



Date: 23 March 2026

To: Lead Local Flood Authority
Wiltshire Council

Planning Application Ref: PL/2025/09902

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

We write in response to the comments provided by the Lead Local Flood Authority in relation to the above application. The surface water drainage strategy has been reviewed and updated accordingly. The following clarifications are provided: **1. Factor of Safety Application**

The measured infiltration rate obtained from BRE Digest 365 testing (0.0001346 m/s) has been reduced by a factor of safety of 2.0 in accordance with CIRIA guidance. The resulting design infiltration rate of 0.0000673 m/s has been applied consistently throughout all calculations. This is now clearly demonstrated within the revised engineering report.

2. Infiltration Testing

Infiltration testing was undertaken in early December 2025 in accordance with BRE Digest 365. **3. Revised Soakaway**

Design and Groundwater Considerations

The soakaway design has been revised to a shallower profile (4.0 m × 2.5 m × 1.0 m effective depth) to improve demonstrated groundwater separation. Trial excavation to 2.5 m (verified on 23/03/2026) depth confirmed no groundwater presence, and the revised soakaway base at 1.0 m provides approximately 1.0 m separation. **4.**

Exceedance Flow Routing

The soakaway has been repositioned approximately 22 m west of the existing property. In exceedance conditions, flows will travel south along the natural topography toward permeable lawn areas and dense vegetation. The nearest neighbouring properties are located approximately 250 m to the south and 65 m to the west. Given these separation distances and established planting, the risk of exceedance flow impacting adjacent properties is considered minimal. **5.**

Hydraulic Performance

The revised design has been assessed using FEH22 rainfall data for the 1 in 100 year event with a 40% climate change allowance. The critical duration is 120 minutes, producing a required storage volume of approximately 8.08 m³. The proposed soakaway provides 9.00 m³ storage and therefore exceeds the required capacity. The calculated half drain time is approximately 2.7 hours, satisfying BRE Digest 365 requirements. The enclosed revised Surface Water Drainage Strategy and Engineering Report demonstrate full compliance with the requirements of Condition 4. We respectfully request that the condition is discharged on this basis.

Yours faithfully,

Steve Welch

Director

Going Group Ltd T/A Going Underground