

Wiltshire Council Planning Consultation Response

04 June 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Jonathan James
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Application No: PL/2025/03888
Full Planning Permission
Formation of slurry reservoir. Infilling of existing slurry reservoir and erection of new barn (part retrospective).
Sharcott Pennings Farm, Wilcot Road, Pewsey, SN9 5NL

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
- Cover Letter
- Existing Site Plan
- Location Plan
- Proposed Plan
- Site Plan
- Sustainable Drainage Statement
- Topographical Survey

The application has been supported with a Site Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The SFRA Mapping shows that the site has a risk of groundwater flooding with groundwater levels between 0.025m and 0.5m below the ground surface.

The development plan involves constructing a new barn at the site of the existing slurry reservoir, which will be relocated to the south of the farm. Rainwater from the new barn will be collected via downpipes and directed to the existing infiltration pond. The applicant proposes raising the bank top level of the infiltration pond to increase storage capacity, ensuring a 300mm freeboard.

We are aware that this application is a resubmission of withdrawn application PL/2023/03879. The proposed work is minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk elsewhere. As such, we have no objection to this application followed by the below conditions.

Conditions:

The drainage team have the following conditions which need to be addressed by the applicant.

- Given the site's risk of groundwater flooding, where there is a possibility of groundwater emerging at the surface, it is essential to incorporate measures within the detailed drainage plan to prevent groundwater infiltration into the system.
- The applicant must submit a plan showing the pre-development overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event, and post-development overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event that minimise the risk to people and property.

Informatives:

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- There must be no interruption to the existing surface water and or land drainage arrangements of the surrounding land because of the operations on site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- All new drainage will need to comply with Building Regulations Part H.

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Abhishek Nandan (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.