

To:	Hayley Clark	From:	Drainage Team
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Planning App Ref:	PL/2026/03497
Service Ref:	Drainage
Date:	20/07/2026

PROPOSAL

Partial discharge of condition 9 (Part i) of PL/2023/01776 (Surface Water Drainage Design Technical Note)

SITE LOCATION

The Isis, London Road, Devizes, SN10 2DS

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location plan
- Decision notice
- Surface Water Drainage Technical Note
- Email from agent regarding Canal and Rivers Trust accepting principle of surface water drainage design
- Form 6 & Pro Forma - Application and Assessment to Discharge Surface Water v3 2025 V6
- SWD Acceptance letter The Isis Devizes
- 11020 - Proposed Residential Redevelopment, The Isis, London Road, Devizes, Wiltshire - TN01 - Issue 2 (With Encs) (Latest Doc)

ASSESSMENT OF THE PROPOSAL

Context

In 2020 The LLFA had the following condition 9 (Surface Water Drainage) for which information was required before these could be discharged

- i) Prior to commencement of construction of the new dwellings there shall have been submitted to and approved in writing by the local planning authority full details of a surface water drainage scheme to be implemented on the site.
- ii) There shall be no occupation of the development until development of the so approved drainage measures have been implemented in full.

REASON

Due to the absence of proposals for surface water drainage details in the application, and in the interests of controlling flood risk and the integrity of the adjoining canal.

INFORMATIVE

For the suggested soakaways, the information to be submitted under this condition must include: - Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy Sizing calculations, construction details and a maintenance plan

Assessment

The LLFA previously raised a concern regarding a discrepancy within the submitted drainage information, which referred to a tanked permeable sub-base SuDS. Clarification was requested regarding the intended construction arrangement and revision of the drainage documentation where necessary.

In response, the applicant has submitted a revised Surface Water Drainage Technical Note (Issue 2, July 2026). Within Section 1.6 of the revised report, the applicant specifically addresses the LLFA's comments and confirms that the proposed permeable sub-base attenuation system will be lined, stating that the previous reference was an error and has now been amended.

The revised submission now consistently identifies the proposed attenuation feature as a tanked/lined permeable sub-base SuDS, and the LLFA is satisfied that the previously identified discrepancy has been resolved.

RECOMMENDATION

The LLFA raises no objection and recommends the discharge of Condition 9 (i) (Surface Water Drainage).

The clarification requested within the previous consultation response has now been provided and the LLFA have no further comments on drainage or flood risk.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively

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.