

To:	Joe Richardson	From:	James Playfair
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Planning App Ref:	PL/2026/00347
Service Ref:	Drainage
Date:	30 July 2026

PROPOSAL

Approval of reserved matters

Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) Following Outline Planning Permission PL/2022/02452 for 140 Dwellings, a Habitat Support Area and Associated Landscaping and Works

SITE LOCATION

Land at Stones Farm, West Mill Lane, Cricklade

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

- Drainage Layout - Sheet 1-7
- Drainage Layout - Sheet 500

ASSESSMENT OF THE PROPOSAL

Context

In January 2026 the LLFA stated that we had no objections, but the application was subject to eight conditions.

A revised drainage layout has been provided 'to suit current design'

Assessment

Whilst the LLFA has no comment to make specifically with reference to the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) we require that the requirements set out in 2023 are pursued and the information provided as follows

RECOMMENDATION

No objection subject to the following conditions

1. The applicant is to ensure that the FFLs were set a minimum of 150mm above nearest SW cover level.
2. The applicant must provide:
 - a. Calculations and drawings for the drainage system design showing conveyance routes are designed to convey without flooding the critical 1 in 30 year rainfall event.
 - b. Calculations and drawings for the drainage system design showing attenuation features are designed to attenuate without flooding the critical 1 in 100 year rainfall event + climate change.
2. The applicant must provide cross sections of the proposed attenuation feature and flow control chamber details.
3. The applicant must change the design to reflect a hydrobrake that is limited to the 1 in 1 year rate of 9.4 l/s.
4. The applicant must undertake a sensitivity analysis on the network considering surcharged outfall conditions.
5. The applicant must provide calculations which demonstrate that 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.
6. The applicant must provide evidence of permissions to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity. There is no automatic right to cross third party land or discharge to a watercourse/river not in ownership of the applicant.
7. The applicant must provide an agreement for the discharge in 3rd part land in perpetuity.
8. The applicant shall provide a Construction Management Plan demonstrating how flood risk and pollution risk will be fully managed in accordance with best practice and statutory guidance.

INFORMATIVES

Prior to discharge to the River Thames, the applicant must obtain an Environmental Permit from the Environment Agency.

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.