

To:	Samantha Stockley	From:	James Playfair
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Planning App Ref:	PL/2025/04260
Service Ref:	Drainage
Date:	27/03/2026

PROPOSAL

Installation of two number temporary modular units to provide four additional classrooms with toilet facilities. Part Retrospective.

SITE LOCATION

Springfield School, Curzon Street, Calne, SN11 0DS.

SUMMARY OF THE CONSULTEE POSITION

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

APPLICATION DOCUMENTS REVIEWED

- Revised Drainage Strategy – Feb 2026
- Applicants Drainage response to Consultee -LLFA Drainage

ASSESSMENT OF THE PROPOSAL

Context

In February 2026, the LLFA recommended that a Holding objection be applied to the application until the following information has been supplied and accepted:

- Should the applicant propose to dispose of **surface water** via the combined drain/sewer, written agreement from the local sewerage undertaker must be provided. This agreement should include acceptance of flow rates and the location of connection.

In accordance with Standard 1 of the National Standards for SuDS, where a connection is to be made to the surface water or combined sewer, the applicant shall provide confirmation from the sewerage undertaker that the connection will not result in an increase in flood risk, and acceptance of an agreed connection point and discharge rate for surface water disposal. The provided agreement with Wessex Water is for **foul water discharge only**.

- We would question the need for the connection at the north of the site (which will ultimately end up in the WW sewer), where a connection to the sites positive drainage system (ultimately served by soakaway) appears to be a feasible possibility.

Assessment

The applicant has responded to both points above with stating that that all new areas of the site discharge to a soakaway to the south of the site.

RECOMMENDATION

Holding objection as further information required

The developer should provide the following information as part of future planning applications in accordance with Wiltshire Council requirements, NPPF, PPG and Non Statutory Technical Standards for SuDs

- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations) to prove that disposal via soakaway is feasible
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features based on recorded infiltration rates and runoff volumes.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.

INFORMATIVES

As-built AutoCAD (DWG) Drawings

The drainage team requests that the applicant provides AutoCAD (DWG) plans and drawings of all as-built drainage assets, SuDS systems, flow controls pipe networks and associated exceedance routing.

No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer is requested submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
2. As-built plans of all watercourse, ditch or land-drain modifications, including dimensions, levels, cross-sections, long-sections and construction details.
3. All as-built SuDS and watercourse/ditch drawings shall be provided in:
4. AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
5. PDF format for record purposes.
6. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
7. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

Outfall structures and flow controls

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 swales, soakaways and drainage field) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.