

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

25 March 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09553
Proposal:	Discharge of Condition 4 of PL/2025/05988 (Pre-Commencement: Surface Water Drainage Strategy)
Site Address:	3 Popham Close, Chilton Foliat, Hungerford, RG17 0WG
On Behalf Of:	Mrs E Blackie 3 Popham Close, Chilton Foliat, Wiltshire, RG17 0WG

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 05 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 4:

No development shall commence until a surface water drainage scheme for the extension has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include the following:

- The drainage scheme shall demonstrate how runoff from all new impermeable areas (including roof/hardstanding) will be controlled and attenuated in accordance with National Standards for SuDS, ensuring no increase in peak runoff rates or volumes, compared to the pre-development situation
- The drainage scheme shall identify safe exceedance routes for surface water during extreme storm events (1 in 100 year + 40% climate change allowance) to ensure flows are safely managed across or around the site without increasing the flood risk to people and property

Thereafter, the development shall proceed in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in

the interests of reducing the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Details Submitted for Approval:

- Soakaway Specification. Received 5 December 2026.
- Soakaway Test Results. Received 5 December 2026.
- Soakaway Plan. Received 5 December 2026.
- Drainage Maintenance Details. Received 29 January 2026.
- Proposed Overland Flow Layout. 4026.501 Rev A. Received 29 January 2026.
- General Arrangement. 34485-GA.01 Rev P3. Received 4 March 2026.

Decision: The details submitted in relation to this condition are APPROVED.

Reason for Decision:

Wiltshire Council's Drainage Team have reviewed those details submitted for approval and confirmed that they are sufficient for the Local Planning Authority to be satisfied that the development would be undertaken in an acceptable manner, in the interests of reducing the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.