PL/2025/08740 - Land West of Cley Hill Roundabout, Warminster

Development Proposal

The proposal is for the erection of an agricultural storage facility, being purpose built for the safe storage of agricultural machinery and equipment.

Vulnerability Classification

In accordance with the National Planning Policy Framework, annex 3, the proposed development falls into the category of Land and Buildings used for Agriculture and Forestry which is classified as less vulnerable.

Assessment of Flood Risk

As indicated within the maps below, the proposed site falls outside of any flood risk zones for surface water.

Groundwater Flooding

Although the map below indicates the possibility of groundwater emerging at the surface locally, there is no evidence of groundwater flooding on the site. Historically the applicants have owned the site since 1962 and have never encountered any groundwater flooding on or around the site.

The Proposal

The proposed building is to be set at the same floor level as the existing two storage facilities. Both of which have been recently constructed with a floor level set 1 metre above the existing ground level. This also applies to the surrounding concrete apron which is laid to a fall away from the building, as indicated on the proposed block plan opposite. Furthermore, the agricultural building is constructed from materials that will not be harmed by water and internally, all electrical fittings are set at high level, 1 metre above floor level.

Surface Water Drainage

As can be seen on the maps and block plan, there is an existing man made pond to the north of the site. All surface water drainage from the roofs of the buildings drain to this pond.

Conclusion

Given the information provided, the risk of flooding from ground water is low.





