

To:	Samantha Stockley	From:	James Playfair
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Planning App Ref:	PL/2026/02010
Service Ref:	Drainage
Date:	17 April 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 9 (Lighting Scheme), 10 (Surface Water) & 11 (Construction Phase Drainage Management Plan) relating to application 20/07659/OUT

SITE LOCATION

Regents Park - James Avenue, Calne.

APPLICATION DOCUMENTS REVIEWED

- 20-07659-OUT - Decision Notice
- Conditions 9 10 11 - Conditions Statement
- 11 - Construction Surface Water Management Plan
- 10 - Engineering Layout

ASSESSMENT OF THE PROPOSAL

Context

In September 2022 the LLFA had the following conditions for which information was required before these could be discharged

Condition 10

No development shall commence on site until a scheme for the discharge of surface water from the site/phase, including sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The development shall not be first occupied until surface water drainage, including any off-site works, has been constructed in accordance with the approved scheme.

Condition 11

No development shall commence on site until a Construction Phase Drainage Management Plan has been submitted to and approved in writing by the LPA. The Construction Phase Drainage Management Plan will detail how the construction phase of the development will address run-off, temporary attenuation and water quality to safeguard the existing watercourse, infrastructure and dwellings.

Assessment

Drawing **10011 _ 02 Rev K _ Engineering Layout – Cole Easdon Engineering Layout** was issued in response to Condition 10.

Documents **10011 _ Construction Surface Water Management Plan - TN - Issue 1 (With Appendices) – Cole Easdon Surface Water Management Plan** and **10011 – Calcs – Cole Easdon Storm Phase junction calculations** were issued in response to Condition 11.

The proposed drainage strategy comprises of permeable paving of the private sections of the highway including parking spaces. Runoff from the road and roofs discharge to an online storage tank the discharge from which is controlled by a hydrobrake set to 5l/s.

Extracts from the FRA (2020)

It is important to note that the bulk of the access road forming part of the application area will be constructed by Persimmon Homes as part of their Regents Park scheme and flows associated with this highway network are already dealt with through the drainage design for the Persimmon scheme.

The adjacent Persimmon Homes development (Regents Park) has provided a surface water lateral to serve this application site. This was secured via a contractual obligation. The surface water sewer will enable flows from the application site to connect to the Persimmon Homes development sewers and route to the attenuation pond. Flows from the application site will be restricted to 5 l/s via a control manhole (e.g. Hydrobrake) and attenuation provided on the application site via pipes accordingly. The Persimmon Homes network has been designed to accommodate these flows as part of the contract obligations. The applicant therefore has the necessary rights to connect to the lateral and ultimately drain to the pond.

Flows from the application site will therefore drain via gravity to the lateral and then drain through the Persimmon Homes site to the attenuation pond. The attenuation pond will provide both water treatment and storage for the flows, before they are released via the control manhole at the rates already approved by the LPA pursuant to the Persimmon Homes scheme to the Abberd Brook. There will be no increase in flow rates to the Abberd Brook from the pond as a result of this connection and therefore no increase in flood risk

downstream.

During the construction phase, a temporary attenuation pond will be constructed within the proposed permeable paving attenuation area to the northwest of the site. This will be wrapped in an impermeable geotextile to restrict any sediment or pollutants from entering the ground. At the end of the construction phase, the geotextile will be removed and, along with any built up sediment, disposed of offsite so that surface runoff will not convey silt deposits back to the permeable paving.

The proposed permeable paving will then be constructed at the end of the project to reduce the risk of silt being built up during construction.

In July 2025, the LLFA stated that we had not objections to the proposal

RECOMMENDATION

Following a review of the information provided, Conditions 10 and 11 can now be discharged.

INFORMATIVES

AsBuilt 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: As built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets, outlets, exceedance routing and all constructed drainage assets. As-built plans of all watercourse, ditch or land drain modifications, including dimensions, levels, cross-sections, long sections and construction details. 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. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities. 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.