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| <b>To:</b> | Development Management | <b>From:</b> | Rahul Dixit |
|------------|------------------------|--------------|-------------|

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|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2025/09623 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 05/06/2026    |

## PROPOSAL

Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 60 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission PL/2023/06204

## SITE LOCATION

Land Off the High Street, Sutton Benger, SN15 4SP

## SUMMARY OF THE CONSULTEE POSITION

|                                                 |          |
|-------------------------------------------------|----------|
| Object                                          |          |
| Holding Objection: Further information required |          |
| Support                                         |          |
| No comment                                      | <b>X</b> |
| No objection                                    |          |
| No objection subject to conditions              |          |
| Consultation not required                       |          |

## APPLICATION DOCUMENTS REVIEWED

- Application Form (Dec 2025)
- Revised Plans - cover letter (May 2026)
- Cover Letter (Dec 2025)

## ASSESSMENT OF THE PROPOSAL

### *Context*

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

### *Assessment*

This Reserved Matters application follows the grant of Outline Planning Permission (OPP) in January 2025, under application reference PL/2023/06204. The OPP development description is as follows:

***“Outline planning application for the erection of up to 60 dwellings, including affordable housing with public open space, structural planting and landscaping, land for the provision of allotments and sustainable drainage system (SuDS) with vehicular access point. All matters reserved except for means of access”.***

This application (PL/2025/09623) seeks approval for the remaining reserved matters for Appearance, Landscaping, Layout and Scale.

Separately, a Discharge of Condition application (PL/2025/09568) has been submitted for the following Outline conditions:

- 6 – Drainage
- 7 – SuDS Maintenance Plan
- 8 + 25 – Construction Management Plan (CMP)
- 12 – Ecological Enhancement and Green Infrastructure Plan
- 13 – Water Efficiency Statement
- 14 – Water Usage Statement
- 15 – CEMP
- 16 – LEMP
- 17 – Lighting
- 18 – BEP
- 23 – Acoustic Report
- 26 – Written Scheme of Archaeological Investigation
- 27 – Sustainability and Energy Efficiency Statement

We will comment on drainage matters via PL/2025/09568.

## RECOMMENDATION

### No comments

This application seeks approval of the remaining Reserved Matters relating to appearance, landscaping, layout, and scale. No drainage details have been submitted as part of this application; drainage matters are being considered separately under the Discharge of Condition application (Ref: PL/2025/09568). Accordingly, there are no comments on this application.

## INFORMATIVES

### RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)  
*Planning and Flood Risk (Paras 170–182)*

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)  
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)  
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

#### Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)  
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)  
Includes principles of good design, including integration of SuDS and flood resilience.

#### Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)  
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)  
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)  
These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)  
Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)  
This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.