

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

18 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/01771
Proposal:	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 Address:	15, Stereon Metals Calne Ltd, Porte Marsh Road, Calne, SN11 9BN
On Behalf Of:	Stereon Metals Calne Ltd 1 Harris Road, Calne , Wiltshire, SN11 9PT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 24 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

REASON: To ensure the drainage system operates safely under surcharged outfall conditions and to prevent increased flood risk to people or property.

Details Submitted for Approval: Location Plan received 11 December 2025, Drainage Strategy 10729 - 02 Rev D received 24th March 2026, Drainage Calculations Authored by Easdon Cole dated 20/01/202, received 16th March 2026

Decision: The details submitted in relation to this condition are approved

Reason for Decision:

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.

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.

REASON: To ensure that overland flood flow paths during extreme rainfall events do not pose an unacceptable risk to people, property, or adjacent land, in accordance with Standard 3 of the National Standards for SuDS.

Details Submitted for Approval: Location Plan received 11 December 2025, Drainage Strategy 10729 - 02 Rev D received 24th March 2026, Drainage Calculations Authored by Easdon Cole dated 20/01/202, received 16th March 2026

Decision: The details submitted in relation to this condition are approved

Reason for Decision:

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.

Condition 9:

No occupation shall commence; until Electric Vehicle (EV) charging infrastructure details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

A management plan setting out the proposed management of EV spaces, the charging network and associated infrastructure in accordance with the spaces set out in the approved plans.

The Electric Vehicle charging points and management strategy, as approved, shall be implemented prior to first occupation and retained thereafter for the lifetime of the development.

Reason: To promote sustainable travel choices, reduce air pollution and assist in mitigating climate change.

Details Submitted for Approval: Location Plan received 11 December 2025 and Electric Vehicle Charging and Parking Management Plan received 16th March 2026

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

Reason for Decision:

Highways advises no objection to condition 9 regarding EV details being discharged

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.