

To:	Drainage	From:	James Playfair
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Planning App Ref:	PL/2026/02000
Service Ref:	Drainage
Date:	14 April 2026

PROPOSAL

Discharge of condition numbers 7 (Contamination), 8 (EV Charging), 10 (Pedestrian Crossing Details), 11 (Junction Details), 13 (Cycleway/footpath links), 14 (Travel Plan), **15 (Construction Management Statement), 16 (Engineering Details), 18 (CEMP), 19 (LEMP) and 22 (Drainage)** pursuant to planning approval PL/2025/06462

SITE LOCATION

Beaumont Business Centre, Woodlands Road, BA12 6BT

APPLICATION DOCUMENTS REVIEWED

- PL-2025-06462 - Decision Notice
- Covering Letter
- Engineering Layout
- PL-2025-06462 - Location Plan
- Groundwater Summary - Wesson Environmental
- Construction Management Plan – CMP
- CEMP
- Adoptable Sewer Construction Details - Sheet 1 of 2
- Adoptable Sewer Construction Details - Sheet 2 of 2

ASSESSMENT OF THE PROPOSAL

Context

In February 2026, the LLFA had the following conditions for which information was required before these could be discharged

CONDITION 22

As part of the reserved matters application for layout, a scheme for the sustainable drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. Any such scheme should include the following:

- revised drainage calculations based on runoff from the whole site and not just the areas of hardstanding.
- how overland exceedance flows in excess of the 1 in 100year + 40% rainfall event will be wholly and safely managed on site
- the contamination risk to local watercourses is appropriately managed
- additional groundwater investigations, focused around the areas of proposed attenuation. The additional investigations shall consider:
 - Groundwater level monitoring (taking into account seasonal variations).
 - The interaction between different sources of flooding.
 - How groundwater will impact on the proposed drainage system.
 - The interaction between groundwater, groundwater recharge and aquifers.

Assessment

With reference to Condition 22, the covering letter states:

As part of the Reserved Matters Redcliffe Homes submitted the following documents and plans:

- *Drainage Technical Note ref 138021-MCS-XX-RP-TN-01-P05 dated Nov 2025*
- *Drainage Layout ref 138021-MCS-XX-DR-C-5100-P05 dated June 2025*
- *Engineering Layout ref 138021-MCS-XX-DR-C-3000-P05 dated June 2025*
- *Impermeable Areas Plan ref 138021-MCS-XX-DR-C-5200-P05 dated June 2025*
- *Exceedance Flow Plan ref 138021-MCS-XX-DR-C-5500-P05 dated June 2025*
- *Operations and Maintenance Manual ref 138021-MCS-XX-RP-OM-01-P05 dated Nov 25*

These have been subsequently approved under Condition 2 the Reserved Matters Decision Notice. As a result, it is considered that this condition has been satisfied.

In February 2026, the LLFA reviewed the informatised sent regarding the *Reserved Matters Decision Notice* and requested the following information be supplied

- A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase.
- Evidence that FFL's are raised, at minimum, 150mm above adjacent road or closest surface water cover levels.
- Cross section and standard detail drawings should be provided for any attenuation, conveyance or infiltration features and their components.

A CMP has been supplied and is acceptable

The Engineering layout has been checked and all FFLs are greater than 150mm above nearest SW manhole

Cross sections and engineering drawings have been provided in 138021-MCS-XX-DR-C-3000-P05

RECOMMENDATION

Following a review of the information provided, Conditions 15, 16, 18 and 22 can now be discharged.

INFORMATIVES

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.

As-built SuDS and Watercourse/Ditch Modification Drawings (AutoCAD Format)

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 shall 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:
 - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
 - PDF format for record purposes.
4. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
5. 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.

Reason:

To ensure the constructed drainage system and watercourse/ditch modifications accord with the approved design, to maintain accurate LLFA drainage records, and to ensure the development does not increase flood risk on or offsite, in accordance with the NPPF and Wiltshire Council SuDS guidance.