

To:	Lucie Turner	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/03821
Service Ref:	Drainage
Date:	22/07/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 15 (Discharge of Surface Water) & 16 (Details of the Works for the Disposal of Sewerage) relating to application PL/2023/11188

SITE LOCATION

Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Covering Letter
- Phase 1 Site Wide Levels - Drainage - Sheet 2
- Phase 1 Site Wide Levels - Drainage - Sheet 3
- Phase 1 Site Wide Levels - Drainage - Sheet 4
- Phase 1 Site wide Levels - Drainage - Sheet 5
- Phase 1 Site wide Levels - Drainage - Sheet 6
- PL202311188 - Decision Notice
- PL202311188 - Site Location Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following condition 15 (Surface Water Drainage) for which information was required before this could be discharged

15. No development (pursuant to each phase) shall commence on site until a scheme for the discharge of surface water from the site, including sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. No phase of the development shall be first occupied until the scheme for the discharge of surface water for that phase has been constructed in accordance with the approved details.

REASON: To ensure that the development can be adequately drained without increasing flood risk to others.

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components include stated freeboard above the critical 1 in 100yr + climate change storm event.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30-year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.
- Evidence that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.
- Clear arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.

Assessment

The applicant has submitted a detailed drainage layout plan illustrating the proposed pipe network and attenuation ponds. However, it has been noted that the pipe references shown on the submitted drawings do not align with those included in the previously submitted drainage calculations contained within the Flood Risk Assessment and Drainage Strategy (December 2023).

No additional information has been submitted at this stage to support the discharge of the conditions.

RECOMMENDATION

Condition 15 cannot be discharged until the following information is submitted and accepted by the LLFA:

- A plan showing the cross sections and design of any attenuation pond and its components include stated freeboard above the critical 1 in 100yr + climate change storm event.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30-year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development;
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.
- Evidence that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.
- Clear arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.

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.
- Within the calculations, the MADD factor must be set to zero and the margin for “flood risk” warning in hydraulic models been set to $\geq 300\text{mm}$. If a value other than $0\text{m}^3/\text{ha}$ is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.
- 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.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

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](#).