

Development Services
Wiltshire Council
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03 June 2026

Dear Sir/Madam

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

Application No:	PL/2026/02404
Proposal:	Discharge of conditions 9 (Surface water discharge scheme) , 10 (Groundwater flood risk assessment) and 12 (Foul water drainage scheme) relating to application PL/2025/03530
Site Address:	Kingsway Business Park, Corston, Malmesbury, SN16 0HW
On Behalf Of:	Corston Ltd C/O Agent, C/O Agent, C/O Agent, C/O Agent, C/O Agent, C/O Agent, GL50 1HX

I refer to your application, dated 14 April 2026, for the discharge of the following condition(s) attached to the above planning permission

Condition 9:

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.

Condition 10:

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.

Condition 12:

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'.

After careful consideration, the following decision has been made:

Conditions 9, 10, and 12 of PL/2025/03530 be DISCHARGED

- This Local Planning Authority is satisfied that the details submitted under this application (PL/2026/02404) is consistent with the pre-commencement aims of conditions 9, 10 and 12 of PL/2025/03530 to such a degree that development can commence in accordance with the following approved detail:
 - Groundwater Flood Risk Assessment; prepared by Tetra Tech, dated 13.04.2026
 - Drainage Strategy; prepared by Tetra Tech, dated 13.04.2026
- The requirements of Condition 9 for the development to not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme, remains
- The requirements of Condition 10 for the development not to be first brought into use until the approved scheme has been carried out in full, remains
- The requirements of Condition 12 for the scheme to be implemented as approved and completed prior to the development being brought into use, remains.

- The requirements of further conditions to be separately discharged, remains.
- This decision should be read in conjunction with PL/2025/03530

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.