

To:	Joe Leesam	From:	Drainage team
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Planning App Ref:	PL/2026/04516
Service Ref:	Drainage
Date:	17/09/2026

PROPOSAL

Approval of details reserved by a condition
Discharge of condition 3 (drainage) relating to application PL/2026/00194

SITE LOCATION

Astra Cottage, Oare, Marlborough, SN8 4JA

APPLICATION DOCUMENTS REVIEWED

- Application form
- Drainage statement
- 2514-4_120-A-PROPOSED - Site Plan_ DRAINAGE

ASSESSMENT OF THE PROPOSAL

Context

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

3. Notwithstanding the submitted information no development shall commence on site until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include:

- Pre- and post-development exceedance flow route plans and associated site levels to demonstrate that flows from the 1 in 100 year plus climate change event are directed away from the proposed dwelling and safely managed within the site, without increasing flood risk to neighbouring land or the adjacent highway, in accordance with National SuDS Standards (Standard 3: management of extreme rainfall and flooding).
- Revised Drainage Strategy (DS) drawing that reflects the proposed precise soakaway location.
- Cross-section drawings for all proposed surface water features, including the geocellular soakaway, green roof, filter drains etc showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained.

The development shall then be carried out in strict accordance with the approved details.
REASON: To ensure flood risk is not increased on/off site.

Assessment

We have reviewed the additional information submitted in support of the discharge of Condition 3 for application PL/2026/04516. The applicant has now provided a revised drainage layout confirming the final location of the proposed 5,000-litre rainwater harvesting tank, soakaway and associated drainage infrastructure. The submitted information addresses the outstanding drainage comments previously raised by the LLFA and, therefore, the Drainage Team has no objection to the discharge of Condition 3.

RECOMMENDATION

Following a review of the information provided, Condition 3 can now be discharged.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- 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.
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- The applicant confirms that responsibility for the maintenance of the surface water drainage system will rest with the plot owner from first occupation of the dwelling and for the lifetime of the development. A copy of the approved drainage strategy and the associated maintenance and management regime will be included within the title deeds of the property to ensure ongoing compliance.

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 sets out 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.