

To:	Jane Sanger	From:	Drainage Team
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Planning App Ref:	PL/2025/09902
Service Ref:	Drainage
Date:	04/05/2026

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 (*Dec 2025*)
- Drg No. REV 01 (*Feb 2026*)
- Location and Site Plan (*Aug 2025*)
- PL-2025-06520 Decision Notice (*Oct 2025*)
- Soakaway Calculations (*Dec 2025*)
- Soakaway Plan (*Dec 2025*)
- Surface Water Drainage Engineering Report (*Mar 2026*)
- Surface Water Drainage Strategy (*Mar 2026*)
- LLFA Response Letter (*Mar 2026*)
- Locations and Site Plans for Soakaway and Exceedance Information (*Mar 2026*)

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 has confirmed that infiltration testing has been carried out in accordance with BRE Digest 365, and that the soakaway design has been revised to ensure 1m clearance between the base of the soakaway and the highest groundwater level. The applicant has also demonstrated that appropriate factors of safety have been considered in the soakaway calculations.

Exceedance flows will follow the site's natural gradients, directing flows away from the dwelling and into permeable garden areas demonstrating that the risk of exceedance flow impacting adjacent properties is minimal.

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

RECOMMENDATION

Following a review of the information provided, **Condition 4 can now be discharged.**

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.