

To:	Steven Sims	From:	Drainage Team
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Planning App Ref:	PL/2026/01555
Service Ref:	Drainage
Date:	12/05/2026

PROPOSAL

A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188

SITE LOCATION

Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

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

- Application Form
- Covering Letter for Phase 1
- Design and Access Statement
- Drainage Statement
- Network A - Hydraulic Calculations
- Network B - Hydraulic Calculations
- Network C - Hydraulic Calculations
- Phase 1 Site Wide Drainage - Sheet 1
- Phase 1 Site Wide Drainage - Sheet 2
- Phase 1 Site Wide Drainage - Sheet 3
- Phase 1 Site Wide Drainage - Sheet 4
- Phase 1 Site Wide Drainage - Sheet 5
- Phase 1 Site Wide Drainage - Sheet 6
- Sewer Construction Details
- Site Layout (Sheet 1 of 2)
- Site Layout (Sheet 2 of 2)
- Site Location Plan
- Storm Water Catchment Plan

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The Reserved Matters application has been assessed with regard to the drainage strategy approved at outline stage, the Lead Local Flood Authority's consultation response dated 16 December 2024, and the detailed drainage information submitted in support of the Phase 1 proposals.

The application is supported by a comprehensive suite of drainage documentation, including site-wide drainage drawings (Sheets 1–6), detailed hydraulic modelling for Networks A, B and C, and a Drainage Statement. This information demonstrates that the surface water drainage strategy approved in principle at outline stage has been developed to an appropriate level of detail for consideration at Reserved Matters stage.

The submitted documentation confirms that surface water runoff from the development will be restricted to greenfield rates, with infiltration techniques appropriately discounted due to the underlying Oxford Clay geology. Attenuation is provided through offline storage and engineered drainage infrastructure, with hydraulic modelling undertaken for storm events up to and including the 1 in 100 year plus 45% climate change scenario. The modelling indicates that, under the critical design event, flows are effectively controlled within the proposed drainage network and attenuation features, with no flooding predicted to dwellings, adoptable highways, or third-party land.

However, further clarification is required in several respects. There is concern that part of the north-eastern area currently included within Catchment A may drain elsewhere rather than to the proposed network, potentially resulting in an overestimation of the contributing catchment area. Clarification of the catchment extent is therefore required, and where necessary, the associated discharge rates and storage calculations should be revised accordingly. In addition, further information is required in relation to surface water quality treatment, including details of the proposed SuDS management train, confirmation of interception storage provision, and submission of an exceedance routing plan identifying flow paths, potential ponding locations, and anticipated depths, including details of long-term management and maintenance arrangements for all the drainage features are also required.



RECOMMENDATION

No objection subject to the following conditions

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- Further details are required to confirm exceedance routing, including flow paths and likely ponding locations and depths, to demonstrate that surface water exceeding the design capacity of the drainage system is safely managed without increasing flood risk to people, property, highways or adjacent land
 - Evidence shall be provided to demonstrate that the runoff from each positively drained surface, for at least 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed and stored within SuDS features, in accordance with Standard 2 of the National Standards for SuDS. Calculations that demonstrate compliance with these interception requirements should be provided.
 - The applicant is required to submit calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment to prevent pollution of the receiving watercourse/groundwater in accordance with Standard 4 of the National Standards for SuDS.
 - Attenuation basin design details for Basins 1, 2, 3 and 4 shall include confirmation that a minimum freeboard of 300 mm is provided above the 1 in 100 year plus climate change design water level.
- 2. No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

In order to discharge the above drainage condition the following additional information must be provided:

- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.
- A Management and Maintenance Plan shall be submitted confirming responsibilities, funding arrangements, and maintenance schedules for all SuDS features.

INFORMATIVES

- SuDS source control measures to manage water quantity and maintain water quality will be implemented wherever possible, and throughout the management train, so the development is not reliant upon large attenuation features close to the points of discharge.
- 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.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.