

To:	Andrew Thomas	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/04462
Service Ref:	Drainage
Date:	01/09/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 3 (Surface water drainage strategy), 4 (Foul water drainage), 5 (Construction Environmental Management Plan), 8 (Material details) 9 (Boundary treatments), 10 (Hard and soft landscaping details), 14 (External lighting) and 20 (Refuse and recycling) relating to PL/2026/00028.

SITE LOCATION

Land adjacent 36, Bath Road, Bradford on Avon, BA15 1SR

APPLICATION DOCUMENTS REVIEWED

- Chamber Schedule - Conditions 3 and 4
- Dixon Civils Response (with enclosures) - Conditions 3 and 4
- Drainage Construction Details - Conditions 3 and 4
- Engineering Layout - Conditions 3 and 4

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following Condition 3 (Surface water drainage strategy) for which information was required before these could be discharged

3. No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall comply with Wiltshire Council requirements, the National Planning Policy Framework and National SuDS Standards and shall include:

- details of surface water reuse measures or justification where not feasible
- water-quality treatment calculations
- detailed construction drawings and cross-sections of drainage features; and
- a schedule of inspection chambers including invert and cover levels. The approved scheme shall be implemented prior to occupation and thereafter maintained.

REASON: To ensure sustainable drainage, prevent increased flood risk and protect water quality, in accordance with Core Policy 67.

Assessment

The applicant has proposed water butts to enable rainwater collection and reuse for irrigation purposes.

The applicant has submitted water quality treatment calculations to ensure runoff is treated before infiltrating into the ground using the Simple Index approach.

The applicant has also submitted drainage construction and cross-section details along with the chamber schedule.

RECOMMENDATION

Following a review of the information provided, Condition 3 can now be discharged.

INFORMATIVES

- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#).