

To:	Joe Richardson	From:	Drainage (Barney Taylor)
Planning App Ref:	PL/2026/04314		
Service Ref:	Drainage		
Date:	26/08/2026		

PROPOSAL

Reserved Matters application pursuant to condition 2 of outline planning permission PL/2022/00395 (approved at appeal) for the erection of 60 dwellings and associated works, including connections to Pavenhill and Ringsbury Close, the provision of publicly accessible open space, play areas, site layout and appearance, landscaping, and drainage attenuation feature.

SITE LOCATION

Land at South Pavenhill Farm, Pavenhill, Purton, SN5 4DQ

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Drainage Layout*
- *Emergency Access Layout*
- *Management Plan*
- *Overall Planning Layout*
- *PL-2022-00395 (Outline) Decision Notice*
- *Soakaway Factual Report*
- *SuDS Pond Sections & Details-A1*
- *PL-2022-00395: Flood Risk Assessment – Part 1, 3, 6, 7 (GI tests) & 8 (GI tests & outline drainage strategy)*
- *Construction Environmental Management Plan including CMP & PMP*

ASSESSMENT OF THE PROPOSAL

Context

In 2022, the appeal decision had the following conditions for which information was required before these could be discharged:

2. Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Condition 19 & Condition 20 below relate to Condition 2:

Condition 19: Notwithstanding the submitted Flood Risk Assessment and Drainage Strategy, no development shall commence on site until a detailed drainage scheme based on sustainable drainage principles (SuDS) has been submitted to and approved in writing by the local planning authority. The scheme will:

- i. provide plans and calculations for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event, including allowance for 10% urban creep, and setting MADD Factor / Additional storage within the hydraulic model as 0m³/ha;
- ii. provide plans and calculations for the drainage system design showing attenuation is sized to fully attenuate the 1 in 100yr plus climate change rainfall event;
- iii. include plans with pipe/link and manhole/node numbers that correlate to the calculations;
- iv. include a sensitivity analysis on the drainage network considering surcharged outfall conditions;
- v. show exceedance routes for flows in excess of the 1 in 100 years plus climate change event are safely managed and do not pose a risk to people or property;
- vi. demonstrate that the finished floor levels are above the maximum predicted 100 year flood levels or, if no flooding is predicted, at least 150mm above (or a height to be agreed with the local planning authority) the surface water drainage cover levels;
- vii. provide a timetable for its implementation; and
- viii. provide a management and maintenance plan for the scheme for the lifetime of the development.

Condition 20: No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the local planning authority in consultation with the Lead Local Flood Authority.

RECOMMENDATION

The applicant has provided a CMP and the LLFA have no further comment to make on Condition 20.

Following a review of the information provided, Conditions 19 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Section 5.0 of the Soakaway Factual Report states that infiltration testing at ONS-5 did not provide infiltration rates. Despite this, the proposed infiltration basin is proposed at the location of ONS-5. The applicant must provide a justification for proposing the basin in this location where there are no infiltration test results when testing was completed at all other trial pits across the site.
- To demonstrate adherence to [Standard 1](#) (paragraph 1.2) of the NSS, the applicant must outline how rainwater harvesting will be incorporated into the drainage strategy.
- The applicant must provide the detailed calculations of the surface water drainage network, demonstrating:
 - designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event
 - designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event
 - an accompanying labelled drainage layout plan showing the pipe networks, basin and any pipe node numbers referred to within the drainage calculations.
- Observing the Drainage Layout drawing, it is not clear where the proposed permeable paving or swales are located. The applicant must revise this drawing and clearly demonstrate where all source-control & blue/green SuDS features are located.
- In section 5.54 of the FRA (Part 1) that the applicant has stated permeable paving, swales and the infiltration will provide sufficient mitigation of pollution hazards. The applicant must provide revised simple index method calculations to reflect the proposed drainage strategy and demonstrate there is a minimum two-stage treatment train prior to mitigate pollution risk to groundwater in line with [Standard 4](#).
- Calculations that demonstrate the sizing of the basin, permeable paving and swales, in addition to cross section drawings of the swales and permeable paving.
 - The applicant must confirm the freeboard above the basin 1 in 100+climate change event top water level
- To demonstrate adherence to [Standard 3](#) of the NSS, the applicant must provide an overland exceedance route drawings outlining flows in excess of the 1 in 100 year plus climate change (40%) rainfall event. It is noted in section 5.41 of the FRA (Part 1) the applicant states flow will run along the highway and into landscaped areas. The submitted drawings must show flow routes along the highway, rear gardens & landscaped areas to demonstrate flow will be safely managed without increasing flood risk elsewhere.
- To demonstrate adherence to [Standard 3](#), table S3.1 of the NSS, the applicant must confirm a factor of 10 has been applied to the infiltration basin calculations as the site is reliant on infiltration to dispose of surface water.

- While it is noted in section 5.55-5.60 of the FRA (Part 1) that the applicant has provided a high-level maintenance regime, the applicant must provide a detailed maintenance strategy outlining the frequency of each activity undertaken, and who is responsible for completing each activity.
- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels

INFORMATIVES

All foul sewerage arrangements must be agreed with the local sewerage undertaker

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.

