

To:	Steven Vellance	From:	James Playfair
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Planning App Ref:	PL/2026/01571
Service Ref:	Drainage
Date:	16 March 2026

PROPOSAL

Approval of details reserved by a condition

Discharge of condition 5 surface water drainage of planning application PL/2025/07506
(Demolition of existing dwelling and erection of 1no. self-build replacement dwelling with associated works)

SITE LOCATION

41 Midford Lane, Limpley Stoke, Bath, BA2 7GT

APPLICATION DOCUMENTS REVIEWED

- PROPOSED - Site plan
- PL2025_07506_Surface_Water_Drainage_Strategy_Report_Wiltshire

ASSESSMENT OF THE PROPOSAL

Context

In March 2026, the LLFA had the following conditions for which information was required before these could be discharged

Condition 5

No development shall extend beyond slab level until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non-Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall only be brought into use once the associated surface water infrastructure has been fully implemented on site and available to be used.

REASON: To ensure the site can be adequately drained.

Assessment

BRE365 infiltration testing and site investigation confirm rapid infiltration into fissured limestone with no evidence of groundwater emergence or risk of offsite flooding.

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

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

RECOMMENDATION

Condition 5 cannot be discharged until the following information is submitted and accepted by the LLFA:

- Confirmation as to whether an infiltration trench will be installed. The drainage strategy suggests that this is the preferred option and an alternative is also proposed. A final design should be presented at this stage.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features
- Soakaway testing results in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere. This is to be shown on the drainage strategy plan – The DS suggests that these are available but have not been uploaded.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.