

To:	Hayley Clark	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/03277
Service Ref:	Drainage
Date:	02/07/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 5, 11, 12 and 13 of PL/2025/02398 (Landscape Management Plan, Refuse and Recycling Enclosure Materials and Drainage Design Report)

SITE LOCATION

Plough Lane Caravan Site, Plough Lane, Kington Langley, Chippenham, SN15 5PS

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Covering Letter
- Drainage Design Report v1
- PL202502398 Decision
- PL202502398 Location Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2025 The LLFA had the following condition 12 (Surface Water Drainage) for which information was required before these could be discharged

12. No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that surface water discharge is appropriately controlled.

Assessment

The submitted Drainage Design Report states that surface water drainage is to be managed through partial infiltration and partial discharge to the nearby watercourse. The runoff from lodges is discharged to local soakaway specific to each plot. The runoff from private road is discharged to standard road gullies with controlled outfall to existing riparian drain at restricted flow rate, with attenuation provided in the form of an online geo-cellular tank. The layout plan does not indicate the location or alignment of the riparian drain. It must be further demonstrated that the riparian drain lies within the site's blue-line boundary i.e. within the applicant's land ownership.

Although the existing peak flow rate from site has been estimated as 0.35 l/s, a higher peak outflow rate of 2 l/s/ha or 3.8 l/s is considered to reduce the risk of blockages in the system, with discharge restricted by a flow control device. The drainage calculations appear to be based on the entire 1.9 ha site area; however, it should be based only on the area of road contributing runoff. Consequently, the proposed discharge rate is exaggerated and should be recalculated using the actual road drainage area. Where discharge rates greater than greenfield are proposed, sufficient justification and hydraulic evidence should be provided to demonstrate that there will be no increase in downstream flood risk or other adverse impacts.

The applicant notes that infiltration testing has been carried out on site in accordance with BRE 365 guidance. The infiltration testing was conducted across three separate days, with three tests completed on a pit during each day, and the lowest calculated infiltration rate has been considered for the design.

The attenuation tank represented within the Causeway Flow model has a storage depth of 1.2 m; however, the submitted layout drawing indicates a depth of 1.0 m. It is assumed that the layout drawing has not been updated to reflect the final design, and it is therefore recommended that the drawing be revised to ensure consistency with the hydraulic calculations. In addition, cross-sectional drawings of the proposed soakaway and the geo-cellular attenuation tank should be provided.

The applicant states that due to the nature of the proposed holiday lodges, elements of the design are considered exempt from Building Regulations including the positioning of soakaways, and that soakaways are located adjacent to the lodge plot. However, as the proposed lodges are to be sited on concrete raft foundations, they appear to constitute permanent structures and should therefore demonstrate compliance with the relevant Building Regulations.

Given that the proposed works are within 8 m of an ordinary watercourse, the applicant should obtain the necessary Land Drainage Consent from the relevant authority (outside of the planning process).

The submitted Causeway Flow model indicates that an Additional Storage (MADD) allowance of 20 m³/ha has been included within the hydraulic calculations. No justification has been provided for the adoption of this value. In the absence of supporting evidence, the use of additional storage may result in an overestimation of the available system storage capacity. The applicant should therefore justify the allowance adopted or rerun the hydraulic model using an Additional Storage (MADD) value of 0 m³/ha, in line with commonly accepted practice for new drainage systems.

Exceedance flow routes have not been identified on the submitted drawings.

In its current form, the submission is incomplete and insufficient to support the discharge of Condition 12.

RECOMMENDATION

Condition 12 cannot be discharged until the following information is submitted and accepted by the LLFA:

- The applicant shall submit revised drainage calculations demonstrating that the proposed discharge rate has been calculated using the appropriate contributing area. Where discharge rates exceeding greenfield runoff rates are proposed, supporting justification and hydraulic evidence shall be provided to demonstrate that there will be no increase in downstream flood risk or other adverse impacts.
- Cross section and standard detail drawings should be provided for the soakaway and attenuation tank.
- Within the calculations, the MADD factor must be set to zero and the margin for “flood risk” warning in hydraulic models been set to $\geq 300\text{mm}$.
If a value other than $0\text{m}^3/\text{ha}$ is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.
- In accordance with Standard 3 of the National Standards for SuDS, overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event to demonstrate no adverse flood risk to the development of elsewhere.

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.
- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).