

Bishop, Brook

From: [REDACTED]
Sent: 17 July 2026 14:15
To: Bishop, Brook
Cc: [REDACTED]
Subject: RE: Bethesda Home, Church Road, Derry Hill, SN11 9NN - PL/2026/02732
Attachments: PL 2026 02732 DOC Drainage_Response_v1.0.pdf; Bethesda, Church Rd, Soakaway Test Rev A.docx.pdf

Dear Brook

Thank you for your email and attached comments on the drainage information.

The project engineer, Stantec, have advised the following in response:

The drainage works included within the planning application only relates to the existing car park, which is undergoing minor alterations.

Comments in respect of the existing building drainage are not relevant as this is not being modified.

- **CCTV survey report of existing drainage network.**
The application does not involve modifications to the existing building drainage and therefore we do not consider that a CCTV survey of the existing drainage network is necessary or proportionate to discharge this condition. The proposed drainage strategy has been developed using surveyed levels, existing drainage information and the proposed external drainage works only.
Please confirm this point may be closed.
- **Confirmation of surface water drainage route from the building.**
The proposed drainage strategy relates solely to the existing car park and associated external drainage works. The building footprint and existing roof drainage remain unchanged and do not form part of this application. The proposed surface water drainage layout identifies the drainage route from the new channels and gullies to the proposed infiltration system.
Please confirm this point may be closed.
- **Details of any proposed alterations or redirection to soakaway.**
The submitted drainage layout identifies the proposed surface water drainage network serving the external works. Surface water from the proposed channels and gullies will discharge to the proposed cellular soakaway and attenuating sub-base before infiltrating to ground.
Please confirm this point may be closed.
- **Details and cross-sections of proposed soakaway and attenuation device.**
Construction details can be provided showing the proposed cellular soakaway, attenuating sub-base and associated pipework.
These can be forwarded if required. Please confirm.
- **Soakage test results in accordance with BRE 365.**
See attached.
Please confirm this point may be closed.
- **Soakage test results and calculations (in accordance with BRE 365) demonstrating soakaway design for 1 in 100 year + climate change events, including half drain time < 24 hours and appropriate factor of safety (CIRIA C753 Table 25.2).**
We do not agree that the soakaway must accommodate the 1 in 100 year plus climate change event without surcharge or flooding. The Non-Statutory Technical Standards require that flood risk is appropriately managed and that there is no unacceptable risk to people, property or off-site. Flooding during the extreme design event is not, in itself, contrary to national guidance, provided that exceedance is safely managed. The submitted drainage strategy demonstrates that the predicted 3.6m³ exceedance volume is retained safely within the site, directed away from buildings and critical infrastructure.
Please confirm this point may be closed.

- Groundwater level assessment (including seasonal variation) with confirmation of minimum 1 m separation to soakaway base.

We do not consider that a seasonal groundwater monitoring assessment is proportionate for a development of this scale. The proposal relates to a relatively small infiltration soakaway serving an existing car park, and there is no evidence that groundwater was encountered during the site investigation or infiltration testing. In the absence of any site-specific evidence indicating elevated groundwater levels, we do not consider that a seasonal groundwater assessment is justified.

Please confirm this point may be closed.

Based on the above, subject to submission of the requested soakaway and attenuation details, we consider these points have been addressed.

Kind regards

[Redacted Signature]

Managing Director

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From: Bishop, Brook <Brook.Bishop@wiltshire.gov.uk>

Sent: 17 July 2026 09:24

To: [Redacted]

Subject: Bethesda Home, Church Road, Derry Hill, SN11 9NN - PL/2026/02732

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Dear Sir/Madam

RE: Discharge of conditions 6 (Cycle parking facilities) and 8 (Drainage scheme) of PL/2024/09516.

Thank you for submitting this application to discharge conditions attached to PL/2024/09516.

I apologise for the delay, this was due to a need to review the advice given by the Council's drainage engineer. In respect of the details submitted to discharge condition 8, I attach the response we have received from the Council's drainage team.

It is understood that Condition 8 does not reflect the condition/s which were requested at time of consideration of the application, and that this has prompted the confusion in the response made by the drainage team. We do not therefore intend to see the entirety of details requested by them. However, they do request some information which is relevant and which we would require before the condition may be considered for discharge:

The updated Drainage Strategy states that an on-site infiltration test has been undertaken, yielding an infiltration rate of 8.9×10^{-5} m/s. However, no supporting test results or evidence have been submitted. Furthermore, the drainage calculations submitted for the proposed soakaway indicate that it will be unable to accommodate the 1 in 100 year + climate change rainfall event without surcharge or flooding. The design of the soakaway must be revised to ensure that it has sufficient capacity to manage this event in accordance with relevant standards.

Please could you set out the timescale within which you would be able to provide the required information.

Kind regards,

Brook Bishop (he/him)
Planning Officer Level 1
Development Management



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Website: www.wiltshire.gov.uk

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