



SURFACE WATER DRAINAGE STRATEGY REPORT BRE365 COMPLIANT INFILTRATION DESIGN

Self-Build Residential Development

Prepared to discharge pre-commencement planning condition (Surface Water Drainage)

Planning Ref: ___PL/2025/07506_____

Site Address: __41 Midford Lane, Limpley Stoke, Bath BA2 7GT_____

Client: Self-Build Applicant

Prepared by: Jeremy Tudor-Pole MCIOB, MSc.

Date: 2nd March 2026

1. Purpose of Report

This report has been prepared to discharge planning condition requiring submission of a surface water drainage strategy in accordance with Wiltshire Council requirements, National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), and Non-Statutory Technical Standards for Sustainable Drainage Systems

2. Wiltshire Council Surface Water Drainage Planning Requirements

Wiltshire Council requires that all new developments manage surface water runoff in accordance with the principles of Sustainable Drainage Systems (SuDS). Planning policy requires that surface water runoff shall be managed on site where feasible using infiltration techniques. Discharge to public sewer systems is considered only where infiltration is demonstrated to be unfeasible. This report demonstrates that infiltration drainage is both feasible and appropriate at this site based on site investigation and BRE365 infiltration testing.

3. SuDS Hierarchy Compliance

The drainage strategy has been developed in accordance with the SuDS hierarchy, which prioritises disposal methods in the following order:

1. Infiltration to ground
2. Discharge to watercourse
3. Discharge to surface water sewer
4. Discharge to combined sewer

This site achieves the highest priority option by discharging surface water via infiltration to the underlying fissured limestone formation.

4. BRE365 Soakaway Design Guidance

Infiltration testing has been carried out in accordance with BRE365 'Soakaway Design'. BRE365 provides standardised methods for determining infiltration rates and sizing infiltration drainage systems. Testing undertaken at this site demonstrates rapid infiltration, confirming that infiltration drainage is appropriate.

5. Building Regulations Part H Compliance

The proposed drainage system complies with Building Regulations Part H, which requires that surface water shall be discharged to ground where reasonably practicable. The proposed infiltration trench and soakaway system fully complies with these requirements.

6. Site Conditions and Ground Investigation

The site is underlain by clay over fissured oolitic limestone bedrock. Trial pit excavations encountered limestone bedrock between approximately 450 mm and 850 mm below ground level. BRE365 infiltration testing and site investigation confirm rapid infiltration into fissured limestone with no evidence of groundwater emergence or risk of offsite flooding.

7. Proposed Driveway Construction Build-Up

The proposed driveway construction will comprise:

- Egyptian limestone sett surface
- 40–60 mm bedding layer (grit sand or fine aggregate)
- 400–600 mm open graded Type 3 sub-base
- Geotextile separation layer (if required)
- Natural limestone formation

The open graded Type 3 sub-base provides interception storage and manages initial rainfall events in accordance with SuDS interception requirements. It also provides structural support and temporary surface water storage prior to infiltration.

During construction, exposed infiltration surfaces will be protected from sediment contamination and geotextile membranes installed to prevent clogging.

In exceedance events, surface water will flow away from the dwelling toward the driveway entrance and infiltrate locally without risk to buildings

8. Channel Drain System

A polymer concrete channel drain will be installed across the front boundary of the driveway. The channel drain will collect surface water runoff and convey it to the infiltration trench or soakaway. The channel drain will be rated to minimum load class B125 and installed on concrete bed and haunch.

9. Infiltration Trench Specification (Preferred Option)

Length: 8.5 m

Width: 600 mm

Depth: 400–900 mm

Fill: 20/40 mm clean angular stone

Void ratio: approximately 30%

Geotextile wrap: Yes

Location: Front boundary

10. Modular Crate Soakaway (Alternative Option)

A modular crate soakaway system may be installed as an alternative infiltration solution. The soakaway shall be geotextile wrapped and installed at a depth appropriate to site conditions encountered during excavation.

11. Maintenance Requirements

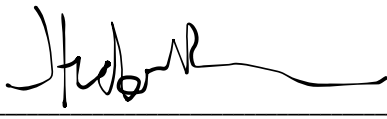
The channel drain shall be periodically inspected and cleared of debris. The infiltration trench or soakaway requires minimal maintenance due to the clean aggregate and geotextile wrap preventing sediment ingress.

12. Compliance Statement

The proposed surface water drainage system complies with Wiltshire Council planning policy, BRE365 soakaway design guidance, Building Regulations Part H, and SuDS design principles. BRE365 testing confirms infiltration is highly effective and represents the preferred and most sustainable drainage solution for the site.

13. Declaration

I confirm that this report has been prepared based on site investigation and BRE365 testing.

Signed:  _____

Name: JEREMY TUDOR-POLE MCIQB MSc. _____

Date: 02.03.2026 _____

APPENDICES

1. BRE365 – Infiltration Test Report

41 MIDFORD LANE.



BRE365 Surface Water Infiltration Test Report

Project: Self-build residential home

Client: Jeremy Tudor-Pole

Location: 41 Midford Lane, Limpley Stoke, Bath, Wiltshire

Standard: BRE Digest 365:2016 Soakaway Design

Test dates: 8 February 2026 and 28 February 2026

2. Proposed Drainage Plan



JTP PROPOSED Site Drainage Plan Rev-1 02.03.2026.pdf

3. Proposed Site Plan



2503 - 3 001-PROPOSED - Site plan .pdf

4. Photographs



