

To:	Ruaridh O'Donoghue	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/09888
Service Ref:	Drainage
Date:	26/01/2026

PROPOSAL

Discharge of condition 6 (Surface water drainage) of PL/2023/03573

SITE LOCATION

Northgate Brewery, Northgate Street, Devizes, SN10 1JW

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *PL-2023-03573 Site Location Plan*
- *PL-2023-03573 Decision Notice*
- *PL-2023-03573 Landscape Masterplan*
- *Cover Letter*
- *Drainage Condition 6*

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following conditions for which information was required before these could be discharged:

6. No development shall commence on site other than archaeological investigations, ground investigations and demolition, until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall take account of the letter dated the 10th of February 2024 from the Wiltshire Council Drainage Team to the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

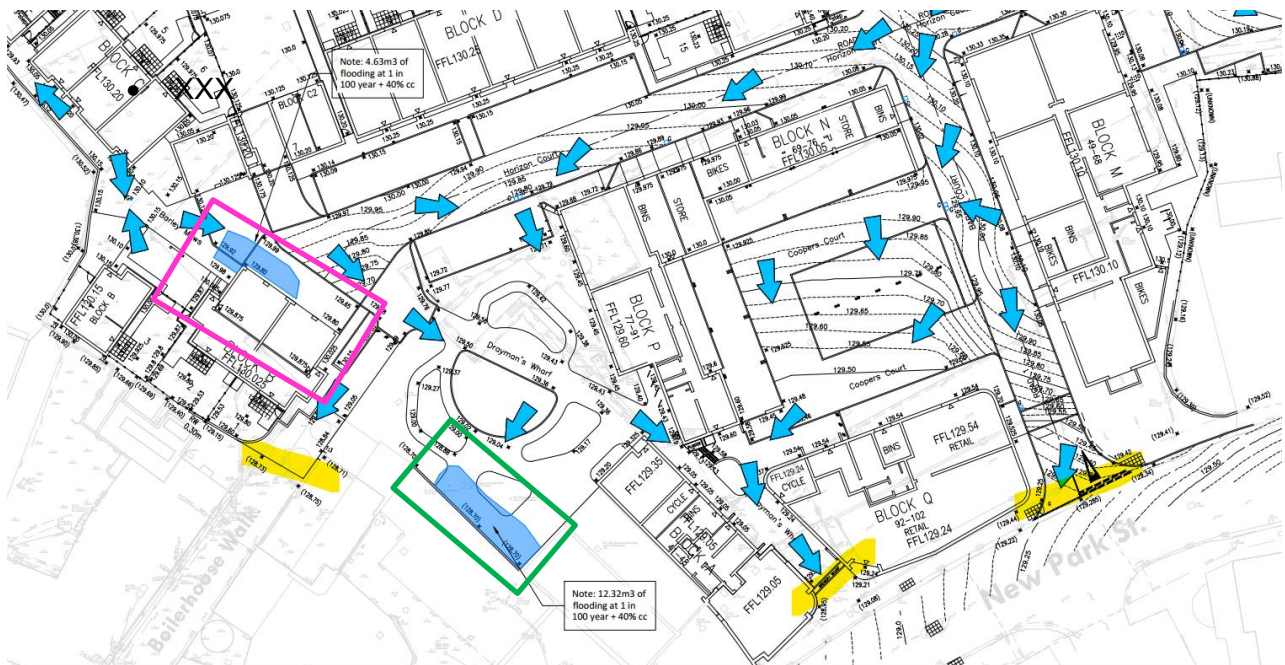
Assessment

- *2.2.1 of the Drainage Condition 6 Technical Note: "As per the approved Flood Risk Assessment, surface water for the development is to be attenuated on site and discharged at a restricted rate. The network is split into two, with an outfall to the south into the existing sewer within New Park Street and an outfall to the north into the canal" (see Appendix A).*
- *2.2.3 of the Drainage Condition 6 Technical Note: "The (southern) outflow from the network is restricted via a Hydrobrake Vortex Flow Control device located within Manhole S15. This will restrict the discharge during the 1 in 100 plus climate change storms to 1.2 l/s".*
- *2.2.6 of the Drainage Condition 6 Technical Note: "The Flow Control restricts discharge (from the northern outfall) to 24.15 l/s, as agreed with the Canal and River Trust (CRT) during the planning process. Refer to Appendix C for the CRT correspondence. A detailed permit application has been submitted to the CRT and is currently undergoing review".*
- *2.3 of the Drainage Condition 6 Technical Note discusses the proposed surface water quality treatment. While the water quality calculation has not been simplified, there is sufficient treatment to mitigate risk of surface water pollution.*
- *2.4 & Appendix E of the Drainage Condition 6 Technical Note represent the overland exceedance flows for the 1 in 100+climate change event. Further details will be required to demonstrate flood risk has been safely managed.*
- *Appendix C of the Drainage Condition 6 Technical Note demonstrates Canal River & Trust have confirmed acceptance of the proposed 24.15l/s discharge rate.*
- *It is noted cross and long section example sections of attenuation devices are provided as part of PL/2023/03573. The applicant should ensure these details are included PL/2025/09888.*
- *It is noted that as part of applications 17/06230/FUL & 21/01874/VAR, groundwater testing was undertaken in October 2016. 15m south of the site, several boreholes were dug between the depths of 2.8m and 10m. No groundwater was encountered. In addition, during soakaway tests undertaken in February 2017, no groundwater was encountered. (Page 7/8 of Phase 1 – Contaminated Land Desk Study Report).*

RECOMMENDATION

Condition 6 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Observing Appendix E, while it is noted the applicant has provided several exceedance flow arrows and demonstrated where surface water pooling will occur during an exceedance event, further information is required. Observing Appendix A we note several ACO channel drains are proposed, however the applicant should clarify the following:
 - The applicant must outline how flow will be prevented from running onto the highway on New Park St, and into Boilerhouse Walk (yellow highlighting).
 - Secondly, the applicant must outline the FFL of adjacent property and modelled flooding level within the pink square.
 - Thirdly, the applicant must outline how flow is contained in the site where surface water pooling is modelled (green square). It is important the applicant demonstrates surface water pooling will be managed onsite, and not increase flood risk to adjacent people or property.



- The applicant must confirm if tree pits are proposed within the drainage strategy. If tree pits are still proposed, the applicant must outline where these are proposed and provide a section drawing.
- The applicant must confirm the Canal & River Trust are entirely satisfied in accepting the proposed discharge. If further the applicant is required to provide further information, the LLFA must be informed. Acceptable from Canal & River Trust is required to demonstrate the applicant has a feasible surface water drainage strategy.

INFORMATIVES

- *It is noted in Section 2.2.4 of the Drainage Condition 6 Technical Note that a Section 106 application for the connection into Wessex Water's existing sewer has been submitted. The applicant must be able to demonstrate the agreement with Wessex Water if requested in the future.*
- *Any surface water drainage features on individual properties must be included within the title deeds of each property, with an accompanying maintenance regime.*
- *Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.*

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

- *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.*