

To:	Brook Bishop	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/02623
Service Ref:	Drainage
Date:	12/06/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 (Ecological enhancements), 4 (Archaeological investigations), 5 (Drainage strategy) and 6 (Hard and Soft Landscaping) of Planning Application PL/2025/06704

SITE LOCATION

Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Construction Details
- DOC Cover Letter
- Drainage Strategy Report - Boundary Farm - Issue 1 (with appendices)
- Existing and Proposed Site Levels
- PL-2025-06704 Sections and Location Plan
- Proposed Block Plan
- Proposed Lake Levels and Drainage Layout
- Proposed Sections

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged

5.
 - a. No development shall commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not necessarily be limited to, the following:
 - i) In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post- development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
 - ii) A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.
 - iii) Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.
 - iv) A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.
 - v) A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.
 - b. The lake shall not be brought into use under the approved details have been implemented in full and the approved measures shall thereafter be retained and maintained for the lifetime of the development

REASON: To ensure that the lake and associated infrastructure are designed and operated so as to manage surface water safely and to prevent increase in flood risk on or off the site.

Assessment

The applicant has provided the overland flood flow routes for the 1 in 100yr + 40% storm event in 'Proposed Lake Levels and Drainage Layout' document. However, considering a bund is proposed along the northern and western sides of the basin; its impact on existing overland flow paths—particularly those from the north—has not been demonstrated. There is potential for flows to be intercepted and redirected along the bund, possibly concentrating runoff toward developed areas. Further assessment should be provided on how the bund will affect current overland flow routes, including any redirection or mitigation measures.

The applicant has provided storage calculations for the proposed lake confirming sufficient storage to provide adequate attenuation for all storm events up to and including the 1 in 100year + 40% climate change storm event. Outfall flow rate is restricted to the existing QBAR greenfield runoff rate from the undeveloped land of 0.8 l/s using an orifice control chamber. As the outfall is to a ditch, the applicant should confirm the level of the outfall to the ditch. Consideration

should also be given to potential surcharged outfall conditions and any associated impacts on system performance.

Detailed cross-section drawings of the proposed lake have been provided in the 'Proposed Sections' document indicating the existing ground level, highest groundwater level, lake base level, permanent water level and attenuated water level.

A construction management plan has been provided in the Drainage Strategy Report to prevent pollutants from construction activities entering the existing drainage system and ditch network. A maintenance plan has also been provided for the pipework and lake systems in the Drainage Strategy Report.

RECOMMENDATION

Condition 5 cannot be discharged until the following information is submitted and accepted by the LLFA:

- The applicant shall assess and demonstrate the impact of the proposed bund along the northern and western sides of the basin on existing overland flow routes. The assessment shall identify any potential interception, redirection, or concentration of flows toward developed areas, and include appropriate mitigation measures where required.
- The applicant shall confirm the level of the outfall to the receiving ditch. The impact of surcharged outfall conditions shall be assessed, and any implications for system performance shall be appropriately addressed.

INFORMATIVES

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.