

To:	Samantha Stockley	From:	Drainage team
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Planning App Ref:	PL/2026/04402
Service Ref:	Drainage
Date:	21/08/2026

PROPOSAL

Approval of details reserved by a condition
Discharge of Condition 8 (Drainage) of PL/2025/06717 (Variation to condition 2 (approved plans) of PL/2022/00664 to allow for a revised layout)

SITE LOCATION

Land off Pond Lane, Minety, Wiltshire

APPLICATION DOCUMENTS REVIEWED

- Application form
- Covering letter
- Decision notice
- Drainage plan layout
- Site Location Plan
- SuDS Drainage strategy report

ASSESSMENT OF THE PROPOSAL

Context

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

8. Notwithstanding the approved details, no development shall take place until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- flow control measures, including specification of any hydrobrake or vortex control device;
- exceedance flow routing and overland flow paths;
- final drainage layout and levels; and
- confirmation that surface water discharge will be restricted to no greater than the agreed greenfield runoff rate of 1.1 litres per second, unless otherwise agreed in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure the proper design and operation of the surface water drainage system and to prevent increased flood risk on and off the site, in accordance with Core Policy CP67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Assessment

The submitted Drainage Plan Layout, SuDS Drainage Strategy Report and supporting hydraulic calculations have been reviewed. The information demonstrates a proposed surface water drainage system comprising a piped drainage network draining to an attenuation pond before discharge to the receiving ditch via a hydrobrake-controlled outlet. Infiltration has been discounted following site investigation and soakaway testing which identified unsuitable ground conditions.

The applicant has provided details of the proposed flow control measures, including a Hydro-Brake Optimum flow control device designed to restrict discharge from the site to 1.1 l/s, together with an attenuation pond providing approximately 1025m³ of storage. The submitted calculations confirm that runoff from the development will be restricted to the agreed greenfield runoff rate of 1.1 l/s for all storm events up to and including the 1 in 100 year plus 40% climate change event.

A detailed drainage layout has been submitted showing the proposed drainage network, pipe sizes and gradients, manhole locations and levels, pond details, outfall arrangements and flow control chamber details. Exceedance routing has also been assessed within the Drainage Strategy and supporting Flood Flow Analysis, demonstrating that exceedance flows would be directed towards the attenuation pond and receiving ditch and that no flooding is predicted during the 1 in 100 year plus 40% climate change event.

RECOMMENDATION

Following a review of the information provided, Condition 8 can now be discharged

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- 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](#)

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.