

**Job No. 7125 - Rev. A**

**Proposed replacement dwelling at  
Markhor, Eaves Hall Lane, West Bradford,  
Clitheroe BB7 3JG**

**01.05.2026**



**Planning Application Ref. 3/2026.0071, Decision Notice (dated 13.04.2026)**

**Condition 25 - No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.**

**Scope**

In answer to Condition 25, a trial pit was dug in the rear garden, on Tuesday 21<sup>st</sup> April 2026, to identify ground conditions at the site, to determine the most suitable surface water drainage strategy. The conditions were dry, after a prolonged period of similar weather.

**Site Description and Results**

A trial pit was excavated, at the rear of the existing property (TP1 – see drawing 7125-P17A), at a possible soakaway position in the garden.

This trial pit highlighted that the ground consisted of a thin layer of topsoil (max. 200mm), overlying firm to stiff clay, becoming stiffer with depth. It is thought that this was consistent across the site, due to the lawn being saturated under foot, despite little recent rainfall. The trial pit also quickly backfilled with standing groundwater, during the period of the investigation.

**Site Description and Results**

The current dwelling, as with the neighbouring properties, discharge all surface water directly to the combined sewer that runs across the site. This was evident following previous inspection of the manholes at the rear of the property.

This soil type, with firm /stiff boulder clay, is associated with very poor infiltration rates and is therefore considered to be unsuitable for the discharge of water through infiltration (soakaways).

In addition to the poor infiltration characteristics, the site has a number of mature trees surrounding the rear garden, the root protection areas of which could hamper the position of a soakaway.

It is therefore concluded that as infiltration is not possible and there is no watercourse near to the property, discharging surface water to the combined sewer as it currently does, is the best course of action. The current design, on drawing 7125-P17A, shows a separate surface and foul water drainage system, combining at the final manhole within the site.

**Trial Hole Images**



*Image 1. Trial hole, showing nom. 200mm thickness of topsoil, down to stiff boulder clay.*



*Image 2. Trial hole, backfilled with standing groundwater.*

**Trial Pit Log**

Trial pit reference TP1				
Water	Reduced Level (m)	Legend	Depth (m)	Description
	0.00			
	-0.20	X X X X X X X X	(0.20) 0.20	TOPSOIL
	-0.60	- -	(0.40)          0.60	Firm to stiff brown, boulder CLAY becoming stiffer with depth.
				Trial pit ends
Not shown to scale				
Additional notes: Groundwater backfilled the hole during the investigation.				