

Ms Helena Carney
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



22 June 2026

Dear Ms Carney

**DISCHARGE OF CONDITION 11 OF PLANNING PERMISSION REFERENCE
PL/2025/03125 – THE RAMSBURY MANOR ESTATE**

On behalf of The Ramsbury Manor Foundation, Gracechurch Town Planning Ltd is pleased to submit additional information to support the above discharge of condition application (reference PL/2025/08982). The information responds to the comments from the Council's Drainage Officer dated 25 November 2025 and comprises:

- 2080 - Proposed Estates Yard & Exhibition Centre, Ramsbury Manor, Wiltshire - Surface Water Drainage Strategy - Rev(B).

The Report also reflects further correspondence (our emails dated 13 January 2026) whereby the Council's Drainage Officer agreed to remove Standards 5 and 6 on the basis that the information had been approved previously in the parent application.

This Report includes (at Appendix H) a further Site Investigation Report (prepared by Sub-Surface South East Ltd) dated 14 May 2026. This report contains further infiltration and groundwater testing in the location of the approved Exhibition Centre.

Response to the Drainage Officer's Comments

Standard 3

Comment	Where / How Addressed?
<i>Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.</i>	The proposed layout and levels are designed to direct flows away from buildings and follow the natural profile of the site. The impermeable areas for the development are designed to be contained within the drainage network for rainfall events up to 1 in 100 years with climate change allowance. This will therefore not increase flood risk elsewhere.

Comment	Where / How Addressed?
<i>Exceedance routes that minimise the risks to people and property.</i>	Please see above.

Standard 4

Comment	Where / How Addressed?
<i>Noting the petrol / diesel stores, car display areas and fire engine, a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).</i>	Appendix F shows that the approved Petrol and Diesel Tanks (north of the New Estate Yard) drain via both a Vented Petrol Interceptor and a Aquatreat Separator. The same is also true for the courtyard of the New Estate Yard and the approved Lodge (albeit without the Vented Petrol Interceptor). Grasscrete is proposed in the new car park. Paragraph 4.7 sets out how these proposed Pollution Mitigation Measures exceed the Pollution Hazard Index, which therefore satisfies the level of treatment recommended within The SuDS Manual. The cars displayed within the car display area of the Exhibition Centre will be drained of fuel prior to display.
<i>At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).</i>	Paragraph 4.1 confirms that rainwater pipes and gullies will be trapped, and catch pits (including Vented Petrol Interceptors and a Aquatreat Separators) will be incorporated into the below ground system, all of which are good at removing silts and urban pollutants. Grasscrete and infiltration trenches are shown for the new car park (see Appendix F).
<i>Calculations and supporting plans must be submitted to evidence compliance.</i>	Please see Appendix E and Appendix F.
<i>A maintenance plan must be provided to ensure the long-term effectiveness of water quality treatment.</i>	Please see Appendix D. A summary maintenance schedule is also provided in the main body of the report at Table 3.2 (page 8).

Standard 7

Comment	Where / How Addressed?
<i>Infiltration testing in the Exhibition Centre area in line with that already undertaken.</i>	Appendix H is a further Site Investigation Report (prepared by Sub-Surface South East Ltd) dated 14 May 2026. Paragraph 3.15 confirms that two locations were tested and the worst recorded rate was utilised in the soakaway design.
<i>Groundwater level monitoring (taking into account seasonal variations)</i>	Groundwater level monitoring has been undertaken for the New Estate Yard (see Appendix B) and Exhibition Centre (see Appendix H). In both cases testing took place in winter and groundwater was not recorded during the investigation. Given the gradient of the site it is likely that groundwater will be at depth. For the Exhibition Centre, the groundwater monitoring recorded within the site investigation confirms a 1m freeboard below proposed soakaways can be maintained.
<i>Adequate measures during construction to control pollution to existing watercourses and groundwater.</i>	Please see information under Standard 4.
<i>Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.</i>	Please see Appendix D. A summary maintenance schedule is also provided in the main body of the report at Table 3.2 (page 8). The drainage features are within the wider Estate and so will be managed by the Estate.

Summary

We trust that this additional information provides all the necessary information to satisfy the condition, so that it can be swiftly discharged.

Yours sincerely



MATTHEW JOHNSON BSc(Hons) MA(Dist) MRTPI

Gracechurch Town Planning Ltd is registered in England and Wales at Fifth Floor, 167-169 Great Portland Street, London, W1W 5PF, number 16299916.