be carried out in accordance with the approved details and be maintained as such for the lifetime of the development.

Assessment

The planning statement states:

Extreme rainfall can be defined as precipitation of more than 25 millimetres per hour or more than 35 millimetres in six hours.

On this basis the water discharged from the roof of the new slurry store would be 14.63 cu m – 25mm over 1 hour on 585sqm of impermeable roof.

The proposed method of dealing with this, is to install a circular soakaway around the store, approx. 4m from the outside of the store, this will go around the hardstanding which will surround the store.

The soakaway will consist of 1000x50x40mm soakaway crates set in a circle around the store, the top being set 400mm below ground level and wrapped in a permeable membrane and then covered with 400mm of permeable gravel. The circumference of the soakaway is 110m, the soakaway crates are .20 cu m, this will give a capacity of 22cu m which is more than sufficient to cover the extreme weather event, excluding the additional capacity within the permeable gravel, and water soaking away through the type 1 apron.

RECOMMENDATION

The LLFA is satisfied by the information supplied and Condition 3 can now be discharged