

To:	Steven Vellance	From:	James Playfair
------------	------------------------	--------------	----------------

Planning App Ref:	PL/2026/01571
Service Ref:	Drainage
Date:	27 May 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

- Surface_Water_Drainage_Strategy_Report
- PROPOSED Site Drainage Plan
- Infiltration_Test_Report_Self_Build_Project_(001)Final_

ASSESSMENT OF THE PROPOSAL

Context

In March 2026, the LLFA stated:

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.

Assessment

- The PROPOSED Site Drainage Plan shows two infiltration trenches that will accommodate runoff from the gravel surface
- Section 12 of the DS report provides an infiltration capacity of 17.1,3 / hr where the runoff has been calculated as 8m³
- Infiltration testing was undertaken in February 2026, representing a period of typically elevated groundwater levels and reduced soil permeability. Trial pits excavated to depths between 0.45m and 1.0m did not encounter groundwater.
- 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
- Finished Floor Level is 139.76+AOD which is a minimum of 150mm above surrounding ground levels.

RECOMMENDATION

The level of information provided is sufficient and Condition 5 can now be discharged.