

To:	Kenny Green	From:	James Playfair
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Planning App Ref:	PL/2026/00876
Service Ref:	Drainage
Date:	24 February 2026

PROPOSAL

Removal/variation of conditions

Change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and commercial barn (Revised Proposal following allowed appeal pursuant to PL/2023/00900).

SITE LOCATION

Charlie's Place, Land off Sodom Lane, Grittenham, Royal Wootton Bassett, SN15 4JY

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Appeal Decision (PL-2023-00900)
- Drainage Strategy
- Cover Letter

ASSESSMENT OF THE PROPOSAL

Context

A planning application (ref. PL/2023/00900) for the Change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and a commercial barn was refused on 16th August 2024. Subsequently, an appeal was submitted on 3rd February 2025. The appeal was allowed subject to conditions (and partial costs awarded) on 2nd June 2025. The conditions attached to the appeal decision which relate to the management of surface water runoff are as follows:

3) Prior to any above ground building works, and before any caravans are placed on the site, a scheme for the discharge of surface water from the site, incorporating sustainable drainage principles, shall be submitted to, and approved in writing by the local planning authority. The details shall demonstrate that the proposed vehicular access over the ditch shall be constructed such that surface water drainage shall not discharge onto the highway. No caravan shall be occupied until the scheme has been fully implemented in accordance with the approved details. The approved drainage scheme shall be permanently retained thereafter.

Assessment

In 2024 the LLFA requested, in response to the information provided under PL/2023/00900 , the flowing conditions be met before any development could commence. We believe that as an FRA has been provided which shows how the site will be sequentially laid out, the additional information could be sourced through appropriately worded condition.

1 No development can commence until a Drainage Strategy has been provided.

A drainage strategy has been submitted under application PL/2026/00876

Surface water drainage is to discharge to Dauntsey Brook via a detention basin with outflow restricted to 1.5l/s. Exceedance flooding will flow to the north i.e. towards the brook.

RECOMMENDATION

Before Condition 2 can be discharged the applicant is to provide

- A plan showing the cross sections and design of any attenuation pond and its components.
- Confirmation that the attenuation is outside of Flood Zone 2 and 3.
- Evidence that a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

INFORMATIVES

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.