

To:	Adrian Smith	From:	Drainage
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Planning App Ref:	PL/2026/00800
Service Ref:	Drainage
Date:	August 2026

PROPOSAL

Full planning permission for erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements.

SITE LOCATION

Land at Manor Farm, East Grafton, Marlborough, SN8 3DB

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	X
No comment	
No objection	
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Construction Management Plan
- Drainage Strategy Plan
- Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In March 2026 the LLFA stipulated that the following additional information must be provided:

- A drainage plan detailing the proposed drainage strategy, including provisions for any access /parking areas.
- The applicant needs to confirm the extent of additional impermeable areas created by the proposed parking spaces and new access and clarify whether these surfaces will be permeable. If they are impermeable, a suitable drainage strategy must be provided to ensure surface water is managed appropriately and does not increase flood risk.
- A plan showing overland exceedance routes that minimise the risk of people and property.
- The applicant shall submit clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.

- Evidence that soakage tests have been undertaken in accordance with BRE 365 to demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:
 - 1 in 10yr + cc flows (for individual properties)
 - Half drain time <24hrs
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.
- Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of the soakaway.
- Evidence that soakaways have been sited the appropriate distance from any road in line with CIRIA C574 and [Wiltshire Guidance](#).

Assessment

A drainage plan has been supplied which shows permeable paving for the driveway / parking.

Runoff from the proposed garage will drain to the permeable resin bound gravel driveway, with a subbase designed to attenuate and soak away all storm events up to and including the 100yr+45% event

Overland flow arrows, following the existing topography, demonstrate the surface water flow routes in the event of design exceedance or failure. Exceedance flows will travel northeast over soft landscaping toward the property boundary with the A338, where it would be intercepted by the highway drainage network.

The onsite drainage components will remain private and be the maintenance responsibility of the property owners

Results from infiltration testing to BRE365 standard have been supplied and show half drain times for all events are under 24 hours and the soakaways have been sited an appropriate distance from the buildings.

We have no further comments related to surface water strategy for this site.

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).