

To:	Drainage	From:	James Playfair
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Planning App Ref:	PL/2026/01051
Service Ref:	Drainage
Date:	30 July 2026

PROPOSAL

Discharge of conditions 5 lighting, 6 water consumption levels, 7 nesting opportunities & **13 surface water** of planning application PL/2025/04933 (Change of Use from Caravan Storage/Agricultural and Construction of Self-Build Residential Dwelling and Garage)

SITE LOCATION

Salt Lane, Winterbourne Gunner, Salisbury, SP4 6LW

APPLICATION DOCUMENTS REVIEWED

- Surface Water Drainage Strategy
- Wessex Water Sewer Connection confirmation

ASSESSMENT OF THE PROPOSAL

Context

In April 2026 the LLFA stated: Condition 13 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Calculations that demonstrate the sizing of any attenuation/ features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

On the 9th July the applicant raised the following concern

Although I fully appreciate your stance on complying with BRE365 soakaway testing I find it unfair that other projects less than a mile away have not had to comply with seasonal testing.

My thoughts are that as this is a single build and if there is a precedent of nearby properties not requiring seasonal groundwater testing then I am happy to be flexible on this, as long as BRE365 testing has been done (and preferably in a wetter period) but again, if there is no history of groundwater flooding or soakaways being impeded by ground water.

Assessment

On the 27th July the applicant issued an updated drainage strategy which included details on maintenance and the 40% climate change.

RECOMMENDATION

Following a review of the information provided, Condition 13 can now be discharged.