

Condition 4 – Surface Water Drainage Strategy

Date: 23 March 2026

Planning Application Ref: PL/2025/09902

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

1. Purpose

This document is submitted to discharge Condition 4 relating to surface water drainage. The strategy has been revised to address LLFA comments and demonstrate compliance with current standards.

2. Design Criteria

The system has been designed in accordance with BRE Digest 365 and CIRIA guidance using FEH22 rainfall data. A 1 in 100 year rainfall event with a 40% climate change allowance has been applied. A factor of safety of 2.0 has been applied to the measured infiltration rate.

3. Infiltration Testing

Infiltration testing was undertaken in early December 2025. Measured infiltration rate = 0.0001346 m/s. Design infiltration rate (FoS 2.0 applied) = 0.0000673 m/s.

4. Groundwater Conditions

Trial excavation to 2.5 m depth identified no groundwater. The revised soakaway base is set at 1.5 m depth, demonstrating approximately 1.0 m separation to observed groundwater conditions.

5. Drainage Design

A single crate soakaway is proposed measuring 4.0 m × 2.5 m × 1.0 m (effective depth) with a void ratio of 0.9. Total storage provided = 9.00 m³.

6. Hydraulic Performance

Calculations based on FEH22 rainfall demonstrate a critical duration of 120 minutes. Required storage = approximately 8.08 m³. Provided storage exceeds this requirement. Half drain time = approximately 2.7 hours, which complies with BRE Digest 365.

7. Exceedance Routing

The soakaway is located approximately 22 m west of the existing property. In exceedance conditions, flows will travel south along natural topography toward permeable lawn and dense vegetation. Nearest properties are approximately 250 m to the south and 65 m to the west. Given separation distances and vegetation, risk to properties is minimal.

8. Conclusion

The revised drainage strategy demonstrates compliance with LLFA requirements, including climate change allowance, factor of safety application, groundwater separation and exceedance routing. Discharge of Condition 4 is respectfully requested.

Yours faithfully,

Steve Welch

Director

Going Group Ltd T/A Going Underground