

To:	David Millinship	From:	James Playfair
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Planning App Ref:	PL/2026/01720
Service Ref:	Drainage
Date:	23 March 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of Condition 3 scheme for the disposal/management of surface water and Informative 1 Biodiversity Net Gain of planning application PL/2025/03149 Change of use of agricultural land to provide 20 containers for self storage purposes

SITE LOCATION

Manor Farm, Bath Road, Froxfield

APPLICATION DOCUMENTS REVIEWED

- Decision Notice
- Manor Farm Discharge of condition covering letter
- Drainage Report

ASSESSMENT OF THE PROPOSAL

Context

In October 2025, the LLFA had the following conditions for which information was required before these could be discharged

Condition 3

The development hereby approved shall not be occupied or brought into use until a scheme for the disposal/management of surface water has been implemented in accordance with details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the written details shall include a site layout of all features, confirmation of the system's design in line with sustainable drainage systems (SuDS) guidelines, measures to limit run-off rates from new impermeable areas to greenfield rates and measures to ensure water quality can be managed for the lifetime of the development.

The proposals comprise the change of use of agricultural land to provide twenty containers for self-storage. An existing concrete access track will be retained.

Assessment

BRE 365 compliant infiltration testing was undertaken within the trial pit. An infiltration rate of $1.948 \times 10^{-4} \text{m/s}$ has been calculated based on the test results.

Surface water from the proposed containers will run onto the proposed sub base and infiltrate into the chalk soils beneath. The proposed containers will be set upon concrete blocks so that runoff can spread across the whole surface area beneath the containers.

Surface water runoff from the existing concrete track will continue to flow across the track in a southerly direction, and will also enter the proposed sub base.

RECOMMENDATION

Following a review of the information provided, Condition 3 can now be discharged.