

To:	Peter Crozier	From:	James Playfair
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Planning App Ref:	PL/2025/09568
Service Ref:	Drainage
Date:	17 December 2025

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions [6 site drainage design](#), [7 SuDS](#), [8 construction management plan](#), 12 Ecological Enhancement and Green Infrastructure, 13 water efficiency, 14 water usage calculator, 15 CEMP, 16 LEMP, 18 Ecological Impact Assessment, 25 Construction Management Plan, 26 archaeological investigation, & 27 Sustainable Energy Strategy(ies) of planning application PL/2023/06204 (Outline planning application for the erection of up to 60 dwellings, including affordable housing with public open space, structural planting and landscaping, land for the provision of allotments and sustainable drainage system (SuDS) with vehicular access point. All matters reserved except for means of access)

SITE LOCATION

Land off High Street, Sutton Benger SN15 4SP

APPLICATION DOCUMENTS REVIEWED

- Storm and Foul Water Manhole and Pipeline
- Storm and Foul Water Drainage Strategy
- Other relevant information_included_in_Additional plans
- Longitudinal Sections Sheet 1 to 3
- Cover Letter
- Flood Exceedance Plan
- Adoptable Drainage Construction Details
- 550 - SB SUDS Rev 1.pdf SuDS Maintenance Plan
- 550 - SB CMP Rev 1.pdf Construction Management Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2023 The LLFA had the following conditions for which information was required before these could be discharged

6) No development shall commence on site until the applicant has submitted for approval a detailed site drainage design that should include and be based on the following:

- Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event;
- Calculations and drawings for the drainage system 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;
- Calculations that demonstrate sufficient sensitivity analysis of the on-site drainage network has been undertaken for surcharged outfall conditions, at a sufficient volume to fully attenuate the 1 in 100yr +45% climate change;
- Calculations and details that demonstrate the proposed drainage design provides a sufficient level of water treatment;
- Calculations that demonstrate 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;
- A drainage plan for the site showing overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event;
- Sufficient detail regarding the lining of any attenuation pond to demonstrate that any interface with groundwater can be safely managed.

7) No development shall commence on site until clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.

8) No development shall commence on site until a construction management plan, which shall include, where possible, measures to retain existing vegetation across the site together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. These shall subsequently be implemented in accordance with the approved plan

Assessment

Condition 6, bullet 1 – These have not been provided

Condition 6, bullet 2– These have not been provided

Condition 6, bullet 3– These have not been provided

Condition 6, bullet 4– These have not been provided

Condition 6, bullet 5– These have not been provided

Condition 6, bullet 6 – This has been provided

Condition 6, bullet 7– These have not been provided

Condition 8– This has been provided in 550 - SB SUDS Rev 1.pdf SuDS Maintenance Plan

Condition 9 – This has been provided in 550 - SB CMP Rev 1.pdf Construction Management Plan

RECOMMENDATION

Following a review of the information provided, Conditions 7 and 8 can now be discharged.

However, Condition 6 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event;
- Calculations and drawings for the drainage system 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;
- Calculations that demonstrate sufficient sensitivity analysis of the on-site drainage network has been undertaken for surcharged outfall conditions, at a sufficient volume to fully attenuate the 1 in 100yr +45% climate change;
- Calculations and details that demonstrate the proposed drainage design provides a sufficient level of water treatment;
- Calculations that demonstrate 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;
- Sufficient detail regarding the lining of any attenuation pond to demonstrate that any interface with groundwater can be safely managed.