

To:	Hayley Clark	From:	Drainage Team (Arun Govind T)
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Planning App Ref:	PL/2026/03277
Service Ref:	Drainage
Date:	08/09/2026

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 v3
- PL202502398 Decision
- PL202502398 Location Plan
- 2118-620 - Exceedance RevA
- Technical Note - Plough Lane exceedance

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 applicant has submitted additional information in "Drainage Design Report v3" document in response to the LLFA conditions dated 24/08/2026.

The applicant has confirmed that the proposed soakaways and their locations reflect the standard arrangement for caravan parks, with individual soakaways draining each plot.

The applicant has also confirmed that the proposed soakaways will be installed at 0.8m depth and that there are no recorded groundwater levels at least 1m below the soakaway base.

The applicant has demonstrated through calculations that the soakaway has a half-drain time of 7.3 hours.

The applicant further confirms that exceedance volume for the 1 in 100 + climate change event will be temporarily accommodated within the footprint of each soakaway to a depth of 370mm within the 400mm deep backfill, mitigating the risk of overland flows increasing flood risk to people or property beyond the site boundary.

When considering the soakaway design as listed above, the drainage team do not feel the development will introduce flood risk to people or property.

RECOMMENDATION

Following a review of the information provided, the drainage team have no further comments on Condition 12 (Surface Water Drainage).