

To:	Jemma Foster	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01153
Service Ref:	Drainage
Date:	06/08/2026

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

- PL/2026/01153 Drainage response (15/07/2026)
- Planning Consultation Response Technical Note – CLFA Design (22/07/2026)
- Civils Issue Sheet (22/07/2026)
- Exceedance Plan. Sheet 1 – 3 (22/07/2026)

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 Exceedance plan and Planning Consultation Response Technical Note form CLFA Design, in order to discharge the conditions which were not discharged in the previous drainage response issued on 15/07/2026.

The applicant has confirmed in the CLFA Design document that FFLs for all properties will be 150mm above external ground level as a minimum. When considering the FFL uplift alongside the exceedance flow plan, the applicant has provided sufficient detail to demonstrate there that overland exceedance flows will be safely managed as there is sufficient flood risk mitigation proposed at each property.

RECOMMENDATION

Following a review of the information provided, **Conditions 9** can now be discharged.

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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.