

Wiltshire Council Planning Consultation Response

19th August 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: PL/2025/06133

HOUSEHOLDER PLANNING APPLICATION TO “DEMOLISH THE MODERN EXTENSION TO THE SOUTH AND LOWER THE MODERN EXTENSION TO THE NORTH TO A SINGLE STOREY WHILST RESTORING THE HISTORIC CORE OF THE BUILDING, ERECTION OF A NEW WING TO RUN PARALLEL TO THE FARMHOUSE, PROVIDING A NEW FRONTAGE TO THE BUILDING”

SPRINGBOTTOM FARM, WILSFORD CUM LAKE, SALISBURY, SP4 7BY

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)
☐	Objections

Matters Considered:

Documents Reviewed:

- *Application form redacted*
- *Design and Access Statement*
- *Existing Floor Plans*
- *Existing Site and Location Plan*
- *Proposed Floor Plans*
- *Proposed Site and Location Plan*

It should be noted that our comments below are reliant on the accuracy and completeness of the application, and we do not take any responsibility for incorrect data or interpretation made by the authors.

The applicant should note the [National standards for sustainable drainage systems \(SuDS\) guidance](#) published on 19th June 2025, when preparing the drainage strategy. Any proposal must be designed in accordance with this guidance.

The applicant proposes to renovate and make alterations to the building and site to make Springbottom a usable and well-planned family home which is placed in sound condition for the future. The proposal is to demolish the modern extension to the south and lower the modern extension to the north to a single storey whilst restoring the historic core of the building. A new wing is proposed to run parallel to the farmhouse, providing a new frontage to the building and compensating for the lost accommodation.

The existing farmhouse is currently uninhabitable due to significant water leakage caused by plumbing issues. Additionally, the site is also at risk of groundwater flooding. The applicant proposes a drainage strategy that includes the use of soakaways for surface water management and a package treatment plant for the disposal of foul water.

Conditions:

1. The applicant must submit a detailed drainage strategy which should demonstrate the following:
 - A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.
 - Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
 - Surface water can be safely managed within the proposed development, up to and including a 1 in 10 year plus climate change event.
 - Exceedance routes that minimise the risks to people and property.

Informatives:

- Adequate measures during demolition and construction to control pollution to existing watercourses and groundwater.
- 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.
- Since this is a householder application and the site is at a risk of groundwater flooding, the applicant is required to provide the following information:
https://www.wiltshire.gov.uk/media/17598/Householder-and-Minor-Extensions-Flood-Risk-Assessments/pdf/Householder_and_Minor_Extensions_Flood_Risk_Assessments.pdf?m=1752682331070
- The site is underlain by chalk. In chalk, or any other fill material prone to instability, soakaways may need to be sited at least 10 m away from any building, road or structure foundations, in line with CIRIA C574 Engineering in Chalk.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

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