

To:	Jane Sanger	From:	Drainage Team
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Planning App Ref:	PL/2025/09902
Service Ref:	Drainage
Date:	10/03/2026

PROPOSAL

Discharge of Conditions application

Discharge of Condition 4 (surface water drainage strategy) & 5 (locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) of PL/2025/06520

SITE LOCATION

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

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Drg No. REV 01
- Location and Site Plan
- PL-2025-06520 Decision Notice
- Soakaway Calculations
- Soakaway Plan
- Surface Water Drainage Engineering Report – Revised
- Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

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

4. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for Sustainable Drainage Systems (SuDS) has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition, the following additional information shall be provided:
 - The design shall be confirmed by infiltration tests undertaken in accordance with BRE 365
 - A soakaway design calculation shall be submitted in accordance with Soakaway Guidance. The details must demonstrate that the soakaways have sufficient capacity for the proposed surface water drainage and are sited a minimum of 5m from the building foundation.
 - Exceedance routes that minimise the risks to people and property.
 - A maintenance and management plan for all SuDS features proposed on the site.

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 minimising drainage issues and ground water flooding at the site.

Assessment

The applicant reports that infiltration testing was carried out in accordance with BRE Digest 365. Proposed source-control measures include permeable surfacing for driveways and hardstanding areas, as well as rainwater butts for roof-water reuse. Soakaway design calculations have been submitted, and a minimum offset of 5 m from the building has been incorporated. Exceedance flows are stated to follow the site's natural gradients, directing flows away from the dwelling and into permeable garden areas.

A maintenance and management plan for the soakaways has also been provided.

There is a disparity between the 'Soakaway Calculations' and the 'Surface Water Drainage Engineering Report – Revised', particularly in relation to rainfall inputs and the resulting soakaway sizes. Furthermore, while the 'Surface Water Drainage Engineering Report – Revised' states that a factor of safety has been applied, this is not reflected within the 'Soakaway Calculations'.

Groundwater monitoring was undertaken to a depth of 2 m, during which no groundwater was encountered. Given that the proposed soakaway base depth is 1.5 m, this indicates that groundwater was not present within 0.5 m below the soakaway base. However, under Wiltshire Council guidance, the highest groundwater level (taking account of seasonal fluctuations) must be at least 1 m below the base of any proposed soakaway.

RECOMMENDATION

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

- It is noted that the applicant has considered a factor of safety in the infiltration rate as mentioned in “Surface Water Drainage Engineering Report – Revised”. However, the applicant is required to clearly demonstrate how this has been applied within the calculations (refer Standard 3 [National Standards for SuDS](#)).
- The applicant is required to specify when the infiltration test was undertaken.
- The applicant must provide additional exceedance flow detail, it's noted in drawing Drg No. REV 01 general exceedance flow direction is provided, however the applicant must demonstrate the proposed annex will not indirectly divert flows across either boundary. The applicant should provide several flow arrows in the shaded square in the snip below (refer Standard 3 [National Standards for SuDS](#)).

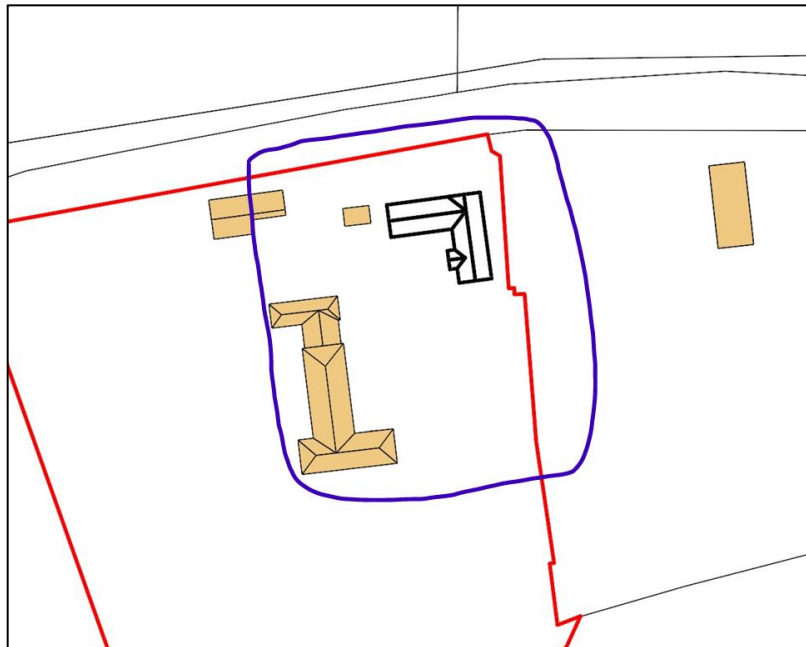


Figure 1

INFORMATIVES

- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- A copy of the drainage strategy and the associated maintenance plan must be included in the title deeds of the property.