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| <b>To:</b> | <b>Joe Richardson</b> | <b>From:</b> | James Playfair |
|------------|-----------------------|--------------|----------------|

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|--------------------------|-----------------|
| <b>Planning App Ref:</b> | PL/2026/00347   |
| <b>Service Ref:</b>      | Drainage        |
| <b>Date:</b>             | 28 January 2026 |

## PROPOSAL

Approval of reserved matters

Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) Following Outline Planning Permission PL/2022/02452 for 140 Dwellings, a Habitat Support Area and Associated Landscaping and Works

## SITE LOCATION

Land at Stones Farm, West Mill Lane, Cricklade

## SUMMARY OF THE CONSULTEE POSITION

|                                                 |          |
|-------------------------------------------------|----------|
| Object                                          |          |
| Holding Objection: Further information required |          |
| Support                                         |          |
| No comment                                      |          |
| No objection                                    |          |
| No objection subject to conditions              | <b>X</b> |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- Drainage Layout.pdf
- Drainage Layout Sheets 1 to 7.pdf
- Drainage Strategy Sheets 1 and 2.pdf

## ASSESSMENT OF THE PROPOSAL

### *Context*

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

In September 2023, the LLFA

1. Recommended that the FFLs were set a minimum of 150mm above nearest SW cover level.
2. Required that the applicant provide:
  - a. Calculations and drawings for the drainage system design showing conveyance routes are designed to convey without flooding the critical 1 in 30 year rainfall event.
  - b. Calculations and drawings for the drainage system design showing attenuation features are designed to attenuate without flooding the critical 1 in 100 year rainfall event + climate change.
3. Required that the applicant change the design to reflect a hydrobrake that is limited to the 1 in 1 year rate of 9.4 l/s.
4. Required that the applicant undertake a sensitivity analysis on the network considering surcharged outfall conditions.
5. Required that the applicant provide 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 100 year return period storm events.
6. Required that the applicant provide evidence of permissions to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity. There is no automatic right to cross third party land or discharge to a watercourse/river not in ownership of the applicant.
7. Required that the applicant provide an agreement for the discharge in 3rd party land in perpetuity.

### *Assessment*

Whilst the LLFA has no comment to make specifically with reference to the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) we require that the requirements set out in 2023 are pursued and the information provided.

## RECOMMENDATION

### No objection subject to the following conditions

1. The applicant is to ensure that the FFLs were set a minimum of 150mm above nearest SW cover level.
2. The applicant must provide:
  - c. Calculations and drawings for the drainage system design showing conveyance routes are designed to convey without flooding the critical 1 in 30 year rainfall event.
  - d. Calculations and drawings for the drainage system design showing attenuation features are designed to attenuate without flooding the critical 1 in 100 year rainfall event + climate change.
2. The applicant must provide cross sections of the proposed attenuation feature and flow control chamber details.
3. The applicant must change the design to reflect a hydrobrake that is limited to the 1 in 1 year rate of 9.4 l/s.
4. The applicant must undertake a sensitivity analysis on the network considering surcharged outfall conditions.
5. The applicant must provide 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 100 year return period storm events.
6. The applicant must provide evidence of permissions to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity. There is no automatic right to cross third party land or discharge to a watercourse/river not in ownership of the applicant.
7. The applicant must provide an agreement for the discharge in 3rd part land in perpetuity.
8. The applicant shall provide a Construction Management Plan demonstrating how flood risk and pollution risk will be fully managed in accordance with best practice and statutory guidance

## INFORMATIVES

Prior to discharge to the River Thames, the applicant must obtain an Environmental Permit from the Environment Agency.

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.