



**Land at Greenmans Lane
Off Sodam Lane
Dauntsey
SN15 4HN**

Surface Water Drainage Strategy

**S25-148/SWDS
April 2026**

Revision 2

Prepared by :

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On behalf of :

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Braydon**



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Off Sodam Lane
Dauntsey
SN15 4HN**

51.532451, -2.006916

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Chapters and Appendices

1.0 Introduction

2.0 Conditions

3.0 Certification

Appendix 1 Site Plans



1.0 Introduction

This document sets out the informational requirements of drainage related conditions for planning application 21/01600/FUL. Change of use from agricultural to Equestrian with stables and barn. Land at Greenmans Lane, Off Sodam Lane, Dauntsey, SN15 4HN

2.0 Conditions

2.1 Below are set out the informational requirement of Condition 4

*“Calculations and drawings for the drainage system design showing designated **holding areas** and conveyance routes based on no flooding on site for a **1 in 30 year** rainfall event.”*

Holding areas (in the form of crate soak-away) and **conveyance routes** (in form of pipes) are shown on drawing No. 03 (Block Plan - Rand Consultancy & Planning).

We have provided calculations to show attenuation volume for a 1:100 + 50% CC rainfall event in **Appendix 2**. This will also contain the lesser event of **1:30 year**. We have modelled for 1:1, 1:50 and 1:100 with climate change allowances. You can see that 1:100 represents worst case.

“Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.”

Drawings are provided in **Appendix 1**. Calculations in **Appendix 2**.

“Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.”

We have provided green field run-off rates, and shown how these will be maintained with betterment post development.

“A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.”

We have provided various plans in **Appendix 1**.

“A plan showing the cross sections and design of any attenuation pond and its components”

2.2 Below are set out the informational requirement of Condition 7

“No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.”

The drainage design is for a 1:100 + 50% event as such there will be no exceedance in the above event.



2.3 Comments April 2026

Please below / attached comments from James Playfair:

If attenuation tanks are proposed that an allowance for reduced attenuation volume due to silt ingress (as per Section 21.9.9 of the SuDS Manual CIRIA C753)

We have applied a void ratio of to 85% in BRE 365 Calculations.

A clearly labelled drainage layout plan showing the pipe networks and any attenuation tanks or swales. The plan should show any pipe node numbers referred to within the drainage calculations.

We are not including pipe volumes, calculations. All pipe work to building regulations.

Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

Not offered for adoption. Have attached maintenance details to this email.

A plan showing the cross sections and design of the tanks.

We will use swales, as shown on plans.

Evidence of Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.

Please see BRE 365 Report

No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

We have analyse the topography on site, and the field enclosure within which the development is situated is in affect a “bowl”. It is of course likely that this drains during winter month via the field boundary ditches. As the broader area is very level, and the site is bounded to the north by an embankment, exceedance routes will be to the south.

3.0 Certification

For the avoidance of doubt, the parties hereby expressly agree that the Consultant takes no liability for and gives no warranty against actual flood, sewage or water damage of The Client's property in relation to the performance of the service.

This report gives estimates of likely flows, but does not accept liability associated for the use of these figures in the construction of sewers or drains. Options appraisals are given as example only. Responsibility for design / services and resulting levels of performance rests with the client and or developer.

This report is produced for the sole use of the Client, and no responsibility of any kind, whether for negligence or otherwise, can be accepted for any Third Party who may rely upon it.

The conclusions and recommendations given in this report are based on our understanding of the future plans for the site.



The scope of this Foul and Surface Water Drainage Strategy was discussed and agreed with the Client. No responsibility is accepted for conditions not encountered, which are outside of the agreed scope of work.



