

To:	Jemma Foster	From:	Rahul Dixit
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Planning App Ref:	PL/2026/01506
Service Ref:	Drainage
Date:	26/08/2026

PROPOSAL

Full planning application for demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car park, associated erection of boundary treatment, and associated drainage and landscaping.

SITE LOCATION

Southview Farm, Drynham Road, Trowbridge, BA14 0PJ

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	X
Support	
No comment	
No objection	
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- PL 2026 01506 - SW Drainage Response (09/07/2026)
- Technical Note - 19682-TUM-TN-XXX-0001 (05/08/2026)
- Drainage Strategy (05/08/2026)

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The applicant has reconsulted with revised surface water drainage strategy, in order to address the issues raised in the previous drainage response issued on 09/07/2026.

The applicant has proposed a 500mm high bund along the south-eastern corner of the site to prevent overland exceedance flows transgressing the site boundary and into future rear gardens within the adjacent Barratt Redrow development. The LLFA have removed the prior objection related to overland exceedance flow routes as this risk to future adjacent dwellings has been appropriately mitigated by the bund.

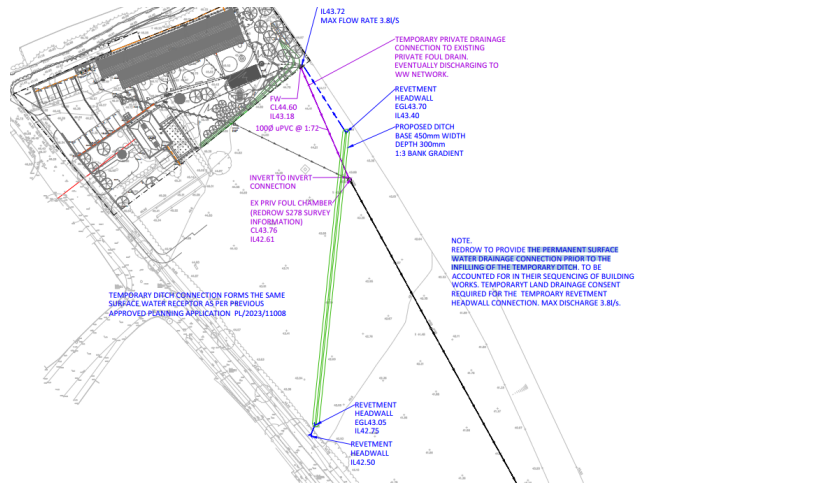
It is also noted that a surface water drainage channel has been designed to temporarily discharge to an existing roadside ditch located along the western boundary of the Barratt Redrow development site until the Redrow surface water drainage network has been constructed, and connection possible. Further details are required on this proposed solution.

Construction phasing:

The applicant should provide written confirmation from Barratt Redrow consenting to the temporary discharge of surface water from the proposed development via the ditch and confirming that the ditch will be retained and maintained until a permanent surface water drainage connection to a suitable outfall has been provided and made operational by Barratt Redrow.

In addition, the applicant should provide details of the Barratt Redrow development phasing, including anticipated timescales for their future development and that of the permanent drainage connection. Currently the LLFA are concerned that as the applicant's drainage strategy is reliant on actions by others, there is an inherent risk that flood risk would be increased elsewhere if formal agreement on responsibilities and timescales are not reached.

Please note the applicant will also be required to obtain Land Drainage Consent from the LLFA for the proposed temporary discharge of surface water to the existing ditch (ordinary watercourse).



RECOMMENDATION: Holding objection as further information required:

At this stage, further information is required to demonstrate the proposed drainage strategy is feasible, and that there will be no future detrimental impact on downstream development:

1. Currently it is unclear when the Redrow Housing drainage strategy will be operational and available to accept the 3.8l/s discharge. The applicant has proposed an interim solution to discharge surface water whilst the Redrow network is being constructed.

The applicant must provide the following details in support of the proposed temporary outfall arrangement:

- A written confirmation from Barratt Redrow consenting to the temporary discharge of surface water from the development via the proposed ditch, together with confirmation that the ditch will be retained and maintained until a permanent surface water drainage connection to a suitable outfall has been provided and made operational.
- The Barratt Redrow development construction phasing details including:
 - timescales for delivery of the permanent surface water drainage infrastructure and outfall connection
 - timescales for the construction of dwellings, and demonstration the proposed ditch will not interact with the construction of dwellings
 - confirmation regarding whether the ditch will be culverted for vehicular access across the ditch

Following the removal of the holding objection, the drainage team have the following conditions which need to be addressed by the applicant:

1. **No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

In order to discharge the above drainage condition the following additional information must be provided:

- A. Cross section and standard detail drawings should be provided for geo-cellular tank and proposed green roof along with their components.
- B. The applicant must submit a construction management plan demonstrating how flood risk to people & property, and pollution to groundwater & watercourses will be mitigated throughout construction.

INFORMATIVES

- With regards to the future Redrow Housing development that is accepting surface water flows from this development:
 - The 3.8 l/s discharge must be included in Redrow Housing's surface water drainage model and calculations, to demonstrate there is sufficient capacity in their network, and outline this within any future planning application for their proposed development.
- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- 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.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.