

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01720
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Manor Farm, Bath Road, Froxfield
PROPOSAL:	Discharge of condition 3 of PL/2025/03149 - scheme for the disposal/management of surface water

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Manor Farm, Bath Road, Froxfield. The planning permission was granted on 09 October 2025 under reference number PL/2025/03149. This application seeks to discharge the following condition(s):

Condition 3 – surface water drainage

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

WC Drainage – No objection

ASSESSMENT

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.

REASON: To ensure the risk of flooding to adjacent land is not increased and that the adjacent water meadow is not subjected to potential contamination in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the relevant planning policy advice of the National Planning Policy Framework.

Case Officer Response:

Details have been submitted to demonstrate that surface water will be managed by directing surface water from the proposed containers onto the proposed sub base and infiltrate

into the chalk soils beneath (infiltration tests have been undertaken). 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 subbase.

WC Drainage has reviewed the proposed system details and offers no objection to an approval.

RECOMMENDATION:

To approve the details required to be submitted by condition 03 of planning permission PL/2025/03149.