

To:	Development Management	From:	Paddy O'Neill (AtkinsRéalis)
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Planning App Ref:	PL/2026/02534
Service Ref:	Drainage
Date:	14/05/2026

PROPOSAL

Discharge of conditions 5 (Flood Exceedance Plan), 6 (Attenuation Pond Sections - Pond B) and 7 (Soft Landscaping Proposals, Tree Soil Volumes and External Works) of PL/2025/07352.

SITE LOCATION

Land South East of Trowbridge - Ashton Park, Phase 1, Land Parcel 3.
X: 387216; **Y:** 157183.

APPLICATION DOCUMENTS REVIEWED

- Decision Notice under Application Reference Number PL/2025/07352 (dated 17/04/2026).
- Application for Approval of Details Reserved by Condition under Application Reference Number PL/2026/02534 (dated 17/04/2026).
- Covering Letter (Ref. PP-14866771; dated 17/04/2026).
- Flood Exceedance Plan ('Exceedance Flows', Dwg. 629-PH1-P-504, Rev. Unk; dated: March 2026).
- Attenuation Pond Plan & Sections ('Attenuation Ponds B and E2'; Dwg. 566-ID-P-320-01, Rev. E; dated August 2023).

Also considered:

- Statutory Consultation Response: Drainage (PL/2025/07352); dated 05/03/2026.

Considered from the Application for Reserved Matters under reference PL/2025/07352:

- Detailed Engineering Sheet 1-3 (Dwg. No. 629-PH1-P-150-[01-03], Rev. F; dated: August 2025).

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.

On the 17th April 2026, Wiltshire Council permitted the development under the Application Reference Number PL/2025/07352 to be carried out in accordance with details of the Reserved Matters application, subject to Conditions 1-11 (see Decision Notice under Application Reference Number PL/2025/07352 (dated 17/04/2026)).

Of these Conditions, this application sets out to discharge Conditions 5, 6 and 7:

- **Condition 5: Flood Exceedance Plan**

Prior to occupation a standalone exceedance flow routing plan in accordance with approved surface water drainage details (629-PH1-P-100 General Arrangement and Drainage Strategy Rev G, 629-National Standards for SuDS Drainage Note 2026.03.06 including SW Calculations and 629-PH1-P-505 Impermeable Areas Rev C) shall be submitted to and approved in writing by the Local Planning Authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

REASON: To ensure that the development is served by an adequate means of drainage.

- **Condition 6: Attenuation Pond Sections - Pond B**

Prior to commencement of the drainage works detailed attenuation basin engineering sections shall have been submitted to and approved in writing by the Local Planning Authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

REASON: To ensure that the development is served by an adequate means of drainage.

- **Condition 7: Soft Landscaping Proposals, Tree Soil Volumes and External Works**

No development (excluding earthworks and vegetation clearance) shall take place before a scheme of landscaping, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the following details:

- Species Mix
- Planting Details
- Management and maintenance
- Retained vegetation
- Hard surfacing materials
- Boundary treatments
- Site levels/Earthworks
- Site infrastructure

The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die or are removed and/or become seriously damaged or diseased, shall be replaced (and, if necessary, continue to be replaced) in the first available planting season with others of similar size and species.

REASON: In the interests of the amenity of future occupiers of the development, and in the interests of biodiversity.

With regard to flood risk, the LLFA shall be responding to **Conditions 5 & 6 only**.

Assessment

Following a review of the information provided by the applicant, the LLFA have the following comments.

Condition 5: Flood Exceedance Plan

It is acknowledged that the applicant has provided a standalone Flood Exceedance Plan (Dwg. 629-PH1-P-504 Rev. Unknown). The provided Flood Exceedance Plan proposes specific sites where surface water exceedance is to be directed; based on the modelled maximum flood depths this is not considered significant with respect to flood hazard rating based on the anticipated max depths. Additionally, exceedance routing within the kerb-line is shown to be directed towards the adjacent public highway and residential development, therefore channelling away from vulnerable dwellings. Provided the exceedance routing is retained within the highway kerb-line (boundary), and is intercepted by the road hump ahead of the public highway.

We are satisfied that exceedance has been appropriately considered and therefore **Condition 5 may now be closed.**

Condition 6: Attenuation Pond Sections - Pond B

It is acknowledged that the applicant has provided detailed sections of the proposed Attenuation Pond B (Dwg. 566-ID-P-320-01, Rev.E). The provided drawing details the connections of the surrounding drainage system to the attenuation pond, including water volumes held permanently, during storms, and the pond's maximum volume.

Condition 6 may now be closed.

INFORMATIVES

Outfall structures and flow controls

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.

Riparian responsibilities

The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses. Guidance on riparian ownership can be found here: ["Owning a watercourse GOV.uk \(www.gov.uk\)"](http://www.gov.uk).

As-built AutoCAD (DWG) Drawings

The drainage team requests that the applicant provides AutoCAD (DWG) plans and drawings of all as-built drainage assets, SuDS systems, flow controls pipe networks and associated exceedance routing.

No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer is requested submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.
2. As-built plans of all watercourse, ditch or land-drain modifications, including dimensions, levels, cross-sections, long-sections and construction details.
3. All as-built SuDS and watercourse/ditch drawings shall be provided in:
 - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and
 - PDF format for record purposes.
4. A full drainage asset schedule including dimensions, levels, materials, and long-term maintenance responsibilities.
5. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.

The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.

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.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage Team).