

To:	Samantha Stockley	From:	James Playfair
------------	--------------------------	--------------	----------------

Planning App Ref:	PL/2025/09533
Service Ref:	Drainage
Date:	10/12/2025

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 4 (Archaeological Monitoring and Recording) & 9 (Sustainable Drainage System Strategy) relating to application PL/2024/07323.

SITE LOCATION

Field located south of Lock Cottage, and north of the village Seend, bordering Bollands Hill and the canal.

APPLICATION DOCUMENTS REVIEWED

- Decision Notice
- Sustainable Drainage System Strategy

ASSESSMENT OF THE PROPOSAL

Context

In July 2025, the LLFA had the following conditions for which information was required before these could be discharged

No development shall commence on site until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority that:

1) demonstrating that there is no increase in local flood risk because of the development;
And

2) including details of how runoff from the proposed tracks will be prevented from entering the public highway.

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

Assessment

The proposal comprises of a rough stone track through a private field with the erection of a timber slatted agricultural barn

Although infiltration potential varies across the site, testing confirms that infiltration is viable, and therefore a site-wide retention and infiltration approach will be adopted.

Blue-green SuDS features will collect and attenuate stormwater onsite, with a permeable track and adjoining swale forming the primary conveyance route to prevent runoff leaving the site or discharging onto the highway.

Given the 9.5% slope along sections of the track, a thick permeable sub-base supported by baffles at 7–10m intervals will control sub-surface flows, enabling water to infiltrate into the underlying geology. To further manage variable ground conditions and potential offsite overland flow, the track will be supported by filtration strips/swales which will receive flows from sub-base outlets, providing linear infiltration capacity and improved water quality treatment.

Surface water draining from the proposed barn will be directed to bio-retention areas, where it will be stored, treated, and allowed to infiltrate to ground, ensuring that runoff remains contained within the site.

RECOMMENDATION

Following a review of the information provided, Condition 9 can now be discharged.