

DRAINAGE STRATEGY

Planning Application: PL/2026/01199

Site: Land South of Tudor Cottage, Park Lane, Cherhill, Wiltshire

Introduction

This Drainage Strategy has been prepared in support of Planning Application PL/2026/01199 for the proposed erection of a single self-build dwelling at Land South of Tudor Cottage, Park Lane, Cherhill.

The purpose of this document is to demonstrate that the proposed surface water and foul water drainage strategy is technically appropriate, proportionate to the scale of the development and consistent with accepted sustainable drainage principles.

Following consultation responses received from the Wiltshire Council Drainage Team, the drainage proposals have been reviewed and refined. The submitted drainage package now comprises:

- Final Drainage Strategy;
- Revised Drainage Site Plan;
- Soakaway Design Statement;
- Drainage Maintenance and Management Plan; and
- Hydrogeological Assessment.

These documents should be read together as a coordinated drainage submission.

Site & Policy Context

The application site lies within Flood Zone 1 and is therefore identified as having a low probability of fluvial flooding.

The proposed drainage strategy has been developed in accordance with,

- National planning policy framework (NPPF 2024)
- Planning practice guidance flood risk & Drainage
- Wiltshire core strategy -Core policy 67
- Wiltshire council drainage betterment strategy (2024)
- Non strategy technical standards for SuDS

The submitted Hydrogeological Assessment confirms that the site is underlain by permeable chalk geology with groundwater located at significant depth below existing ground level. These conditions indicate that infiltration drainage represents an appropriate surface water management solution.

Drainage Philosophy

The proposed development has been designed as an integrated private water management system intended to manage all water within the application site.

The drainage strategy has been developed to:

- maximise the beneficial reuse of rainfall;
- minimise unnecessary discharge to infiltration;
- maintain complete separation of foul and surface water systems;
- avoid discharge to public surface water infrastructure; and
- provide long-term private ownership and maintenance of all drainage assets.

The proposed servicing strategy comprises:

- Private borehole supplying potable water;
- 5000 litre Pumped rainwater harvesting system;
- Surface water infiltration soakaway;
- Package treatment plant;
- Drainage field.

The various drainage components operate together as a coordinated system, providing sustainable management of both surface water and foul drainage throughout the lifetime of the development.

Surface Water Drainage Strategy

Surface water generated by the proposed development will be managed in accordance with the principles of the Sustainable Drainage Hierarchy.

Roof runoff will initially be collected within the proposed 5000 litre rainwater harvesting system.

Harvested rainwater will be reused for non-potable purposes including WC flushing and external garden watering.

As the dwelling will be served by a private borehole, the rainwater harvesting system provides an effective means of maximising the beneficial reuse of rainfall before any surplus water is directed to the proposed infiltration system.

Only rainfall exceeding the available storage capacity will overflow to the proposed soakaway.

No surface water discharge is proposed to any public sewer or off-site drainage network.

Infiltration Drainage

The submitted Hydrogeological Assessment demonstrates that infiltration drainage represents an appropriate drainage solution for the site.

The accompanying Drainage Site Plan illustrates,

- proposed drainage layout,
- pipework,
- flow directions,
- inspection chambers,
- rainwater harvesting system,
- exceedance routing, and
- revised soakaway location.

The soakaway has been repositioned to achieve an appropriate 10m minimum separation distance from the proposed dwelling and sufficient land has been safeguarded to accommodate the final engineered soakaway.

Indicative soakaway construction is illustrated within the accompanying drawings.

Exceedance Routing

During rainfall events exceeding the design capacity of the drainage system, exceedance flows will be directed away from the proposed dwelling and retained within landscaped areas of the site.

This approach ensures exceedance flows remain within the application site and do not increase flood risk elsewhere.

Foul Water Drainage

The foul and surface water drainage systems remain entirely independent.

Foul water will discharge to a package treatment plant before passing to a drainage field designed in accordance with the Environment Agency General Binding Rules and Building Regulations.

No foul drainage enters the surface water system.

Long-Term Management

The accompanying Drainage Maintenance and Management Plan establishes inspection, maintenance and ownership responsibilities for all drainage infrastructure.

The drainage system shall remain under private ownership with routine maintenance undertaken by the property owner throughout the lifetime of the development.

BRE365 Infiltration Testing and Detailed Engineering Design

The applicant fully acknowledges that the proposed infiltration soakaway must ultimately be designed in accordance with BRE Digest 365 using site-specific infiltration testing together with the resulting engineering calculations.

We are not seeking to avoid this requirement.

The revised drainage submission has been prepared to establish the drainage strategy in principle and responds directly to the technical consultation comments through:

- submission of a revised Drainage Site Plan,
- relocation of the proposed soakaway,
- submission of a Soakaway Design Statement,
- submission of a Drainage Maintenance and Management Plan; and
- supporting hydrogeological information demonstrating the suitability of infiltration drainage in principle.

The remaining BRE365 infiltration testing and detailed soakaway sizing form part of the detailed engineering design of the drainage system.

The applicant respectfully invites the Local Planning Authority and the Drainage Team to consider whether, in light of the revised drainage information now submitted, these remaining detailed engineering matters may appropriately be secured by a pre-commencement planning condition should planning permission be granted.

The applicant remains fully committed to undertaking BRE365 infiltration testing and submitting the completed engineering design for approval before the commencement of development.

Conclusion

The submitted drainage information demonstrates a coordinated drainage strategy appropriate to the scale and nature of the proposed development.

The drainage package establishes,

- sustainable management of surface water through pumped rainwater harvesting and infiltration,
- complete separation of foul and surface water drainage,
- appropriate treatment of foul drainage,
- long-term maintenance and ownership arrangements,
- revised drainage layout
- an integrated drainage strategy suitable for determination at planning stage.

The applicant has responded positively to the technical consultation comments received during the course of the application and has refined the drainage proposals accordingly.

The applicant fully recognises that BRE365 infiltration testing and the resulting soakaway design remain necessary prior to construction. The applicant respectfully requests that consideration be given to securing these detailed engineering matters through an appropriately worded pre-commencement planning condition, should planning permission be granted.

Taken as a whole, the submitted drainage package demonstrates a robust, sustainable and proportionate drainage strategy that establishes the drainage principles for the proposed development while ensuring that the final engineered design will be completed and approved.

Robert Willis

(Applicant)