

Date: 16 February 2026

Condition 4 – Surface Water Drainage Strategy

Planning Application Ref: PL/2025/09902

Site: Woodborough House, Church Farm Lane, Woodborough, Pewsey, SN9 5PL

1. Purpose of Submission

This document is submitted in support of the discharge of Condition 4 – Surface Water Drainage Strategy. It responds directly to the comments raised by the Lead Local Flood Authority (LLFA).

2. Infiltration Testing

Infiltration testing was undertaken in accordance with BRE Digest 365. The measured infiltration rate is 0.0001346 m/s. A factor of safety of 2.0 has been applied, giving a design infiltration rate of 0.0000673 m/s.

3. Groundwater Conditions

Trial excavation was undertaken to a depth of 2.0 metres. No groundwater was encountered during testing. The proposed soakaway base depth is 1.5 metres. Groundwater was therefore not observed within 0.5 metres below the soakaway base during site investigation.

4. Design Rainfall

Surface water drainage has been designed using FEH22 rainfall data for the 1 in 100 year event with a 40% climate change allowance applied. The impermeable area draining to the soakaway is 156 m². The critical storm duration is 60 minutes, producing an inflow volume of 9.54 m³.

5. Proposed Soakaway

A single crate soakaway is proposed with dimensions 3.0 m × 2.0 m × 1.5 m effective depth and a void ratio of 0.9, providing a total storage volume of 8.10 m³. The soakaway is located a minimum of 5 metres from buildings.

6. Storage & Drainage Performance

Using a conservative outflow method consistent with the original submission, the required storage at the critical storm duration is 7.72 m³. The available storage therefore exceeds the required volume.

7. Drain-Down Performance

The calculated half-drain time is 2.23 hours, which is well within the BRE Digest 365 requirement of less than 24 hours.

8. Exceedance Routing

Exceedance flows will be directed away from the dwelling and toward permeable garden areas. An exceedance routing plan accompanies this submission.

9. Conclusion

The revised surface water drainage strategy satisfies the requirements of Condition 4. Discharge of the condition is respectfully requested.

Yours faithfully,

Steve Welch

Director

Going Group Ltd T/A Going Underground