

To:	Samantha Stockley	From:	James Playfair
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Planning App Ref:	PL/2026/01771
Service Ref:	Drainage
Date:	26March 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of Conditions 6 (Sensitivity analysis of drainage network), 7 (Overland exceedance flow routes) and 9 (EV charging infrastructure details) of PL/2025/09701

SITE LOCATION

15, Stereon Metals Calne Ltd, Porte Marsh Road, Calne, SN11 9BN

APPLICATION DOCUMENTS REVIEWED

- PL-2025-09701 - Decision Notice
- Updated Full Detail Calculations
- Proposed Site Plan
- Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In 2026, the LLFA had the following conditions for which information was required before these could be discharged

Condition 6

No development shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that a sensitivity analysis of the drainage network under surcharged outfall conditions has been undertaken. The analysis shall demonstrate that any resulting flooding is contained within areas that do not pose a risk to people or property. The development shall be completed in accordance with the approved details.

Condition 7

No development shall commence above slab level until details demonstrating the identification and provision of overland exceedance flow routes for storm events exceeding the 1 in 100-year rainfall event plus climate change allowance have been submitted to and approved in writing by the Local Planning Authority. The approved exceedance routes shall be shown clearly on the drainage layout plan and shall ensure that flows are directed away from buildings and do not increase flood risk elsewhere. The development shall be carried out in accordance with the approved details and maintained thereafter.

Assessment

Calculations have been supplied relating to a test under surcharged outfall conditions. This shows no detriment to the SW system

Exceedance flow routes have been added to the drainage strategy which show flood risk to third parties is not increased.

RECOMMENDATION

Following a review of the information provided, Conditions 6 and 7 can now be discharged.

INFORMATIVES

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.