

To:	Steven Sims	From:	Drainage (Barney Taylor)
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Planning App Ref:	PL/2025/09682
Service Ref:	Drainage
Date:	24/02/2026

PROPOSAL

Discharge of condition 8 of PL/2023/10970 (Drainage)

SITE LOCATION

Land South East of 18 Midford Lane, Limpley Stoke, BA2 7GP

APPLICATION DOCUMENTS REVIEWED

- *Drainage Layout*
- *Drainage Strategy*
- *Foul Water Drainage Layout*
- *Geotechnical Ground Model & Geotechnical Sections – Sheet 1, 2 & 3*
- *Geotechnical Review*
- *Gravel Filled Soakaway Sections*
- *PL/2023/10970 Decision Notice*
- *PL/2023/10970 Location Plan*
- *Application Form*
- *Surface Water Drainage Layout*
- *Surface Water Drainage Strategy*
- *Additional Details/ Comments from Agent*
- *Geotechnical Phase II Contamination report 1 (2019)*
- *Midford Lane Desk Study & GI Report (2018)*

ASSESSMENT OF THE PROPOSAL

Context

In 2024 The LLFA had the following conditions for which information was required before these could be discharged:

8. Prior to any works relating to the foundations of the dwellings and home office buildings hereby approved, detailed surface water drainage design shall be submitted to and approved in writing by the local planning authority (in consultation with National Highways). The design should give due regard to the requirements of DfT Circular 01/2022 and if any continued connection to a National Highways asset is proposed, the detailed design shall include an options appraisal. The detailed design shall also include a maintenance method statement and schedule. No dwelling hereby approved shall be occupied until surface water drainage measures are implemented in accordance with the agreed design. These measures shall be maintained as such thereafter.

REASON: In the interest of the safe and efficient operation of the strategic road network, and to protect the integrity of the trunk road drainage asset.

Assessment:

Further information is required. This is detailed on the following page.

The drainage team have consulted with colleagues in the geotechnical engineering discipline regarding the proposed soakaway and geotechnical report provided by the applicant. This review focused on the 'Geotechnical Phase II Contamination report 1' (2019), 'Midford Lane Desk Study & GI Report' (2018) and Geotechnical Review (comments from agent) dated 23rd January 2026.

It is noted the soakaway is proposed <5m from property & the highway, however it has been concluded that the information provided demonstrates that the proposed design and soakaway installation will likely not decrease the stability of the slope, and this will be a safe method of surface water disposal. No groundwater was encountered during ground investigation works.

It is noted observing the drainage drawings that the device is labelled as soakaway. However, when reviewing the Geotechnical Review, the device is discussed as an attenuation device.

For the purpose of this drainage response, it is presumed the applicant is proposing a soakaway. In the event the applicant is proposing an attenuation device, the applicant will be required to update the drainage drawings and outline the proposed discharge arrangements.

RECOMMENDATION

Condition 8 cannot be discharged until the following information is submitted and accepted by the LLFA:

- The applicant is required to provide further information related to the soakaway proposal:
 - Calculations to demonstrate the soakaway is appropriately sized to manage the 1 in 100yr+climate change flows.
 - Each soakaway has a half drain time of <24hrs.
 - An appropriate factor of safety has been applied in line with CIRIA C753 (Table 25.2) guidance has been included.
- The applicant must provide calculations related to the surface water drainage strategy:
 - The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.
 - The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
 - The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.
 - Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.
- The applicant has proposed a filter strip in the north west of the site to intercept overland flow:
 - The applicant must provide standard sections of this feature, detailing whether the filter strip is connected to the surface water drainage network, or permeably lined.
 - The applicant must justify why there is no filter strip proposed in the northeast of the site. Observing the overland flow routes, it appears flow may be directed offsite towards Warminster Road.
- The applicant must submit a maintenance plan detailing the frequency of maintenance and who is responsible for undertaking maintenance.
 - The applicant must include who is responsible for pump chambers, and whether the foul feature will be adopted or remain privately owned.
- The applicant must provide a construction management plan to demonstrate how flood risk to people & property, and pollution to groundwater will be mitigated during construction.

INFORMATIVES

- *Wiltshire Council Soakaway Guidance: [Developers-guidance-note-surface-water-soakaways-2.pdf](#)*
- *SuDS Manual (CIRIA C753): Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.*
- *National Standards for SuDS: [Standard 1: runoff destinations](#) – notably paragraphs 1.14-1.18 and [Standard 3: management of extreme rainfall and flooding](#) – paragraphs 3.14-3.17.*
- *The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.*
- *The applicant is proposing soakaways and pump stations on individual plots. The applicant must include detailed drainage strategy drawings and the maintenance regime for each feature in the title deeds of the property.*
- *Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.*