

To:	Gen Collins	From:	James Playfair
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Planning App Ref:	PL/2025/09736
Service Ref:	Drainage
Date:	26 August 2026

PROPOSAL

Outline planning permission: Some matters reserved

Outline planning application for up to 48 dwellings, a village shop (use class F2(a)) and associated green infrastructure (all matters reserved other than access).

SITE LOCATION

Land Lying west of Semington Turnpike, Semington

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 Management Strategy (3.1 – Aug 2026)
- Drainage Management Strategy (1 -3)
- Flood Risk Assessment (3.1 – Aug 2026)
- Parameter Plan (08 – Aug 2026)
- Flood Risk Assessment 1 of 2 (3.1 – Aug 2026)
- Flood Risk Assessment 2 of 2 (08 – Aug 2026)
- Preliminary Surface Water Drainage Network Details (1.1 – Aug 2026)
- Preliminary Surface Water Layout Plan (P03 – July 2026)

ASSESSMENT OF THE PROPOSAL

Context

In June 2026, the LLFA recommended a Holding objection because although the applicant had supplied some information they proposed that any remaining matters could be dealt with under condition. However, the LLFA did not agree that all remaining matters can be conditioned, and an assessment and recommendations have been made against SUDS standard in the Table below.

Broadly, the applicant was required to provide sufficient details to demonstrate that the requirements in Standard 3 this will be achieved. i.e. sufficient space needs to be made available to accommodate all proposed SUDS features

Assessment

The table below provides LLFA comments against our stated requirements following a review of the information dated and provided in August 2026.

Requirements per 'standard'	LLFA Response (August 2026)
Standard 1: Runoff destinations	
Runoff rates comply with Wiltshire 30% betterment.	<i>The pre-development greenfield rate (QBar) is calculated to be 5.3l/s (based on 3.3l/s/ha). The proposed rate of discharge for the development is therefore 4.0l/s. The LLFA (WC) will need to agree to this proposed discharge rate as part of their consultation.</i> The rates provided are acceptable
Standard 2: Interception	
First 5 mm rainfall managed via interception (no runoff).	<i>We are proposing permeable paving on all driveways, as well as water butts for each property. Additionally, tree pits are proposed to be used along the highway verges subject to approval with the relevant adopting bodies.</i> This is acceptable
Apply SuDS source control throughout.	Cellular storage, swales and a basin are proposed as well as those stated above. This is acceptable
Provide plan and schedule of interception features.	This has been provided and is acceptable
Standard 3: Extreme rainfall & flooding	
Maintain/manage flow routes; no increased flood risk.	Can be conditioned
Provide safe exceedance routes.	Can be conditioned
FFL above 1:100 flood level or drainage levels.	Can be conditioned
No risk from catchment transfer.	Scalgo shows that the natural flow route is towards Turnpike Rd. This gives confidence that there is not catchment transfer here
Locate features outside FZ2/3 or above 1:100 + CC.	This has been provided and is acceptable
Provide 1:30 and 1:100 + CC no-flooding designs.	This has been provided and is acceptable
Include urban creep (LASOO).	This has been provided and is acceptable
Use correct modelling factors (MADD, Cv).	Cv of 1 has been used and is acceptable
Allow for silt in attenuation design.	Can be conditioned
Standard 4: Water quality	
Provide pollution risk assessment (CIRIA C753).	Appendix K. demonstrates that at this stage, sufficient treatment of water quality can be provided post-development

Requirements per 'standard'	LLFA Response (August 2026)
Min. 2 treatment stages (high risk), 1 (low risk).	This has been provided and is acceptable
Submit supporting calculations and plans.	This has been provided and is acceptable
Include maintenance plan.	This has been provided and is acceptable
Standard 5: Amenity	
Demonstrate SuDS amenity benefits and site integration.	This has been provided and is acceptable
Standard 6: Biodiversity	
Demonstrate biodiversity benefits and net gain.	This has been provided and is acceptable
Include planting, habitat, and maintenance details.	Can be conditioned
Standard 7: Design & management	
Provide detailed drainage layout and node references.	Can be conditioned
Include pond designs and cross-sections.	Can be conditioned
Control construction pollution.	Can be conditioned
Provide adoption and maintenance details.	Can be conditioned

Recommendation

No objection subject to Conditions

residual information can be obtained through a detailed drainage strategy being secured via condition

Standard 3: management of extreme rainfall and flooding

- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- Exceedance routes that minimise the risks to people and property.
- 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.
- If attenuation tanks are proposed that an allowance for reduced attenuation volume due to silt ingress (as per Section 21.9.9 of the SuDS Manual CIRIA C753)

Standard 6: biodiversity

- The applicant must provide details of how SuDS features will deliver biodiversity benefits, including planting schedules, habitat creation, and connectivity to existing ecological networks. A biodiversity net gain statement should be included, demonstrating how the SuDS proposals contribute to site-wide ecological enhancement. Maintenance plans should support the long-term success of these features. Note this may require additional engagement with the council's ecology and landscape officers.

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.
- A plan showing the cross sections and design of any attenuation pond and its components.
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- 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.