

To:	Kenny Green	From:	James Playfair
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Planning App Ref:	PL/2026/00876
Service Ref:	Drainage
Date:	26 June 2026

PROPOSAL

Change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and commercial barn (Revised Proposal following allowed appeal pursuant to PL/2023/00900)

SITE LOCATION

Charlie's Place, Land off Sodom Lane, Grittenham, Royal Wootton Bassett, SN15 4JY

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- 6578-RP02 ISSUE 02 – DSDOC (June 2026)
- 6578-C-SK02 REV A - SuDS DETAIL
- 6578-C-SK01 REV B - DRAINAGE STRATEGY

ASSESSMENT OF THE PROPOSAL

Context

In April 2026 the LLFA determined that a Holding Objection be applied to this proposal until the developer provided the following information in accordance with the [National Standards for SuDS](#):

Standard 2: interception

- Calculations to demonstrate that sufficient interception storage is provided. The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems.

Standard 3: management of extreme rainfall and flooding

- Evidence that there is sufficient freeboard (300mm minimum) above the critical 1 in 100yr + climate change storm event.
- The additional storage is 20m³/ha - this needs to be revised to be 0 so as not to overpredict attenuation capacity. This is important as the system may need to be remodelled to prevent flooding as a result of this.

Standard 4: water quality

- The applicant must provide a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).
- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).
- Calculations and supporting plans must be submitted to evidence compliance.
- A maintenance plan must be provided to ensure the long-term effectiveness of water quality treatment.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- 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 so as this can be tied to the hydraulic model.
- 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.

Evidence as to how each of the EA General Binding Rules have been complied with (or if this is not possible, that an environmental permit has been obtained from the EA).

The applicant is to confirm that the discharge rates from the treated effluent have been added to the SW discharge rates to give total discharge rates. This must be compliant with betterment policy etc.

Assessment

Standard 1 & 2

- The pitch areas are to be gravel which are served by filter drains discharging to the pond. This is considered satisfactory for meeting the interception requirements. It is assumed that roof drainage will discharge to the gravelled area.

Standard 3

- The pond has been resized to accommodate a 1 in 100 year volume with a freeboard of 387mm
- The additional storage is still set to 20m³/ha in the calcs – this is not acceptable to the LLFA as it overpredicts attenuation volume within the model, however it is noted that significant freeboard has been provided within the proposed attenuation basin and therefore this is unlikely to have a significant impact.

Standard 4

- A pollution hazard assessment and maintenance plan have been supplied.

Standard 7

- 6578-C-SK01 REV B - DRAINAGE STRATEGY shows pipe networks and any attenuation ponds

Foul Drainage

- Evidence as to how each of the EA General Binding Rules have been complied with have not been supplied
- The daily discharge is calculated to be 1.65m³ a day which is 0.019l/s. This flow is negligible and is acceptable considering the flow from the pond is 0.5l/s which is a low as can be reasonably achieved.
- The applicant will still need Building Regulations approval for the proposed foul drainage works (outside of the planning process)

Recommendation

No objection subject to the following condition

- The additional storage is 20m³/ha - this needs to be revised to be 0 so as not to overpredict attenuation capacity. This is important as the system may need to be remodelled to prevent flooding as a result of this.

INFORMATIVES

WC issues land drainage consents for discharges to ordinary watercourses and also for any works within 8m. Land Drainage Consent must be obtained prior to any works being completed within 8m of the watercourse.