

To:	Becky Jones	From:	James Playfair
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Planning App Ref:	PL/2025/09785
Service Ref:	Drainage
Date:	12 February 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

- AEG9031_SP5_PearTreeFarm Rev D

ASSESSMENT OF THE PROPOSAL

Context

On the 28th January the LLFA stated that 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.

Assessment

AEG9031_SP5_PearTreeFarm Rev D is a major technical upgrade of the drainage strategy compared with Rev B. Key design changes are:

- Doubling subbase depth (100 mm → 200 mm)
- Adding modelling of extreme (1 in 1000-year) storm events
- Removal of filter drain due to improved subbase capacity

The maximum depth within the 200mm deep subbase for a 1 in 100-year plus 45% climate change critical storm (30 minute summer) is 89mm. The half drain time is 21mins.

The maximum depth within the 200mm deep subbase for a 1 in 1000-year plus 45% climate change critical storm (60 minute summer) is 194mm. The half drain time is 26mins.

No flooding is observed in the critical storm event based on the InfoDrainage model as provided in Appendix D.

Following the review, the LLFA is satisfied that Condition 5 can now be discharged.