

To:	Becky Jones	From:	James Playfair
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Planning App Ref:	PL/2025/09785
Service Ref:	Drainage
Date:	28 January 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 surface water drainage, 5 CEMP) and the biodiversity net gain condition of planning application PL/2024/09167 Creation of agricultural access and track

SITE LOCATION

Pear Tree Farm, Pitton, SP5 1EG

APPLICATION DOCUMENTS REVIEWED

Drainage Strategy Report Revision 1.02 (dated 22/01/2026)

ASSESSMENT OF THE PROPOSAL

Context

In January 2026, the LLFA stated that Condition 3 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Overland exceedance flow routes are to be shown on the surface water drainage strategy plan as Figure 2 would indicate that runoff would be towards the public highway.

On the 15th January the LLFA expressed concerns that the calculation relating to capacity within the paving is based upon volume from any one storm event and not the ability of the surface to accommodate the flow at the point of peak intensity for a 1 in 100 year +CC event.

Under these rainfall conditions, runoff will occur to towards the public highway and therefore mitigation is required to prevent this. We still require consideration to how overland exceedance flows will be wholly and safely managed in accordance with National Standard for SuDS (Standard 3); as detailed in the National Standard, exceedance management is important to manage safely both low probability rainfall events and manage runoff in the instances of poor drainage performance.

Assessment

A revised Surface Water Drainage Strategy (Revision 1.02 (dated 22/01/2026)) was subsequently submitted. This shows a perimeter filter drain has been added at the edges of the access road (near the highway) to

- Provide additional infiltration capacity.
- Ensure exceedance flows do not leave the site, even for rainfall events beyond the 1 in 100yr + climate change allowance.

The annotation on the Drainage Plan states:

ADDITIONALLY, A PERIMETER FILTER DRAIN IS PROPOSED WITHIN THE PERMEABLE PAVING SUBBASE. THIS FILTER DRAIN **HAS NOT BEEN INCLUDED** IN THE INFODRAINAGE CALCULATIONS TO ENSURE ADDITIONAL CAPACITY IS PROVIDED IN ADDITION TO THE DEIGN EVENT.

AS SUCH, EXCEEDANCE FLOWS ARE MANAGED ON SITE VIA THE ADDITIONAL 22% CAPACITY IN THE PERMEABLE PAVING SUBBASE AND A PERIMETER FILTER DRAIN PROMOTING INFILTRATION AND PREVENTING FLOWS FROM EXITING THE SITE

Before the condition can be discharged, the applicant is required to submit calculations supporting the claim that the capacity of the ditch will be sufficient at preventing runoff onto the public highway under exceedance conditions.