

To:	Hannah Brown	From:	Drainage (Barney Taylor)
------------	--------------	--------------	--------------------------

Planning App Ref:	PL/2026/02031
Service Ref:	Drainage
Date:	14/04/2026

PROPOSAL

Discharge of condition 3 (External materials), 4 (Lighting), 5 (Hard and soft landscaping), 7 (Drainage strategy), 8 (Disposal sewerage works) and 9 (Construction Environmental Management Plan) of PL/2025/02986

SITE LOCATION

Silverwood School, Rowde, Devizes, SN10 2QQ

APPLICATION DOCUMENTS REVIEWED

- *Application Form*
- *Construction Ecological Management Plan*
- *Detailed Engineering – Sheet 1 & 2*
- *Flood Exceedance Routing*
- *General Engineering*
- *Location Plan*
- *Planning Layout*
- *Planning Statement*
- *Road and Sewer Long Sections*

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.

The applicant has submitted detailed hydraulic modelling of the overland flow routes to assess fluvial flood risk. Further information is still required to demonstrate how the development will safely manage surface water flows.

ASSESSMENT OF THE PROPOSAL

Context

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

7. No development shall commence until a drainage strategy has been submitted to and approved in writing by the local planning authority. The strategy shall be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753) to include:

- a) A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
- b) The applicant must outline the proposed finished floor level for each building.
- c) The applicant must provide a plan demonstrating overland exceedance routes for flows in excess of the 1 in 100-year plus climate change (40%) rainfall event, that minimise the risk to people and property.
- d) The applicant must provide a construction management plan that demonstrates how pollution to groundwater and the adjacent watercourse Rowde Ford will be prevented. The development shall subsequently be carried out in accordance with the approved details.

REASON: In order to appropriately manage flood risk at the site.

RECOMMENDATION

The drainage team have no comments to make on condition 3, 4, 5, 8 & 9.

Condition 7 cannot be discharged until the following information requested in the condition wording is provided for review & accepted by the LLFA.

INFORMATIVES

- 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.
- The applicant must agree a discharge rate with the local sewerage provider to discharge foul flows into their network.

