

To:	Brook Bishop	From:	Drainage Team (Rahul Dixit)
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Planning App Ref:	PL/2026/02623
Service Ref:	Drainage
Date:	05/08/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 (Ecological enhancements), 4 (Archaeological investigations), 5 (Drainage strategy) and 6 (Hard and Soft Landscaping) of Planning Application PL/2025/06704

SITE LOCATION

Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Construction Details
- DOC Cover Letter
- Drainage Strategy Report - Boundary Farm - Issue 1 (with appendices)
- Existing and Proposed Site Levels
- Proposed Block Plan
- Proposed Sections
- Drainage Layout

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged

5.
 - a. No development shall commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not necessarily be limited to, the following:
 - i) In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post- development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
 - ii) A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.
 - iii) Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.
 - iv) A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.
 - v) A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.
 - b. The lake shall not be brought into use under the approved details have been implemented in full and the approved measures shall thereafter be retained and maintained for the lifetime of the development

REASON: To ensure that the lake and associated infrastructure are designed and operated so as to manage surface water safely and to prevent increase in flood risk on or off the site.

Assessment

The applicant has provided a revised Drainage Layout in order to address the issues raised in the previous drainage response, issued on 12/06/2026.

It is noted that the applicant has provided a proposed invert level for the connection to the ditch from the lake overflow. It is also noted that post-development overland flow routes have been identified, which indicate that there will be no increase in flood risk towards Berryfield Lane. Furthermore, any diversion of existing overland flow paths would be directed towards the existing field and ditch, both of which are understood to be within the applicant's ownership and control.

The applicant was also requested to assess the impact of surcharged outfall conditions on the performance of the drainage system. However, given the substantial remaining storage capacity and available freeboard, the lakes could accommodate multiple severe storm events

occurring in close succession without overtopping. It is therefore considered that assessment of surcharged outfall conditions would not directly increase flood risk.

The LLFA notes that construction works have commenced on site; however, the information required by the condition remains outstanding.

RECOMMENDATION

Following a review of the information provided, Conditions 5 can now be discharged.

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.