

To:	Selina (Nina) Parker-Miles	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/03861
Service Ref:	Drainage
Date:	31/07/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of Conditions 4 (Landscape and Ecology Management Plan) & 5 (Surface Water Drainage Strategy) of PL/2025/07252.

SITE LOCATION

Trowbridge Town Football Club, Woodmarsh, North Bradley, Trowbridge, BA14 0SA

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Decision Notice - PL202507252
- Surface Water Drainage Plan
- Surface Water Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following Condition 5 (Surface Water Drainage Strategy) for which information was required before these could be discharged

5. Prior to the buildings being first brought into use, the applicant must submit a surface water drainage strategy for the additional created impermeable area.

The submitted details must also indicate the finished floor level uplift compared to the existing ground level for the proposed buildings.

REASON: To ensure that any flood risk will not be increased and shall be appropriately mitigated to adjacent land as a result of the proposed development.

NOTE. Pursuant of the above it is acknowledged that this may refer to previous surface water drainage installations.

Assessment

It is noted this application relates to several applications, including PL/2024/10811 & PL/2025/03811. It was previously requested (under PL/2025/07252) that the flood risk assessment submitted in previous applications is submitted to support this application as well. This will allow surface water flood risk across the site to be assessed.

The strategy estimates that 45 m² roof area (of function room and toilet block) will generate approximately 2,385 litres of runoff per month under average rainfall conditions which will be collected via gutters and stored in two 2500-litre rainwater harvesting tanks for reuse in irrigating the football pitches.

The applicant further states that the proposed storage system is capable of accommodating approximately two months of average rainfall, or up to four months if all four tanks are connected. Based on the roof area considered, it is assumed that these estimates relate only to runoff collected from the function room and toilet block roofs and do not include the storage container.

The submitted drainage strategy states that the annual runoff volume has been calculated as 34,020L, which would equate to a monthly runoff volume of 2,835L. However, the applicant states that the monthly runoff volume would be 2,385 litres. This discrepancy of 450 litres undermines the applicant's assertion that a 5,000-litre tank has sufficient capacity to store two months of average rainfall, or four months where all four tanks are connected, and therefore the storage capacity claims cannot be relied upon without revised calculations.

The applicant's calculation of runoff from the buildings is based on average annual precipitation for Wiltshire. This does not reflect true rainfall patterns or higher return period rainfall events, which are the events most likely to result in localised flooding if adequate storage is not provided. The applicant will still be required to demonstrate that the 1 in 100 year + climate change rainfall event can be safely managed on the site.

Insufficient information has been provided regarding the site's existing drainage characteristics, flow paths, and receiving drainage infrastructure. The applicant should provide evidence demonstrating why infiltration-based drainage has been discounted, clarify the overflow arrangements for the water storage tanks, including any connection to the proposed french drain, and confirm whether the french drain is within their ownership and has sufficient capacity to accommodate additional surface water runoff.

No evidence has been submitted to confirm the proposed finished floor levels relative to existing ground levels, making it difficult to assess the potential implications for flood risk.

RECOMMENDATION

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

- A Flood Risk Assessment (agreed that previous FRA's from previous applications may be submitted)
- Justification as to why infiltration has not been considered as a means of surface water discharge from the site. This should be supported by the results of ground investigations and BRE365 soakaway testing.
- Updated runoff calculations that consider how runoff from 1 in 100 year event with allowance for climate change will be managed on site prior to discharge at limited rate into the culvert. Confirmation that either the existing French drain (proposed as the outfall for the drainage system) or any other proposed attenuation feature has capacity to accept the 1 in 100 year event with allowance for climate change without flooding before discharge
- Calculations of post development runoff rates that will discharge from the site. These must be in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Confirmation that downstream culvert system is within the applicant's ownership and that it has sufficient capacity to accommodate discharge rates from the site. .
- Assessment of existing and post-development exceedance routes that will be utilised to avoid flood risk to people and properties on and off site during extreme events of in events of asset blockages.
- Clarification of the overflow arrangement from the RWH storage tanks.
- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.

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.
- 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](#)
- All new drainage will need to comply with Building Regulations Part H.