



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/08425
Decision Date: 21/04/2026

Applicant:	Mr Stephen White White Lodge Farm , Braydon, Wiltshire, SN5 0AD
Particulars of Development:	The excavation of an earth banked slurry lagoon
At:	White Lodge Farm, Braydon, Swindon, SN5 0AD

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Block Plan: DWG No. KCC4033/02 09/25dm; Received 22 October 2025

Location Plan: DWG No. KCC4033/01 09/25dm; Received 22 October 2025

Proposed Elevations: DWG No. KCC4033/03 09/25ec; Received 22 October 2025

Planning Statement: Received 22 October 2025

BNG Metric: Received 31 October 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and in accordance with the details as shown on the plans hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4** The slurry lagoon hereby permitted shall not be first brought into use until an Odour Management Plan (OMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the OMP shall set the measures and procedures that will be adopted to minimise odour emanating from the operation and maintenance of the slurry lagoon and its contents including, but not necessarily be limited to, the following information:

a) details of the cover system to be used with information on the maintenance of the cover.

b) the use of any odour reducing additives;

c) arrangements for stirring or agitation of the slurry and frequency of stirring/agitation;

d) any pumping/slurry handling equipment to be used;

e) the frequency and method of removing slurry from the tank, slurry spreading and as to how and as to what account will be taken of local weather conditions when carrying out the above measures or procedures.

The details of the lagoon cover or any further odour abatement equipment identified by the odour management plan as approved, shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: To ensure the development does not result in unacceptable odour impacts on the amenity of neighbouring properties. The application contained insufficient information to assess these matters prior to granting planning permission; therefore, the details must be agreed with the Local Planning Authority before the slurry lagoon is brought into use to ensure the development operates in an acceptable manner and protects the living conditions of nearby residents.

- 5** Prior to commencement of the slurry lagoon the details of the impermeable liner shall be submitted to and approved by the Local Planning Authority. The liner shall be implemented as agreed.

REASON: To ensure that the proposed development, does not harm groundwater resources.

- 6** No development shall take place until a surface water drainage strategy, 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.

REASON: To ensure that surface water is managed appropriately and that the development does not increase the risk of flooding on site or elsewhere

Informative

- 7** The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to review the existing on-farm slurry and manure storage and

ensure compliance with the SSAFO Regulations. These regulations require you to inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.

The applicant should also ensure the proposed development supports compliance with:

The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations

2018 known as Farming Rules for Water (FRfW),

The Environmental Permitting (England and Wales) Regulations 2016 (EPR)

The Nitrate Pollution Prevention Regulations 2015 (NVZ)

To discuss the requirements under The Environmental Permitting (England and Wales) Regulations 2016 we recommend that the applicant contacts the Environment Agency on either email enquiries@environment-agency.gov.uk or Telephone 03708 506 506.

Informative

- 8** Pollution prevention during construction :

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

Informative

- 9** 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).

Informative

- 10** 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.

Informative

- 11** 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.

Informative

- 12** 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.

Informative

- 13** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)