

To:	Isabel Gatier	From:	Rahul Dixit
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Planning App Ref:	PL/2025/08425
Service Ref:	Drainage
Date:	09/03/2026

PROPOSAL

Full application for the excavation of an earth banked slurry lagoon

SITE LOCATION

White Lodge Farm, Braydon, Swindon, SN5 0AD

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Location Plan
- Proposed Block Plan
- Elevations and Cross Section Plans
- Planning Statement

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

As per SFRA the site is in Flood Zone 1 and there is a very low risk of surface water flooding (<1 in 1000yr RP) and a low risk of groundwater flooding.

The applicant seeks planning permission from Wiltshire Council to construct a new agricultural slurry storage lagoon at White Lodge Farm, Minety. The lagoon will measure 45m x 45m and a depth of m below ground level. Total proposed volume of the slurry tank is 6100m³. Excavated soil will be reused to form graded earth bunds around the lagoon. The proposed development is located within an existing agricultural grassland field and is intended to support farm operations

The proposed slurry lagoon will be served from existing and new pipes from the pig sheds. The new pipes will run down the east face of the silage barn and into the lagoon.

RECOMMENDATION

No objection subject to the following conditions

1. No development shall take place until a surface water drainage strategy, c has been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information must be provided:

- Pre and post-development overland exceedance routes for flows exceeding the 1-in-100-year event plus 40% climate change allowance, ensuring no increased flood risk to the site or surrounding areas. [Standard 3: management of extreme rainfall and flooding](#)
- A management and maintenance plan for the proposed slurry lagoon, providing clear arrangements for the ownership and ongoing maintenance of the slurry lagoon, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be maintained in accordance with the approved plan.

INFORMATIVES

- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- 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.
- The applicant is advised that appropriate measures must be incorporated into the lagoon design to ensure that any effluent generated is effectively contained and treated to prevent pollution.
- If there is any intention to discharge effluent or surface water from the lagoon to a watercourse or land, the applicant must obtain an Environmental Permit from the Environment Agency

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)
This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.