

To:	Peter Crozier	From:	James Playfair
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Planning App Ref:	PL/2025/09200
Service Ref:	Drainage
Date:	20 March 2026

PROPOSAL

Full: Redevelopment and renovation of the existing site to provide, within the retained buildings: 1 detached dwelling, 5 flats, A terrace comprising 4 dwellings, alongside the erection of 1 self-build detached dwelling. A new one-way access road, Parking areas and footpaths, External landscaping and associated works, Installation of photovoltaics and air source heat pumps and site drainage features.

Outline: Construction of 6 detached self-build dwellings

SITE LOCATION

49, 51 & 53 (Rowden Hill House), Rowden Hill, Chippenham, SN15 2AN

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

Files (111)			Download Selected
☐ Title	Category	Document Date	
☐ Proposed Site Access Arrangements	Revised Plans/Documents	16 Mar 2026	▼
☐ Swept Path Analysis Large Car	Revised Plans/Documents	16 Mar 2026	▼
☐ Swept Path Analysis Large 4 Axle Refuse 2 of 2	Revised Plans/Documents	16 Mar 2026	▼
☐ Swept Path Analysis Large 4 Axle Refuse 1 of 2	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 51 Ground Floor Plan	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 53 Ground Floor Plan	Revised Plans/Documents	16 Mar 2026	▼
☐ Existing 21A Street Elevation	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed Site Plan	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 53 Bins	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed Street Elevation	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 49 Storage and Bins	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 53 First Floor Plan	Revised Plans/Documents	16 Mar 2026	▼
☐ Proposed 51 South and West Elevations	Revised Plans/Documents	16 Mar 2026	▼
☐ Hardy Woodland Services - Tree Report - Rowden Hill.pdf	Additional	8 Jan 2026	▼

ASSESSMENT OF THE PROPOSAL

Context

On the 4th March the LFFA had no objections to the proposal subject to the following conditions:

- 1 The developer should provide the following information as part of future planning applications in accordance with the [National Standards for SuDS](#):

Standard 2: interception

- The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems.
- SuDS source control measures to manage water quantity and maintain water quality will be implemented wherever possible, and throughout the management train, so the development is not reliant upon large attenuation features close to the points of discharge.

Standard 4: water quality

- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- 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.
- A plan showing the cross sections and design of any attenuation pond and its components.

Assessment

The documentation uploaded by the applicant dated 16th March 2016 does not contain any information that addresses these points above,

RECOMMENDATION

No objection subject to the conditions previously mentioned.