

Wiltshire Council Planning Consultation Response

18 May 2026

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Amy Houldsworth
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Application No: PL/2025/01783
PLOT 2-3, NEWTON LANE, WHITEPARISH, SP5 2QQ
Establishment of stables, paddocks and area to exercise horses. Area for personal not commercial use.

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)
☐	No objections

Matters Considered:

Documents Reviewed:

- Proposed Layout Plans
- WEC Drainage Detail and Stable Structure Detail

In April 2025, the LLFA stated that 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 ground water flooding.

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.

In May 2026 to plans have been submitted (see documents reviewed) which show the Menage draining to a soakaway however, no details have been provided with respect to infiltration testing, sizing and design. In addition, the two drawings show the Menage in two different locations.

It is noted that the area of hard standing (compacted stone) and the stables and linking track are already present on site.

Recommendation

The developer should provide the following information as part of future planning applications in accordance with Wiltshire Council requirements, NPPF, PPG and Non Statutory Technical Standards for SuDS:

- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).

- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- 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.
- If 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 can be found [here](#).

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James Playfair (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.