

To:	Jane Sanger	From:	Drainage Team
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Planning App Ref:	PL/2025/09260
Service Ref:	Drainage
Date:	24/02/2026

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 (*Dec 2025*)
- Location Plan (*Dec 2025*)
- PL/2025/06493 Decision Notice (*Dec 2025*)
- Proposed Block Plan (*Dec 2025*)
- Proposed Elevation (*Dec 2025*)
- Approval of Connection to Sewer- Wessex Water (*Dec 2025*)
- Solar Proposals (*Dec 2025*)
- Covering Letter (*Dec 2025*)
- Surface Water Drainage Strategy (*Dec 2025*)
- Surface Water Drainage Strategy (*Jan 2026*)

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 applicant has submitted an updated Surface Water Drainage Strategy report, which supports an overland flow path with a safe discharge point and also the maintenance & ownership details for the proposed and existing drainage features on the site.

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

Following a review of the information provided, Condition 7 can now be discharged.

INFORMATIVES

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

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.