Appendix 1

Plans

LIDAR
Approx. Built Area in Dash

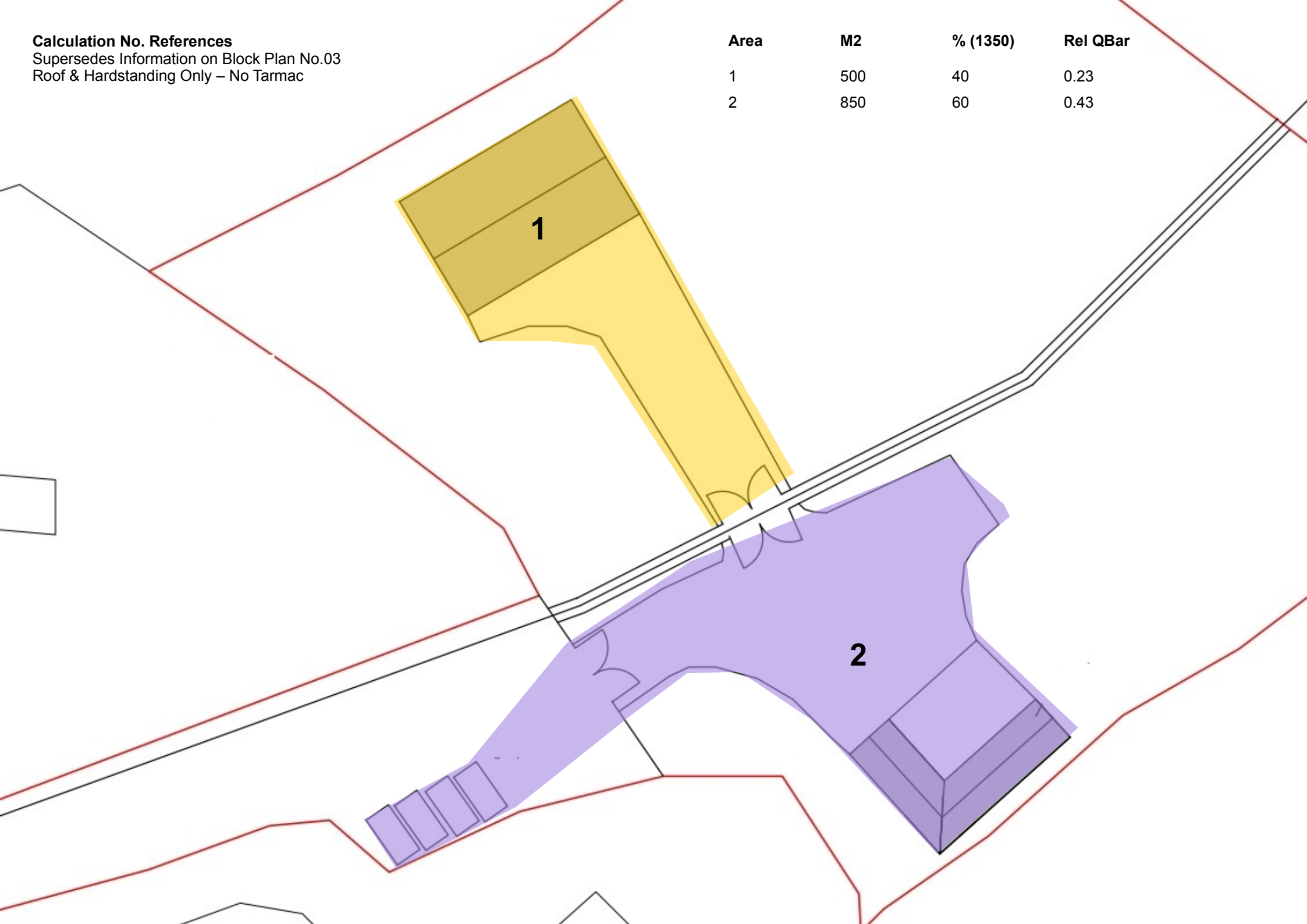


Modified Areas
Supersedes Information on Block Plan No.03



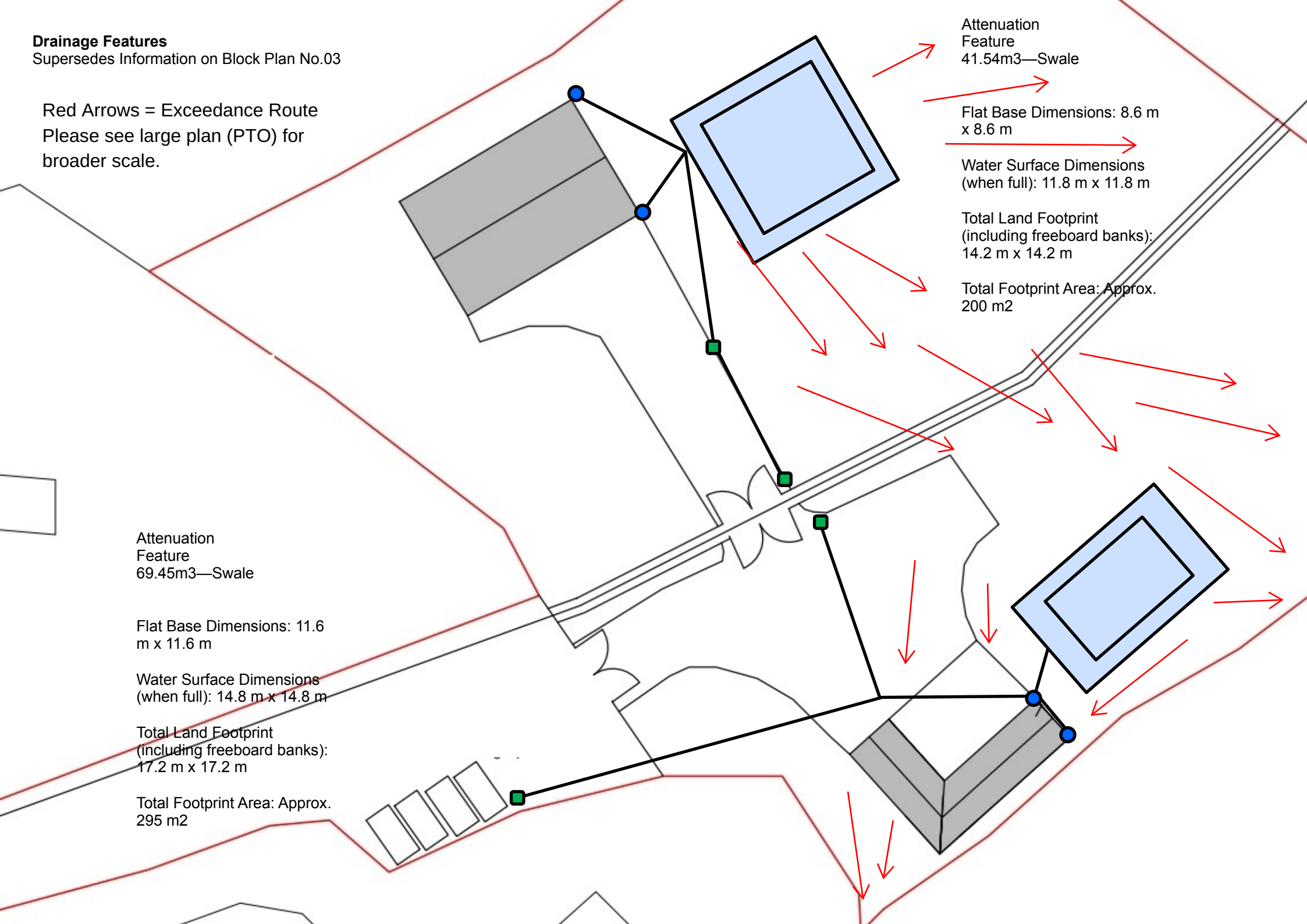
Calculation No. References
Supersedes Information on Block Plan No.03
Roof & Hardstanding Only – No Tarmac

Area	M2	% (1350)	Rel QBar
1	500	40	0.23
2	850	60	0.43



Drainage Features
Supersedes Information on Block Plan No.03

Red Arrows = Exceedance Route
Please see large plan (PTO) for
broader scale.



