

To:	Steven Sims	From:	Drainage Team (Abhishek Nandan)
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Planning App Ref:	PL/2025/08783
Service Ref:	Drainage
Date:	08/12/2025

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 (Arboricultural), 4 (Biodiversity) and 8 (Storm Drainage) relating to PL/2021/03253 - Erection of two detached dwellings, garages and associated works

SITE LOCATION

Land to the south of Lion and Fiddle, Trowbridge Road, Hilperton, Trowbridge, BA14 7QQ

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Decision Notice
- Storm Water Drainage Strategy
- Supporting Statement
- Location Plan
- Block Plan- Services

ASSESSMENT OF THE PROPOSAL

Context

In 2021, the LLFA had the following conditions (condition 8) for which information was required before these could be discharged

8. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access and driveway for the dwellings), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Assessment

The applicant has submitted a Storm Water Drainage Strategy stating that surface water from the proposed development will be managed through infiltration. The access roads and driveways within the site are proposed to be constructed as permeable surfaces, while roof water will be discharged via a soakaway designed to accommodate the predicted rainfall rate of 1.87 l/s. The soakaway is positioned 5 meters away from the dwellings and 2.5 meters from the site boundary.

RECOMMENDATION

Condition 8 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Evidence that Soil percolation tests / soakage tests have been undertaken in accordance with Building Regulations / BRE 365, and confirmation of infiltration rates.
- Evidence or calculations to demonstrate that the soakaway has been designed for:
 - 1 in 100yr + cc flows (due to it serving multiple properties)
 - Half drain time <24hrs
 - Highest groundwater level at least 1m from base of the soakaway
 - Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included.

TABLE 25.2 Suggested factors of safety, F, for use in hydraulic design of infiltration systems (designed using Bettess (1996). Note: not relevant for BRE method)			
Size of area to be drained	Consequences of failure		
	No damage or inconvenience	Minor damage to external areas or inconvenience (eg surface water on car parking)	Damage to buildings or structures, or major inconvenience (eg flooding of roads)
< 100 m ²	1.5	2	10
100–1000 m ²	1.5	3	10
> 1000 m ²	1.5	5	10

- 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.

INFORMATIVES

- 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.
- All new drainage will need to comply with Building Regulations Part H.