

Wiltshire Council Planning Consultation Response

28 March 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: PL 2025 01833
Full planning permission for Erection of a replacement dwelling and detached outbuilding
The White Cottage, Miles Common, Semley, Shaftesbury, SP7 9JX

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Recommendations:

☐	No Comment
☐	Support
☐	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☒	No objections

Matters Considered:

Documents Reviewed:

- Application Form Redacted
- Covering Letter redacted
- Planning Statement
- Location Plan
- EA Flood Map
- Existing Site Survey
- Access – Existing Site Survey
- Proposed Site Plan

The site lies within Flood Zone 1 and is not subject to any surface water or groundwater flood risk.

The proposals seek to replace an existing residential dwelling and outbuilding. The applicant has stated that the total increase in impermeable area will be minimal (~46m²), so it is therefore assumed that proposed access/driveway will utilise **permeable** surfacing. On this basis, the LLFA have no objections to the development.

Informatives:

- It is noted that the Environment Agency's [standing advice for minor extensions and vulnerable developments](#) applies.
- All new drainage will need to comply with Building Regulations Part H.
- Any soakaways should be constructed in accordance with CIRIA C574 and the [Wiltshire Guidance](#)

- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

Megan Macpherson (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.