

To:	Jemma Foster	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01153
Service Ref:	Drainage
Date:	15/07/2026

PROPOSAL

Discharge of conditions 7 (Lighting), 9 (SUDS), 10 (CEMP), 12 (LEMP), 13 (Contamination) and 16 (Archaeology) relating to application 20/00379/OUT following Appeal Ref: 3321957.

SITE LOCATION

Land at Southwick Court Farm, South of Trowbridge

APPLICATION DOCUMENTS REVIEWED

- 20-00379-OUT - Appeal Decision Notice
- 20-00379-OUT Drainage response (09/11/2022)
- 20-00379-OUT - Site Location
- PL/2026/01153 Drainage response (19/03/2026)
- Drainage Strategy Sheet 1-3 (July 2026)
- Exceedance Plan Sheet 1-3 (July 2026)
- Impermeable Areas Sheet 1-3 (July 2026)
- Hydraulic Modelling Note (May 2026)
- PL/2025/09486 - Drainage Technical Note
- PL/2025/09486 - LLFA Drainage Response
- PL/2025/09486 - SuDS Sections Sheet
- PL/2025/09486 - Planning Rain Garden Details

ASSESSMENT OF THE PROPOSAL

Context

In 2022 The LLFA had the following conditions for which information was required before these could be discharged. The applicant has now submitted an application for the Approval of Details Reserved by Condition, referring to the appeal decision issued on 20 March 2024.

- 1. Condition 9: No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the Local Planning Authority. This should address the matters raised in the Council's letter, as Lead Local Flood Authority dated 9th November 2022.**

Assessment

The applicant has reconsulted with revised Drainage strategy and supporting documents, in order to discharge the conditions which were not discharged in the previous drainage response issued on 19/03/2026.

The following assessment has been undertaken based on the information submitted in support of Reserved Matters application **PL/2025/09486** and the Discharge of Condition application **PL/2026/01153**. As both applications have been submitted concurrently and are being reviewed simultaneously, the applicant should ensure that all comments, recommendations and requirements arising from the assessment of both applications are adequately addressed. Any revisions to the drainage strategy or supporting documentation should be reflected consistently across both applications to avoid discrepancies and demonstrate compliance with the relevant planning conditions.

It is noted that the applicant has incorporated rain gardens to manage runoff from the proposed roads and residential plots. The applicant has confirmed that a 300 mm clay liner, utilising site-won clay, will be installed beneath the proposed attenuation basins (Ref. Drawing No. CLFA1420-CLFA-00-XX-DR-C-0567) to reduce infiltration and manage the potential effects of elevated groundwater levels. Furthermore, impermeable membrane-lined rain gardens (Ref. Drawing No. CLFA142-CLFA-00-XX-DR-C-0546) are proposed to prevent groundwater ingress into the drainage system.

It is also noted that the applicant has submitted a Construction and Environmental Management Plan (CEMP).

It is noted the applicant has provided revised drainage exceedance plans, including flow paths across the extent of the site & rear gardens but it doesn't clearly demonstrate that how the flood risk to the proposed development is mitigated.

Updates from the previous drainage response:

Following the applicant providing revised information, following points have been removed:

- Groundwater – prevention of groundwater ingress.
- Water Quality – sufficient level of water quality treatment.
- Construction Phase Management Plan.

RECOMMENDATION

Condition 9 cannot be discharged at this stage because all the details requested by the LLFA in their consultation letter has not yet been submitted. The applicant must still provide the following information:

- **Overland Exceedance Routing**

- It is noted the applicant has provided revised drainage exceedance plans, including flow paths across the extent of the site & rear gardens.

For absolute clarity & to demonstrate flood risk is appropriately mitigated to proposed dwellings, the applicant must confirm the level FFL are raised above adjacent ground. The LLFA are particularly concerned that properties intersecting a flow path (e.g. orange boxes) may be at surface water flood risk.



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.

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](#).

- An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#).

The Environment Agency issues environmental permits, however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, the discharge rate from the site must be agreed with Wiltshire Council as part of agreeing the surface water drainage strategy for the site.

- The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.
- The LLFA acknowledges that minor variations in basin and pond dimensions may occur due to modelling constraints associated with short pipe lengths within MicroDrainage, some places annotations on the drawings do not correspond with the model outputs or same annotation is provided to different elements. The applicant should review and correct the drawings to ensure they accurately reflect the submitted hydraulic model & to ensure consistency across submitted documents.

The different network references used within the hydraulic model should be clearly identified on the Drainage Strategy Plan, with the corresponding drainage networks, to ensure consistency across submitted documents & plans.