

To:	Lucie Turner	From:	Drainage Team
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Planning App Ref:	PL/2026/05613
Service Ref:	Drainage
Date:	08/10/2026

PROPOSAL

Discharge of Condition 4 (construction plan and/or method statement for the protection of boundary vegetation and works within Root Protection Areas), 5 (Habitat Management and Monitoring Plan) and 8 (scheme for the disposal of surface water) of PL/2026/00857

SITE LOCATION

Soho Grange Stud, Ashley Lane, Box, Wiltshire, SN13 8AN

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Decision Notice PL202600857
- Drainage Construction Details
- Manege Drainage Calculations
- Soakaway Drainage Calculation
- Surface Water Drainage Layout
- Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In 2026, planning permission PL/2026/00857 was granted subject to a number of conditions. Conditions 4 and 5 and 8 require further information to be submitted and approved prior to commencement of development.

Condition 4: *No development shall commence on site (including any vegetation removal or works to existing structures), until a construction plan and/or method statement for the protection of boundary vegetation and works within Root Protection Areas has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved documents.*

REASON: *To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.*

Condition 5: *No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:*

- the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;*
- the management and monitoring measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.*

REASON: *To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.*

Condition 8: *Prior to the commencement of above ground works, a scheme for the disposal of surface water from the site, including from the riding manège and all areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles, include details of any proposed soakaways or infiltration features, and demonstrate that surface water can be managed on site without increasing flood risk elsewhere, including preventing discharge onto the adjacent highway, for the 1 in 100-year rainfall event plus an allowance for climate change.*

The approved scheme shall be implemented prior to the first use of the development and retained thereafter.

REASON: *To ensure the development does not increase flood risk on or off site and to prevent surface water discharging onto the adjacent highway in the interests of highway safety.*

Assessment

We acknowledge that the applicant has submitted additional information in support of the discharge of Conditions 4 and 5 and 8 of planning permission PL/2026/00857, including the Surface water drainage strategy, proposed landscape plan and Decision Notice PL/2026/00857, in response to the LLFA's previous consultation comments

Condition 4 and 5: Conditions 4 and 5 do not relate to drainage matters and therefore have not been considered in this response.

Condition 8: The submitted drainage strategy demonstrates consideration of the **surface** water drainage hierarchy, with surface water runoff proposed to be managed through the

provision of water butts connected to rainwater downpipes on the equestrian barn extension and worker's cabin. The water butts will provide water for non-potable use such as irrigation. A high-level overflow will discharge surface water to the underground surface water drainage system. Surface water will be conveyed to a geocellular soakaway using conventional drainage, where surface water can infiltrate into the ground.

The menage arena will comprise a permeable surface, which drains to a clean stone subbase of minimum 200mm depth, which is separated by a geotextile membrane. The surface water then infiltrates into the ground. The menage arena is considered independent and self-draining.

The access track as existing is currently hardstanding. Any flows arising from the extension to the access track will be intercepted by a filter drain, where the access track will camber towards. The filter drain will discharge to the wider surface water drainage system, and eventually the soakaway which serves the Barn Extension and Workers Cabin.

Infiltration testing was completed to BRE365 specification. Infiltration rates were positive, with the worst rate across testing being $1.68 \times 10^{-5} \text{m/s}$ (0.06048m/hr). This rate will be adopted for the surface water drainage design.

For rainfall exceeding the 1% AEP + 45% climate change allowance, or in the event of blockage, exceedance flows would follow the site topography northwards to the unnamed road, with residual flows ultimately dispersing across the soft-landscaped field to the north.

All the hydraulic calculations and cross section and standard detail drawings is provided for menage, soakaway and other attenuation, conveyance or infiltration features and their components. The applicant has submitted clear arrangements for the ownership and ongoing maintenance of the proposed drainage system (including SuDS features) over the lifetime of the development.

Within the proposed drainage drawing, it is noted that the proposed soakaway is located in close proximity to the existing barn. Soakaways are required to be located a minimum of 5m away from all buildings and structures. However, as this is not considered a formal structure and more of a barn building, the LLFA have no objections to this.

It is also noted that the drainage drawing identifies the potential diversion of an existing foul water sewer. It is noted that the applicant has advised that this matter is still subject to agreement with Wessex Water. However, as this can be addressed separately from the planning process, the LLFA has no objection in this regard.

RECOMMENDATION

Condition 8 can be discharged.

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).
- If a sewer diversion is required, the applicant will need to get formal agreement from Wessex Water prior to undertaking any works.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.