

To:	Alex Jelley	From:	Drainage Team
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Planning App Ref:	PL/2026/05413
Service Ref:	Drainage
Date:	16/09/2026

PROPOSAL

Partial discharge of conditions 15 and 16 of PL/2023/11188 (Phase 1 Surface Water and Sewerage Details).

SITE LOCATION

Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS.

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Drainage Technical Note
- Exceedance Flows
- Exceedance Flows - 2
- Phase 1 Site Wide Drainage
- Phase 1 Site Wide Drainage -2
- Phase 1 Site Wide Drainage -3
- Phase 1 Site Wide Drainage -4
- Phase 1 Site Wide Drainage -5
- Phase 1 Site Wide Drainage -6
- PL- 2023- 11188 Decision Notice
- PL- 2023- 11188 Site Location Plan
- PL- 2026- 01555 -SW Drainage Response Update
- SUDS Standard Details

ASSESSMENT OF THE PROPOSAL

Context

In 2025, planning permission PL/2023/11188 was granted subject to a number of conditions. Conditions 15 and 16 require further information to be submitted and approved prior to commencement of development.

Condition 15

No development (pursuant to each phase) shall commence on site until a scheme for the discharge of surface water from the site, including Sustainable Drainage Systems (SuDS) and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. No phase of the development shall be first occupied until the approved surface water drainage scheme has been constructed in accordance with the approved details.

Reason: To ensure that the development can be adequately drained without increasing flood risk to others.

Condition 16

No development (pursuant to each phase) shall commence on site until details of the works for the disposal of sewerage, including the point of connection to the existing sewer, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved sewage disposal measures have been fully implemented for that phase in accordance with the approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

Assessment

The LLFA most recently reviewed and provided comments on the proposed drainage strategy under Reserved Matters application PL/2026/01555. Under this application, we recommended that specific drainage matters were conditioned.

Although the applicant has submitted additional drainage information, none of this addresses the LLFA's previous requirements. Therefore, the LLFA cannot currently recommend discharge of Condition 15.

RECOMMENDATION

Following a review of the information provided, **Condition 15** cannot be discharged until the applicant provides supporting evidence to address the following requirements:

- The applicant submitted exceedance flow drawings demonstrating overland flow routing along the highway network. However, further information was requested to demonstrate all exceedance flow paths across the site, including rear gardens and open spaces, and to confirm flood extents, temporary ponding locations, and maximum ponding depths in the event of drainage network failure.
- Detailed attenuation basin design information demonstrating that all attenuation features provide a minimum freeboard of 300mm above the 1 in 100 year plus climate change design water level.
- A Construction Surface Water Management Plan was requested to provide details of temporary drainage arrangements, pollution prevention measures, and sediment control measures during the construction phase.

- A Management and Maintenance Plan for all SuDS features, including details of ownership, management responsibilities, funding arrangements, inspection frequencies and maintenance schedules for the lifetime of the development. (Standard 7 - National standards for SuDS).

INFORMATIVES

- SuDS source control measures to manage water quantity and maintain water quality will be implemented wherever possible, and throughout the management train, so the development is not reliant upon large attenuation features close to the points of discharge.
- 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.

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.