

To:	David Millinship	From:	James Playfair
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Planning App Ref:	PL/2025/08885
Service Ref:	Drainage
Date:	

PROPOSAL

Re-submission of PI/2024/09508 (Proposed erection of two detached dwellings and associated works) to propose design alterations

SITE LOCATION

Land to the east / adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Drainage Strategy Report and Drawing
- Location and Site Plan
- Proposed Site Plan

ASSESSMENT OF THE PROPOSAL

Context

The application seeks full planning permission for the construction of two detached dwellings and associated works on land adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA. The principle of the proposed development has been established by Planning Permission reference PL/2024/09508, granted on the 20th February 2025, which remains extant. The current proposal does not seek to alter the layout or details of the approved scheme but simply add rear and side extensions to the approved dwellings

Runoff from the proposed dwellings, parking and footway areas will run off to permeable paving at the front of each property. Attenuation Crates located below the pavement will provide the additional storage required. A void ratio of 30% within the sub-base is required, while the crates will have a 95% void ratio.

Assessment

The FRA and drainage strategy submitted as part of this application has the same revision of that previously submitted. The proposed building extensions will increase impermeable area and therefore the volume of runoff.

RECOMMENDATION

No objection subject to the following conditions

- The applicant is to submit a blockage risk assessment for the two 15mm diameter flow control orifices. Given that the responsibility for inspection and maintenance of this will fall with the resident, we have concerns that the blockage risk will be high resulting in a failure of the proposed SW drainage.

Furthermore, in July 2025 (in response to PL/2024/09508) requested that:

- The developer is to provide a drainage strategy that will demonstrate there is no increase in runoff from the proposed site and how runoff and associated water quality will be appropriately managed. The strategy should also include a drainage plan showing overland flood exceedance routes and FFLs
- The applicant confirm if the drainage ditch has capacity and that consent has been obtained for the SW discharge.