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| <b>To:</b> | Samantha Stockley | <b>From:</b> | James Playfair |
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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2025/04260 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 13 April 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 | <b>X</b> |
| Support                                         |          |
| No comment                                      |          |
| No objection                                    |          |
| No objection subject to conditions              |          |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- Revised Drainage Layout (Rev A Aug 2025)
- Drainage Details Sheet 2 of 2

## ASSESSMENT OF THE PROPOSAL

### *Context*

In March 2026, the LLFA requested that 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.

### *Assessment*

The revised Drainage Layout is as previously submitted. The Drainage Details Sheet 2 of 2 provides engineering details of the proposed infiltration tank however most of the information requested has not yet been supplied.

## 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 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.