Attenuation
Feature
41.54m³—Swale

Flat Base Dimensions: 8.6 m
x 8.6 m

Water Surface Dimensions
(when full): 11.8 m x 11.8 m

Total Land Footprint
(including freeboard banks):
14.2 m x 14.2 m

Total Footprint Area: Approx.
200 m²

Attenuation
Feature
69.45m³—Swale

Flat Base Dimensions: 11.6
m x 11.6 m

Water Surface Dimensions
(when full): 14.8 m x 14.8 m

Total Land Footprint
(including freeboard banks):
17.2 m x 17.2 m

Total Footprint Area: Approx.
295 m²

Greenfield runoff

Method

i

Greenfield runoff method

Method

i

IH124

▼

IH124

SAAR (mm)

i

My value

950

mm

Map value

How should SPR be derived?

i

WRAP soil type

▼

WRAP soil type

i

3

▼

SPR

i

0.37



0.37

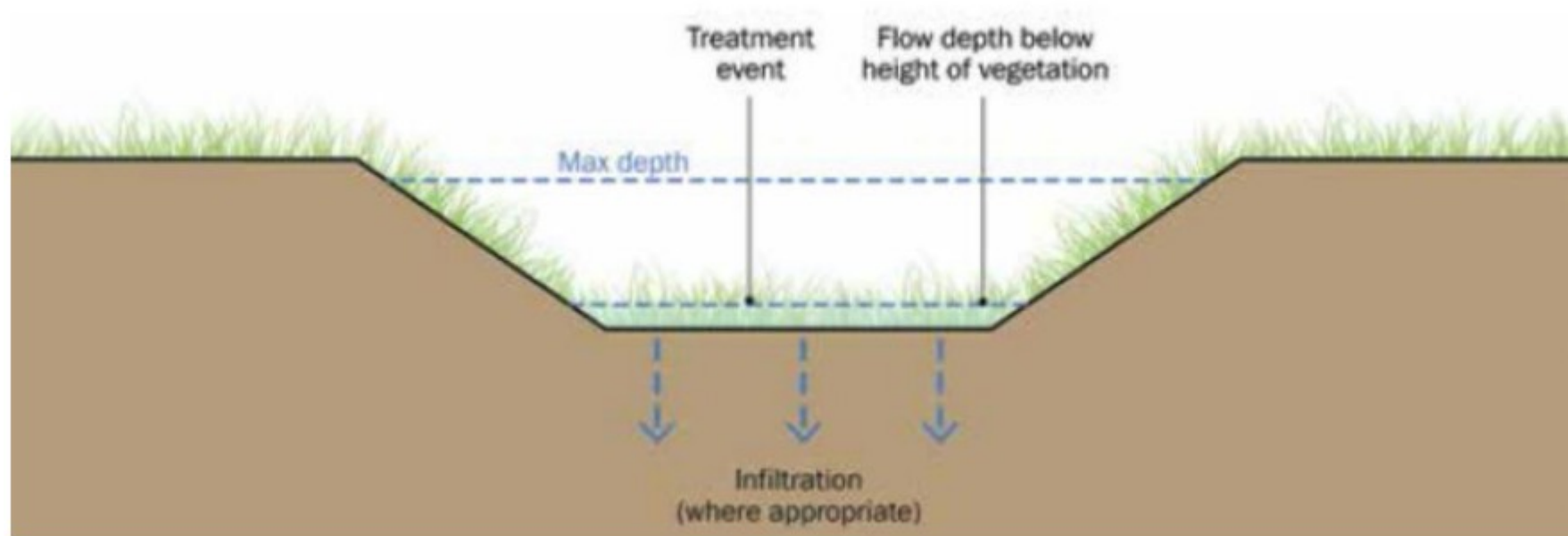
QBar (IH124) (l/s)

i

0.57

l/s

Swale Cross Section



Note: Crate soak-always may be used as an alternative provide the stated attenuation volumes are included .

Contours 0.1m

Overland Exceedance Route

Water will pond within field owing to bowl feature. Overspill to existing drainage ditches.

Please note that these exceedance route are pre-existing

