

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
------------	------------------------	--------------	--------------------------------

Planning App Ref:	PL/2026/03136
Service Ref:	Drainage
Date:	16/06/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 4 (Site Layout), 5 (Noise Impact Assessment), 6 (Hard & Soft Landscaping), 7 (Materials), 8 (Water Drainage Strategy), 9 (CEMP) and 10 (Lighting Plan) relating to application PL/2025/05690.

SITE LOCATION

New Barn Farm, Foxley Road, Easton Grey, Malmesbury, SN16 0PW

APPLICATION DOCUMENTS REVIEWED

- *Cover Letter*
- *Drainage Strategy*
- *PL202505690 - Decision Notice*
- *PL202505690 - Location Plan*

ASSESSMENT OF THE PROPOSAL

Context

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

8. *No development shall commence until a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy should include/demonstrate the following:*

- (a) A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.*
- (b) A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.*
- (c) If infiltration is proposed, soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible.*
- (d) Calculations to demonstrate the attenuation requirements for the 1 in 10 years plus climate change event to support the proposed strategy.*
- (e) Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.*
- (f) Exceedance routes that minimise the risks to people and property.*
- (g) Details of how the proposed drainage features on the site will be maintained and managed after completion.*

Development shall be carried out in accordance with the approved details.

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

Assessment

The applicant has applied to discharge multiple planning conditions; however, only Condition 8 relates to surface water drainage.

A revised Drainage Strategy Report has been submitted to address previous concerns. Site investigation works, including a trial excavation, identified silty clayey soils with low permeability. The trial pit filled with water within a few hours, demonstrating poor infiltration potential. On this basis, infiltration SuDS have not been proposed.

The site is currently greenfield with no formal drainage features, although nearby ditches are present. The proposed drainage strategy comprises collection of surface water from the existing gravel area and conveyance to permeable paving beneath the proposed parking areas, providing source control and storage. Runoff from the permeable paving and roof areas will discharge to a detention basin located to the north of the site. Flows will be attenuated within a shallow lined basin prior to discharge to the local ditch network.

Drainage calculations have been provided to demonstrate that the system can accommodate up to the 1 in 100-year rainfall event, including an allowance for climate change, without on-site flooding. Exceedance flow routes have also been identified. In addition, the applicant has submitted details relating to water quality treatment and a management and maintenance plan for the proposed drainage features.

RECOMMENDATION

Following a review of the information provided, Conditions 8 can now be discharged.