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| <b>To:</b> | Hayley Clark | <b>From:</b> | Drainage Team (Arun Govind T) |
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| <b>Planning App Ref:</b> | PL/2026/02819 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 02/06/2026    |

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## PROPOSAL

Approval of details reserved by a condition

Discharge of condition 7 of PL/2023/08411 (Ground investigations and soakaway testing)

## SITE LOCATION

Courtleigh House, Westbury Leigh, Westbury, BA13 3TA

## APPLICATION DOCUMENTS REVIEWED

- Application Form
- Percolation Test Report
- PL-2023-08411 Decision Notice
- PL-2023-08411 Location Plan
- Planning Condition Clarification Emails

## ASSESSMENT OF THE PROPOSAL

### *Context*

In 2024 The LLFA had the following conditions for which information was required before these could be discharged

7. No development shall take place until ground investigations, including soakaway testing in accordance with BRE 365, have been carried out on site, and evidence has been provided to demonstrate that the results of these investigations have been considered in the drainage design which has been submitted to and approved by the local planning authority.

In order to discharge the above drainage condition the following additional information must be provided:

- Evidence of soakaway testing on site in accordance with BRE 365.
- Confirmation of groundwater levels on site that account for any seasonal variation.

REASON: To ensure that the development is provided with satisfactory means of drainage.

### *Assessment*

The submitted Percolation Test Report (March 2026) states that testing was undertaken in accordance with BRE365, however, the methodology and reporting do not comply with the requirements of that standard.

BRE365 requires a minimum of three tests per pit and, alongside robust recording and calculation of infiltration rates. The submitted information does not meet these requirements and therefore cannot be relied upon to justify the proposed drainage strategy. No justification has been provided for deviation from standard BRE365 methodology.

A revised infiltration testing assessment should be provided, undertaken fully in accordance with BRE365, including:

- A minimum of three tests per pit;
- Full test records and groundwater observations; and
- Calculation of infiltration rates in accordance with BRE365 methodology.

Until such information is provided, the suitability of infiltration drainage cannot be confirmed.

Further, given the high risk of groundwater flooding at the site, the proposed drainage measures should account for the potential for groundwater levels to be close to the surface.

## RECOMMENDATION

We note the applicant has provided some infiltration testing results within the “Percolation Test Report” document. This testing is not compliant with BRE365 methodology, whereby three tests must be completed at each trial pit and are not curtailed due to time constraints.

Condition 7 cannot be discharged due to the incomplete soakaway testing & because the applicant has not demonstrated infiltration is a feasible means of surface water disposal.

The applicant must provide further infiltration testing, compliant with BRE365 methodology and provide to the LLFA for review. The applicant must demonstrate that infiltration is feasible by the provision of calculations that demonstrate that the soakaway has been designed for:

- 1 in 10yr + cc flows (for individual properties)
- Half drain time <24hrs
- Appropriate factor of safety in line with CIRIA C753 (Table 25.2) guidance has been included

In addition, the applicant must demonstrate groundwater will not interact with the soakaway (1m clearance between base of soakaway and groundwater) across all seasons, and that groundwater flood risk is safely managed.

The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption.