Our Reference : A4011-LD-01
Date : 19th March 2024

Bowland Wild Boar Park, Chipping
Condition Discharge – Supporting Information

Introduction

PSA Design have been asked to review and where necessary provide supporting information with a view to discharging drainage conditions attached to a recently approved application. The scheme relates to Planning Application Reference – 3/2023/0509, granted 13 December 2023. The associated drainage conditions are extracted and reproduced below where appropriate.

Condition 8 – 3/2023/0509
"Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority".

Background

The current application is for "Change of use of land to erect a further five holiday lodges and four camping pods." Therefore, this essentially forms an extension to the existing facilities granted and implemented under previous approval. PSA Design drawing A4011-OD-01 highlights the existing consented scheme (coloured blue), and the "further five holiday lodges and four camping pods" (highlighted yellow)

Existing Surface Water Drainage (previous approved scheme)

There is no formal surface water drainage on the site shown on drawing A4011-OD-01. All accessways, caravan pitches, footpaths & camping pod pitches are surfaced in an unbound permeable gravel surface. Surface water from the existing buildings either falls direct to ground, or is collected

via traditional rainwater pipes and downspouts which are curtailed above ground allowing surface water to permeate into the gravel surface.

Ground levels, in the majority, been left to fall as existing. Caravan and tent pitching's have obviously been locally levelled, however, uninterrupted overland flow routes are maintained across the site.

The site is surrounded by numerous local watercourses / ditches, that all ultimate outfall into the River Hodder to the southeast.

Proposed Surface Water Drainage (new approved scheme)

The new scheme approved under application ref 3/2023/0509 clearly forms an extension to the existing approved scheme. It is therefore the developer's intention to roll out the same surface water drainage strategy for the additional units and associated access roads.

By default, given there is no formal drainage proposed, and surface water will be allowed to naturally drain to ground, this provides a very robust SuDS solution and replicates the existing greenfield regime.

Existing Foul Drainage (previous approved scheme)

There are no local direct connections from the camping pods or tent, these areas are served by 2 separate shared toilet / shower blocks. Each toilet block houses 2 wc's and 2 showers.

Each caravan pitch has a foul sewer pop-up to enable direct connection into a local foul drainage system.

The foul sewers from all the above connect into an existing modern sewage treatment plant. The outfall from the treatment plant discharges directly into the adjacent ditch, which as set out earlier, eventually confluences with the River Hodder. The location of the treatment plant is highlighted on drawing A4011-OD-01.

Proposed Foul Drainage (current approved scheme)

The 4 new camping pods will be served by the existing shared facilities that the existing 5 pods use.

The 5 new caravan pitches will be served similar to the existing, via a new foul drainage network outfalling to the same location as existing. It will however be necessary to upgrade the existing sewage treatment plant to accommodate the additional loadings.

The current, proposed and combined loads are calculated below.

Previous Approval

- 5 No. 6 berth lodges (12 months usage)
- 4 No. 4 berth on site, (12 months usage)
- Two toilets with showers servicing:
  5 No. pods with usually 2 adults and 2 kids max. (1st April till 1st November)
- Two toilets with showers servicing
  5 No. tents usually about 4 people to a tent, (1st April till 1st November)
- Iron aged round house property 4 people (1 April till 1st November)

Current Approval

- 2 No. 6 berth lodges (12 months usage)
- 3 No. 4 berth on site, (12 months usage)
- 4 No. pods with usually 2 adults and 2 kids max. (1st April till 1st November)

Revised Total

- 7 No. 6 berth lodges (12 months usage)
  (Max Occupancy – 7x6=42)
- 7 No. 4 berth on site, (12 months usage)
  (Max Occupancy – 7x4=28)
- Two toilets with showers servicing:
  9 No. pods with usually 2 adults and 2 kids max. (1st April till 1st November)
  (Max Occupancy – 9x4=36)
- Two toilets with showers servicing:
  5 No. tents usually about 4 people to a tent. (1st April till 1st November)
  (Max Occupancy – 5x4=20)
- Iron aged round house property 4 people (1 April till 1st November)
  (Max Occupancy – 1x4=4)

Total Maximum Occupancy – 130 PE

In consultation with “WTE” (sewage treatment plant specialists) a Cyclone S-150 system has been proposed. This system can accommodate up to 150 PE, well in excess of the design figure 130 PE, which in itself is a very robust allowance given the nature of the development. One of the major advantages of CYCLONE is that the Biozone self regulates depending on how much wastewater the system must process and is a key reason why CYCLONE is an ideal choice for sites where the daily wastewater production is not constant – hotels, restaurants, campsites, schools, etc.

Clearly, both the foul and surface water are drained on separate systems.

Condition 9 – 3/2023/0509

"Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing"

The above condition relates solely to the surface water drainage management on the site. As set out above, for all intents and purposes there is no "surface water drainage" proposed. Water will be allowed to fall to ground as it does currently.

There will be very little needed in the way of maintenance, however, it is recommended that the gravel roads and footways are regularly raked to ensure no rutting forms as, over time, these could inadvertently start to form drainage channels if left unattended. Regular ditch maintenance would also be prudent to maintain surface water flows in the area.

Conclusion

It has therefore been demonstrated that the proposed works associated with approval 3/2023/0509 can be blended into the existing drainage regime serving the wider, existing development. From a surface water point of view, a highly sustainable proposal is maintained, mimicking greenfield characteristics.

