

29 May 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01729
Proposal:	Discharge of condition 6 (Surface Water Drainage Strategy) relating to application PL/2024/11637
Site Address:	Land to the south of B4042, Little Somerford
On Behalf Of:	Messrs Greening Land to the south of B4042, Little Somerford, GB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 13 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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>

Details Submitted for Approval:

- Surface Water Drainage Strategy; 9241_SN15_Little Somerford_07 Issue 3 dated 24/04/2026; received 6 May 2026

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

The Council's Drainage consultants have reviewed the drainage strategy submitted and consider this to provide sufficient details to satisfy the requirements of the condition. It is therefore considered that condition 6 of planning permission PL/2026/01729 can be discharged.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.