

To:	Jane Sanger	From:	Drainage Team
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Planning App Ref:	PL/2025/09260
Service Ref:	Drainage
Date:	29/12/2025

PROPOSAL

Discharge of Conditions 3 (Scheme of Hard and Soft Landscaping), 5 (Details and Samples of the Materials to be Used for the External Walls and Roofs), 7 (Scheme for the Discharge of Surface Water), 8 (Details of the Works for the Disposal of Sewerage), 10 (Details of all Sustainable Construction Measures), 17 (Details of the Number, Design and Locations of Bat Roosts and Nesting Opportunities for Birds) & 18 (Lighting Plan)

SITE LOCATION

28 Horsepool, Bromham, Chippenham, SN15 2HD

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- PL/2025/06493 Decision Notice
- Proposed Block Plan
- Proposed Elevation
- Approval of Connection to Sewer- Wessex Water
- Solar Proposals
- Covering Letter
- Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In 2025 the LLFA had the following condition (condition 7) for which information was required before these could be discharged

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), 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 proposal adopts a SuDS-based infiltration strategy as the sole means of surface water disposal, using a geocellular soakaway in the rear garden (3 m² area, 0.4 m depth, 95% porosity, ~1.14 m³ storage) for roof runoff and permeable paving to all hardstanding (88 m² area, 0.3 m sub-base, 30% void ratio, ~7.92 m³ storage), providing ~9.06 m³ attenuation for a 1-in-100-year storm plus 45% climate change allowance, with BRE 365 tests confirming suitable infiltration rates (0.152 mm/s and 0.145 mm/s) in Green Sand strata.

RECOMMENDATION

Condition 7 cannot be discharged until the following information is submitted and accepted by the LLFA:

- A dedicated plan showing overland flow paths during extreme events, with levels, and safe discharge points away from buildings and neighbouring properties.
- 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

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