

To:	Peter Crozier	From:	James Playfair
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Planning App Ref:	PL/2025/09568
Service Ref:	Drainage
Date:	15 July 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 6 [site drainage design](#), 7 [SuDS](#), 8 [construction management plan](#), 12 Ecological Enhancement and Green Infrastructure, 13 water efficiency, 14 water usage calculator, 15 CEMP, 16 LEMP, 18 Ecological Impact Assessment, 25 Construction Management Plan, 26 archaeological investigation, & 27 Sustainable Energy Strategy(ies) of planning application PL/2023/06204 (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)

SITE LOCATION

Land off High Street, Sutton Benger SN15 4SP

APPLICATION DOCUMENTS REVIEWED

- Flood Risk Assessment Technical Note Addendum - response to LLFA
- Construction Management Plan
- E - Max worst case Surcharged Outfall 06.01.26v1
- F - Surcharged Outfall Surveyed WL 06.01.26v1

ASSESSMENT OF THE PROPOSAL

Context

In December 2025, the LLFA stated that, Conditions 7 and 8 can now be discharged. However, Condition 6 could not be discharged until the following information is submitted and accepted by the LLFA:

- Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event;
- Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- Calculations that demonstrate sufficient sensitivity analysis of the on-site drainage network has been undertaken for surcharged outfall conditions, at a sufficient volume to fully attenuate the 1 in 100yr +45% climate change;
- Calculations and details that demonstrate the proposed drainage design provides a sufficient level of water treatment;
- Calculations that demonstrate the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events;
- Sufficient detail regarding the lining of any attenuation pond to demonstrate that any interface with groundwater can be safely managed.

Assessment

Updated drainage calculations and drawings have been provided, and the drainage system can cope with a 1-in-30-year storm without any flooding on the site.

In the most extreme design storm (1-in-100-year plus climate change), a small amount of flooding is predicted at some manholes. The largest predicted volume is about 6.1 m³ at manhole S18. The applicant says this water can be contained within roads and hardstanding areas and kept away from houses.

Two scenarios were modelled with respect to the water level in the ditch. One assumes the ditch is full to the top of its bank. The other uses the highest water level recorded during site surveys. The applicant concludes that neither scenario causes any additional flooding within the development.

The surface water drainage system will ensure that a sufficient level of water quality treatment is provided to ensure that the proposed development does not have any adverse impact on the receiving network.

The applicant says discharge rates have been reduced by at least 20% compared with natural greenfield runoff rates. A hydrobrake restricts flow leaving the site to 5.9 litres per second.

A flood exceedance plan has been produced showing flood water being contained on site and largely being directed to the attenuation pond.

Ground investigations did not encounter groundwater in the relevant trial pit. On that basis, the applicant considers that the attenuation basin does not need a liner. We would agree that unless groundwater becomes an obvious issue, features should be unlined in order to encourage as much interception loss as possible.

A construction Management Plan has been submitted

RECOMMENDATION

Following a review of the information provided, Conditions 7 and 8 can be discharged.