

## Wiltshire Council Planning Consultation Response

14 August 2025

Wiltshire Council Drainage Engineer  
Technical Services Drainage Engineer  
Wiltshire Council

Officer's Name: Isobella Wise

**Application No:** PL/2025/05316  
**Full planning permission**  
**Conversion of barn to provide ancillary accommodation to the main house and access road alterations**  
**Hundred Acres Farm, Sopworth, Chippenham, SN14 6PP**

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:

|                                     |                                                      |
|-------------------------------------|------------------------------------------------------|
| <input type="checkbox"/>            | Comment                                              |
| <input type="checkbox"/>            | Support                                              |
| <input checked="" type="checkbox"/> | Support subject to conditions (please set out below) |
| <input type="checkbox"/>            | Object (for reasons set out below)                   |
| <input type="checkbox"/>            | No objections                                        |

### Matters Considered:

Documents Reviewed:

- Application Form
- Design and Access Statement
- Proposed Barn Elevations
- Proposed Site Plan
- Existing Site Plan
- Proposed Barn Ground Floor plan
- Location Plan
- Proposed Barn First Floor Plan.
- Existing Barn Elevation & Section

The SFRA mapping ([Strategic Flood Risk Assessment Data Explorer](#)) shows that the site is in Flood Zone 1 and has no risk of surface water flooding. Groundwater levels are expected to be between 0.025m and 0.5m bgl.

The proposed works are minor in nature and will not result in a significant increase in impermeable area when compared to the existing baseline scenario.

Therefore, the LLFA has no objection to the proposed development, provided that the recommended drainage condition is applied.

### Conditions:

- The access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan (in accordance with para 047 of the PPG) can be found [here](#).

## Informatives

- All new drainage will need to comply with Building Regulations Part H.
- 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.

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