

To:	Brook Bishop	From:	Drainage Team
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Planning App Ref:	PL/2025/09553
Service Ref:	Drainage
Date:	09/01/2026

PROPOSAL

Approval of details reserved by condition

Discharge of Condition 4 (Pre-Commencement: Surface Water Drainage Strategy) of
PL/2025/05988- Proposed single rear extension

SITE LOCATION

3 Popham Close, Chilton Foliat, Hungerford, RG17 0WG

APPLICATION DOCUMENTS REVIEWED

- Soakaway Specification
- Soakaway Test Results
- Application Form
- Decision Notice
- Location Plan
- Soakaway Plan
- Drainage General Arrangement Plan
- Site Plan

ASSESSMENT OF THE PROPOSAL

Context

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

1. No development shall commence until a surface water drainage scheme for the extension has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include the following:
 - The drainage scheme shall demonstrate how runoff from all new impermeable areas (including roof/hardstanding) will be controlled and attenuated in accordance with National Standards for SuDS, ensuring no increase in peak runoff rates or volumes, compared to the pre-development situation.
 - The drainage scheme shall identify safe exceedance routes for surface water during extreme storm events (1 in 100 year + 40% climate change allowance) to ensure flows are safely managed across or around the site without increasing the flood risk to people and property.

Thereafter, the development shall proceed in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of reducing the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

Assessment

The applicant supported with a Drainage General Arrangement Plan, which confirms that the surface water runoff from all new impermeable areas (roof and hardstanding) by extending the existing soakaway system (SA1). The extended soakaway will measure approximately 1.50 m x 1.00 m with an effective storage volume of 1.14 m³ with a 550 mm freeboard. It is designed using the worst-case infiltration rate of 0.2448 m/hr (with a safety factor of 2.0) and verified against the 1 in 100-year storm plus 40% climate change allowance. To support this, the applicant has submitted BRE 365 infiltration test results, a detailed soakaway specification with hydraulic calculations confirming zero off-site discharge, and a general arrangement plan showing the extended soakaway. However, the applicant has not provided details of the exceedance routing and the maintenance plan at this stage.

RECOMMENDATION

Condition 4 cannot be discharged until the following information is submitted and accepted by the LLFA:

- The drainage scheme shall identify safe exceedance routes for surface water during extreme storm events (1 in 100 year + 40% climate change allowance) to ensure flows are safely managed across or around the site without increasing the flood risk to 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 EA's standing advice for minor extensions will apply.
- In line with the NPPF, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy

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.