

From: [david](#) [REDACTED]

Sent: Thursday, August 13, 2026 16:52

To: Parker-Miles, Selina <Nina.Parker-Miles@wiltshire.gov.uk>

Subject: RE: PL/2026/03861 Trowbridge Town Football Club, Woodmarsh, North Bradley, Trowbridge, BA14 0SA

Dear Selina

Thank you for sending me the response from the Drainage team. I am hoping that the following explanation and the attached documents can meet the team's requirements. Some of the requests, such as calculating the precipitation from 1 in 100 year event with allowance for climate change, involve a level of technical capability that we do not possess at the club. I have joined the relevant web services in an effort to make such calculations but realise I do not have the technical knowledge required to use the tools. The best I can do is the kinds of runoff calculation submitted with the surface water drainage strategy.

However, as you know, we have managed to gain approval for two pitch drainage systems as well as a Land Drainage Consent at the site. In each case we met the drainage team's requirements by explaining with plans and commentary how the drainage would work. So I am hoping that these questions, which do not relate to a drainage system per se, but the drainage element of an application for three container units, can be addressed similarly and that as a non-profit community club we can avoid the time and expense of engaging a drainage consultant.

To address the team's points as directly as I can, we do not have a formal flood risk assessment, nor were we asked for such a document in respect of the two pitch drainage systems. We simply described the operation of the systems. The team imply that it may be helpful to resubmit documents from the previous applications and accordingly I have attached:

- The Land Drainage Consent;
- The drainage team's approval of the condition attached to the first (adult pitch) drainage system application (PL 2024 10811 Drainage Response);
- The cover letter and proposed site plan for the first drainage application;
- The cover letter and proposed site plan for the second drainage application.

Together these plans show the drainage facilities that are in operation or can be brought into operation at the site. This includes underground drainage systems on the adult pitch at the north of the site and the youth pitches at the south. The adult pitch system drains to a culvert at Boundary Walk and thence under Bradley Road to the culvert alongside Drynham Lane. The youth pitches drain into a pipe that flows to the culvert alongside Axe and Cleaver Lane and thence to the storm drain on Woodmarsh and under Bradley Road to the Drynham Lane culvert. If there is an excess standing water on the youth pitches or at the south of the site, a pump can be used to accelerate the southward flow or, if that might pose any flood risk to the south, to divert the water from the south into a pipe at the east of the ground and up to the Boundary Walk culvert.

The system is currently working perfectly and has been since the start of last season in August 2025. We are grateful to Wiltshire Highways for clearing the culvert alongside Drynham Lane after years of it being blocked. Prior to this at times the club had to allow standing water to remain on the ground at times of heavy rain to avoid any risk of water backing up and flooding from the culvert alongside Axe and Cleaver Lane to which water drains from the south of the site. Now the drainage system is removing all water efficiently and naturally and there has been no need to use the pump.

I acknowledge that I made an error in calculating the average run-off rate of the function room and toilet block. The total of 34,020 litres per year equates to 2,835 litres per month. The total storage capacity of the tanks into which this would drain is 10,000 litres, so it is sufficient for 3.5 months of average rainfall. I calculate that the average expected rainfall per day is around 94 litres ($34,020 \div 365$) and so we have more than enough capacity in the tanks for the runoff created by 100 days of average rainfall.

I do not know what the runoff would be for a 1 in 100 year event with allowance for climate change but if rainfall exceeded 10,000 litres before there was any chance to recycle that water, then any surplus water would fall on the ground and be handled by the infiltration drainage systems for which permission was gained under applications PL/202410811 and PL/2025/03516.

So infiltration-based drainage has not been “discounted”, and I apologise if that impression was created. We were simply working on the assumption that the 10,000 litres of tank capacity would be sufficient. Should more rain fall once the tanks are full then it can be pumped into the French drain at the east of the ground or the overground

pipe that conveys water north along the east edge of the ground and thence into the tunnel under Bradley Road and the Drynham Lane culvert.

The system is monitored several times a week and when there is heavy rain the groundskeeper visits the ground to see whether any action needs to be taken. This can include switching on a pump that accelerates the flow of water to the culvert at the south of the ground and thence via a storm drain on Woodmarsh and under Bradley Road to the Drynham Lane culvert or, should that cause any risk of flooding at Axe and Cleaver Lane to the south, using a pipe to pump water northwards to the tunnel under Bradley Road.

In response to the question about floor levels, I think the level of the floors of each unit is 25cm above the ground but am seeking confirmation that my calculation is correct.

I hope that this explanation plus the attached documents is sufficient to meet the concerns of the drainage team. We are very willing to meet with them or organise a site visit. If there are continuing requests for calculations, I would be grateful if the team could do anything they can to point us to ways of making those calculations. We do not have the capability to produce professional flood risk documentation, but we can provide any data required on dimensions or measurements.

Best wishes

David Vigar