

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
------------	------------------------	--------------	--------------------------------

Planning App Ref:	PL/2026/01729
Service Ref:	Drainage
Date:	14/05/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 6 (Surface Water Drainage Strategy) relating to application

PL/2024/01163

SITE LOCATION

Land to the south of B4042, Little Somerford

APPLICATION DOCUMENTS REVIEWED

- *PL 2026 01729 DOC Drainage_Response_v1.0 (Issued on 04th April 2026)*
- *Surface Water Drainage Strategy - REV2*

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged

6. No development hereby permitted shall commence on site until a detailed surface water drainage strategy has been submitted to, in consultation with the Local Lead Flood Authority (LLFA), and agreed in writing by the Local Planning Authority (LPA). Unless otherwise agreed in writing by the Local Planning Authority, the details of which shall include/demonstrate the following:
 - Existing greenfield runoff rates for the site;
 - Given that the applicant is proposing a soakaway as the surface water drainage strategy and the site is at high risk of groundwater flooding, the applicant must demonstrate that the implementation will not create any offsite impact;
 - 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);
 - Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event;
 - Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
 - Any third-party agreements for discharge to their system (temporary and permanent)

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.

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. The details can be found via link:

<https://www.wiltshire.gov.uk/article/1000/Drainage>

Assessment

In response to our previous comments, the applicant has submitted a revised Surface Water Drainage Strategy (REV2), which now includes a plan showing both existing and proposed overland flow routes. The submission also includes photos of the existing outfall arrangement to the ditch and confirms that the existing outfall pipe (that they propose to utilise) has been rodded and is in good working conditions with no obstructions.

RECOMMENDATION

Following a review of the information provided, **Condition 6 can now be discharged.**

INFORMATIVES

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.