Foul will be drained along the same lines as existing, in parts utilising the existing facilities. The existing sewage treatment plant will be upgraded to accommodate the additional loadings. The proposed unit is well within capacity and suitable for use in such environment.

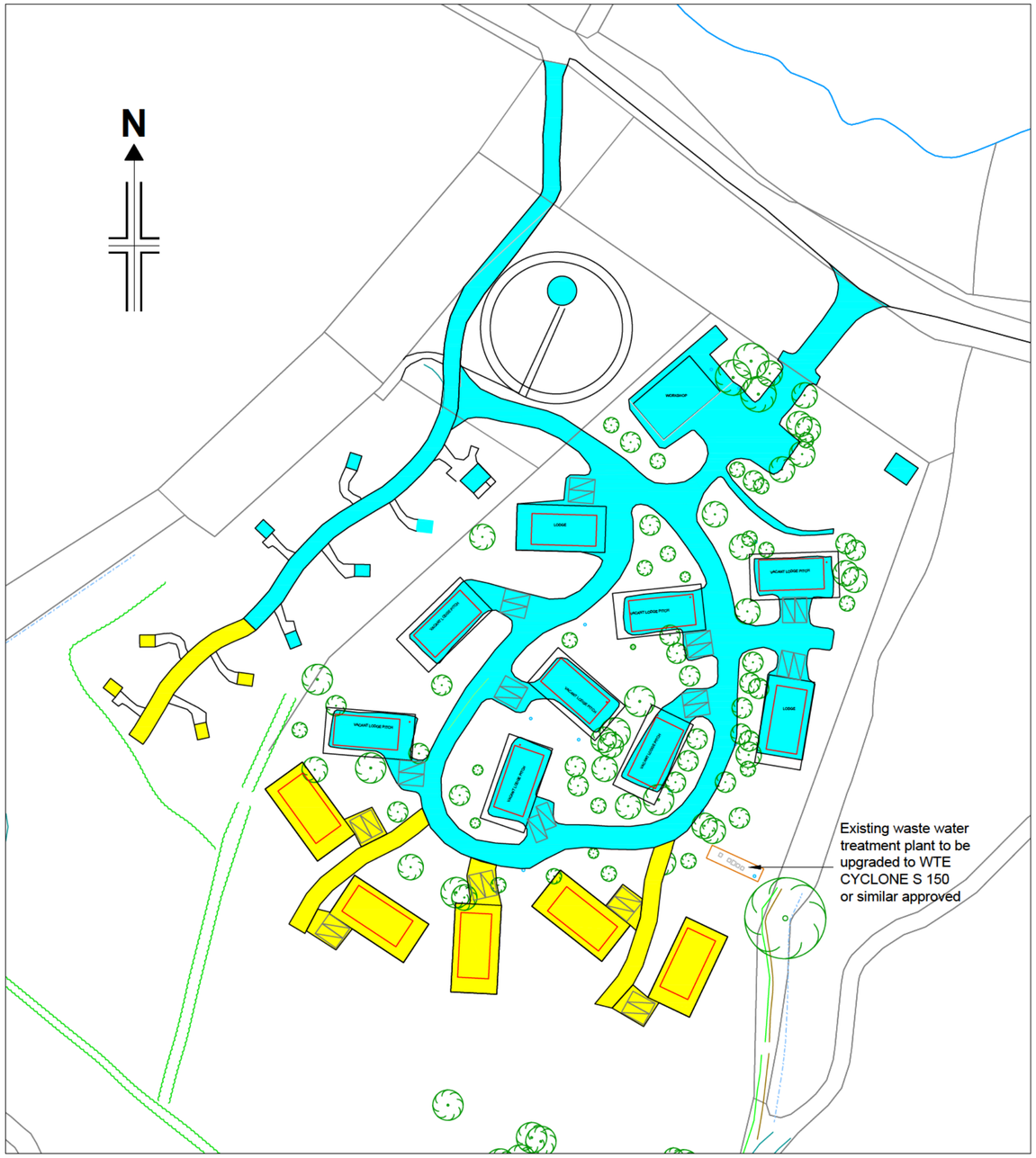
We trust that the above assessment meets with your requirements and demonstrates an acceptable foul and surface water drainage solution to enable discharge Conditions 8 and 9 of 3/2023/0509.

[redacted]

Graham Sanderson

Director, PSA Design Ltd.

Drawing



Development Plan

Existing Development - Previously approved application(s)

Proposed Development approved under application ref. 3/2023/0509

Photograph showing unbound gravel access track

Photograph showing unbound gravel access track & pathways to camping pods

Photograph showing unoccupied caravan pitch with FOUL only pop up

Photograph showing loose gravel track with static caravan in background

Enlarged image showing caravan rainwater pipes curtailed above ground and surface water allowed to drain directly onto permeable gravel area

REV	DATE	AMENDMENT DETAILS	DRAWN	CHECKED	APPROVED
P1	19/04/24	For condition discharge	GS	DLW	GS

Bowland Escapes

Bowland Wild Boar Park, Chipping

Existing / Proposed Drainage Regime

Drwg No. **A4011-OD-01** Rev. **P1**

Scale **As Shown** Sheet Size **A2**

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Date **19 March 2024**

Drawn	Checked	Approved
GS		

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