

13 April 2026
Our Ref: 2487

Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 9, 10 AND 12 OF PLANNING PERMISSION PL/2025/03530
SITE ADDRESS: KINGSWAY NURSERIES, CHIPPENHAM ROAD, CORSTON, SN16 0HW

I write on behalf of Corston Properties Ltd to submit details for the formal discharge of Conditions 9, 10 and 12 attached to the planning permission PL/2025/03530 (Decision Date: 15th January 2026). These are pre-commencement conditions and apply prior to any works on site. The submission has been prepared to provide the Council with details demonstrating that the proposed drainage strategy, groundwater considerations and foul drainage arrangements will be in place prior to the commencement of development. We respectfully request written confirmation that the details are approved and that Conditions 9, 10 and 12 are discharged.

Condition 9 – Surface Water Drainage

“No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include evidence demonstrating how the surface water disposal hierarchy has been applied and how all other options have been exhausted.

The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.”

Submitted information

To discharge Condition 9, the following has been submitted:

- Drainage Strategy (784-B080037, Tetra Tech), including associated drawings and hydraulic calculations contained within the appendices

How the submission discharges the condition

The submitted Drainage Strategy provides a surface water drainage scheme for the site. Surface water will be attenuated within permeable paving and storage features and discharged at greenfield runoff rates ($Q_{bar} = 6.4$ l/s) into the approved Phase 1 drainage network.

The strategy follows the drainage hierarchy, confirms that infiltration is not appropriate due to groundwater constraints, and demonstrates that no flooding will occur on or off-site during events up to the 1 in 100 year storm with an allowance for climate change.

Accordingly, the submitted information satisfies the requirements of Condition 9.

Condition 10 – Groundwater Flood Risk

“No development shall commence on site until:

a) a site-specific groundwater flood risk assessment has been submitted to the Local Planning Authority. The flood risk assessment must include all available information and data from local sources and, in areas susceptible to groundwater flooding, any potential proposed infiltration SuDS must be demonstrated as appropriate. The groundwater assessment must include, but not necessarily be limited to, consideration of the following:

- i) groundwater level monitoring, taking into account seasonal variations*
- ii) the interaction between different sources of flooding*
- iii) how groundwater will impact on the proposed drainage system*
- iv) the interaction between groundwater, groundwater recharge and aquifers*

b) any mitigation measures detailed within the flood risk assessment have been approved in writing by the Local Planning Authority.

The development shall not be first brought into use until the approved scheme has been carried out in full, or in accordance with any approved timetable.

REASON: In the interests of flood prevention.”

Submitted information

To discharge Condition 10, the following has been submitted:

- Groundwater Flood Risk Assessment (784-B080037, Tetra Tech)

How the submission discharges the condition

The submitted Groundwater Flood Risk Assessment provides a detailed assessment of groundwater conditions at the site, drawing on site-specific investigation data, published sources, and operational evidence from the adjacent Phase 1 development.

The assessment considers groundwater level variation, interactions with other sources of flooding, the impact on the proposed drainage system, and the relationship between groundwater, recharge and aquifer behaviour. It also identifies appropriate mitigation measures, including finished floor levels, lined drainage features and filter drains.

The assessment demonstrates that groundwater flood risk is low and that the proposed development will not be adversely affected by groundwater conditions.

Accordingly, the submitted information satisfies the requirements of Condition 10.

Condition 12 – Foul Drainage

“No development shall commence until a foul water drainage scheme has been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved and completed prior to the development being brought into use.

REASON: To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with Paragraph 187 of the National Planning Policy Framework and the ‘The Environment Agency’s approach to groundwater protection’.”

Submitted information

To discharge Condition 12, the following has been submitted:

- Drainage Strategy (784-B080037, Tetra Tech)

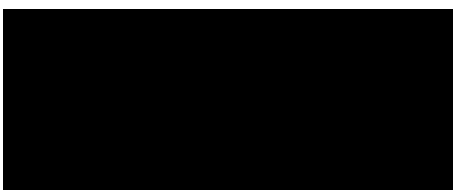
How the submission discharges the condition

The submitted Drainage Strategy confirms that foul flows from the development will connect into the existing Phase 1 foul drainage network and will be treated via the established Package Treatment Plant serving the wider site.

The strategy demonstrates that a suitable means of foul drainage is achievable and that the proposal will not result in pollution or risk to public health or the environment. Accordingly, the submitted information satisfies the requirements of Condition 12.

I trust the enclosed information is sufficient for your written approval. Should the case officer require any clarification, please do not hesitate to contact me.

Yours sincerely,



Daniel Jones BA (Hons), MSc, MRTPI
Senior Planner
Morgan Elliot Planning Limited

