

To:	David Millinship	From:	James Playfair
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Planning App Ref:	PL/2026/00712
Service Ref:	Drainage
Date:	11 February 2026

PROPOSAL

Approval of details reserved by a condition

Partial Discharge of Condition 12 (Construction Management Statement) and Full Discharge of Conditions 5 (Drainage Strategy), 6+7 (Archaeological Works), 8 (LEMP), 9 (ECMP), 10 (Hard & Soft Landscaping), 14+15 (Details of Site Access - Solar Array), 16 (Visibility Splays), 17+18 (Details of Site Access - Grid Compound) relating to application 20/08618/FUL

SITE LOCATION

Land west of A429 (Crudwell Road), North of Malmesbury

APPLICATION DOCUMENTS REVIEWED

- Covering Letter
- Proposed Battery Storage Area Drainage Layout
- Proposed Substation Drainage Layout
- Standard Drainage Construction Details
- Proposed Solar Farm Drainage Layout

ASSESSMENT OF THE PROPOSAL

Context

In 2023 The LLFA had the following conditions for which information was required before these could be discharged

Condition 5

No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

Assessment

The covering letter states:

A Surface Water Drainage Strategy has been prepared by Stantec and submitted in support of the application for the discharge of this condition. The strategy sets out the proposed scheme for the management and discharge of surface water from the site, incorporating sustainable drainage principles in accordance with current best practice and relevant guidance. The strategy demonstrates that surface water will be appropriately attenuated and managed to ensure greenfield run-off rates are not exceeded and that there will be no increased risk of flooding on-site or to third-party land. The submitted details therefore fully address the requirements of the condition and are considered sufficient to allow its discharge.

Across all components of the development, the following general measures are applied:

- Self-draining gravel access tracks and compounds are used extensively to allow natural infiltration and minimise impermeable area runoff.
- Shallow swales, berms, and grassed buffer strips intercept and diffuse overland flows, reducing flow velocities and managing exceedance routes.
- Existing watercourses are maintained, with culvert installations only where access tracks must cross them.
- All drainage works comply with SSG/DCG, Building Regulations Part H, BS EN 752, and relevant UK standards

RECOMMENDATION

Together, these measures ensure that surface water runoff is sustainably managed without increasing flood risk on- or off-site, while providing appropriate safeguards for higher-risk infrastructure. **As such, Condition 5 can be discharged.**