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Development Services

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13 April 2026

Dear Sir

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09682
Proposal:	Discharge of condition 8 of PL/2023/10970 (Drainage)
Site Address:	Land Southeast of 18 Midford Lane, Limpley Stoke, BA2 7GP
On Behalf Of:	Mr Danny Jones c/o agent Arc Property Development Ltd - Chelsea Cottage, North Road, Bath, B&NES, BA2 6HX

I refer to your application for the discharge of condition(s) attached to the above planning permission. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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.

Details Submitted for Approval:

TN02 – LLFA Letter, Issue 1 dated March 2026

GEOTECHNICAL REVIEW dated Jan 2026

GEOTECHNICAL GROUND MODEL & GEOTECHNICAL SECTIONS SHEET 1 Drg no. 4001 rev P01

GEOTECHNICAL GROUND MODEL & GEOTECHNICAL SECTIONS SHEET 2 Drg no. 4001 rev P02

GEOTECHNICAL GROUND MODEL & GEOTECHNICAL SECTIONS SHEET 3 Drg no. 4001 rev P02

Surface Water Drainage Strategy drg no. 601 rev P1
Drainage Strategy drg no. 602 rev P1
Surface Water Drainage Layout drg no. 603 rev P2
Foul Water Drainage Layout drg no. 604 rev P1
Drainage Layout drg no. 606 rev P1
Gravel Filled Soakaway Sections drg no. 610 rev P1

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

National Highways have no objection to the scheme and state – *‘The applicant has now provided a Geotechnical Review prepared by Ian Gardner of BWB Consulting and dated 3 October 2025. This has been prepared assuming the surface water drainage layout as submitted in drawing M2-2801-SK-603 P2 and which has previously been accepted by National Highways.*

Having reviewed the submitted reporting, in technical terms we are satisfied that the developer has appropriately considered the geotechnical risks sufficient for us to agree to the discharge of planning condition 8. However, we have identified some minor amendments (as attached) that the applicant’s geotechnical adviser will need to address to enable us to formally certify the reporting, but we consider that need not delay the determination of the application.

Therefore, on the basis of the development being implemented in accordance with the submitted Geotechnical Review ML-BWB-ZZ-XX-TDN-GE-4001-S1-P01.1 dated 3 October 2025, and the Surface Water Drainage Layout drawing M2-2801-SK-603 P2, National Highways can agree to the discharge of condition 8.’

The council’s drainage team requested additional information, and this was provided by the agent (see technical sheet - TN02 – LLFA Letter, Issue 1 dated March 2026).

It is considered sufficient information has been submitted, including a detailed surface water drainage strategy, to discharge the surface water drainage condition related to the erection of 2 dwellings.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully
Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.