

To:	David Millinship	From:	James Playfair
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Planning App Ref:	PL/2026/02082
Service Ref:	Drainage
Date:	13 April 2026

PROPOSAL

Approval of details reserved by a condition

Conditions 4 & 7 of application 21/01600/FUL

SITE LOCATION

Land at Greenmans Lane Off Sodam Lane, Dauntsey, SN15 4HN

APPLICATION DOCUMENTS REVIEWED

- Surface Water Drainage Strategy
- Greenmans_Drainage_Condtions_4_7

ASSESSMENT OF THE PROPOSAL

Context

In October 2024 the LLFA had the following conditions for which information was required before these could be discharged

Condition 4

No development shall commence on site until a drainage strategy has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include, as a minimum, the following information:

- Calculations and drawings for the drainage system design 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 design 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 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 100year return period storm events.
- 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.

Condition 7

No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event

Assessment

A review of the drainage strategy shows the roof and 'road' areas being served by two soakaways however it is not clear as to whether swales or crated infiltration tanks will be used therefore a final, viable drainage strategy has not yet been presented. Furthermore, clarification is required as to whether the road surfaces be tarmac or permeable?

It is also noted that the half drain down times are close to the 24 hour limit.

Lastly, exceedance routing for flows in excess of the 100 year + CC are to be shown on the drainage design. We note that the applicant has stated that exceedance will not occur due to the sizing of the attenuation provided. As explained in the National Standards for SuDS Standard 3, overland exceedance assessment considers cases where rainfall intensity exceeds the inlet capacity to the drainage network and lower probability rainfall events that cannot reasonably be designed for. Further detail on overland exceedance management is still therefore required.

RECOMMENDATION

Condition 4 cannot be discharged until the following information is submitted and accepted by the LLFA:

- If attenuation tanks are proposed that an allowance for reduced attenuation volume due to silt ingress (as per Section 21.9.9 of the SuDS Manual CIRIA C753)
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation tanks or swales. The plan should show any pipe node numbers referred to within the drainage calculations
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- A plan showing the cross sections and design of the tanks
- Evidence of Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.

Condition 7

No development shall commence on site until the applicant has shown overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event. (*Note guidance for this can be found in National Standard for SuDS – Standard 3*)