

To:	Russell Brown	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2026/01076
Service Ref:	Drainage
Date:	24/03/2026

PROPOSAL

Variation of conditions 2 (Approved Plans/Docs), 3 (BNG), 4 (Tree Protection), 5 (External Materials), 6 (Acoustics), 7 (LEMP), 8 (Drainage), 9 (Swift Boxes), 11 (Soft Landscaping) and 13 (Site Parking) in relation to PL/2024/08255.

SITE LOCATION

County Hall, Bythesea Road, Trowbridge, BA14 8JN.

APPLICATION DOCUMENTS REVIEWED

- *Construction Phase Plan*
- *Drainage Details – Sheet 2, 5, 5-2, 7*
- *Drainage Strategy Report*
- *Existing Site Plan*
- *Existing Site Plan*
- *Flood Evacuation Management Plan Info*
- *Flood Storage Comparison*
- *PL-2024-08255 – Decision Notice*
- *Proposed Site Plan*
- *Trowbridge Leisure Centre Flood Risk Assessment Info*

Assessment

This application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and all documents submitted by the applicant, we do not take any responsibility for incorrect data or interpretation made by the authors.

ASSESSMENT OF THE PROPOSAL

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

8. No development shall proceed above slab level until details of the following have been submitted to, and been approved in writing by, the Local Planning Authority in relation to the surface water drainage strategy:

a) The applicant has stated flows from the western catchment will be restricted to greenfield rates, while the eastern catchment will not be restricted, just treated. To mitigate the eastern catchment of the development being detrimental in the future accounting for climate change, the applicant must ensure the eastern catchment will attenuate the effects of climate change.

b) The applicant must provide detailed cross and long section drawings of each proposed SuDS intervention, including the attenuation tank, permeable paving, rain garden, tree pits, swales, to ensure they are designed appropriately, and in line with the Ciria C753 (SuDS Manual).

c) Observing Drainage Layout – Sheet 2, as these SuDS interventions are included in water quality calculations and the drainage calculations, the applicant must confirm that SuDS interventions will be proposed as per submitted plans, or if not, resubmit all drainage and water quality calculations omitting SuDS, and provide revised surface water drainage strategy details in accordance with Wiltshire Council policy.

d) The applicant must provide details of how, in an extreme rainfall event, the surcharging from the culverted watercourse, or from a 1-in-100 year storm, will be managed safely.

e) The applicant must provide a Flood Evacuation Plan to demonstrate how safe egress and access to the building can be maintained during such an event.

REASON: To mitigate any impact from the development onto flooding and drainage infrastructure.

Assessment

It is noted the applicant's proposed grading post-development ensures there is sufficient flood storage compensation, and there is no loss in flood plain storage as a result of the development (Flood Storage Comparison document).

There is no information within the Flood Evacuation Management Plan Info or Trowbridge Leisure Centre Flood Risk Assessment. Once this is provided for review, the LLFA will comment.

The greenfield run-off rate has been calculated as Q1: 5.37, Q30: 13.43, Q100: 16.74 (l/s).
The brownfield run-off rate has been calculated as Q1: 143, Q30: 349, Q100: 451 (l/s).

The site will have two discharge locations set out in section 5.1 of the Drainage Strategy Report. Discharge Location 1 will discharge runoff from the western catchment to WW surface water sewer at 3l/s. Discharge Location 3 will discharge runoff from the eastern catchment to the watercourse at an unrestricted rate, but providing 63% betterment on existing runoff rates.

We would note in Table 5.1 within the Drainage Strategy Report that the discharge to the watercourse is labelled as Discharge Location 2, however in Appendix H, this is labelled as Discharge Location 3. The applicant must ensure consistency across all documentation.

In section 3.24 of the Construction Phase Plan, the applicant outlines plans to prevent silt entering watercourses & the drainage systems.

RECOMMENDATION

Following a review of the information provided, Conditions 2, 3, 4, 5, 6, 7, 9, 11 & 13 can now be discharged.

Condition 8 cannot be discharged until the following information is submitted and accepted by the LLFA:

- It is noted in Section 5.7 of the Drainage Strategy Report that there is not sufficient water quality treatment provided by the proposed drainage strategy. The applicant must ensure that the mitigation indices are equal or greater than pollution indices.
- The applicant must provide a Flood Evacuation Plan to demonstrate how safe egress and access to the building can be maintained during such an event.
- The applicant must provide details of how, in an extreme rainfall event, the surcharging from the culverted watercourse, or from a 1-in-100 year storm, will be managed safely.
- The applicant must demonstrate an agreement with Wessex Water to discharge into WW-4707 at 3l/s.
- It is noted in Appendix H the applicant has provided cross and long section drawings of various SuDS features, including swales, rain gardens, permeable paving. The applicant must clarify whether tree pits are still proposed, and if so, a section drawing must be provided.

INFORMATIVES

- *The applicant must ensure a discharge rate is agreed with the sewerage undertaker for the region.*
- *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.*