

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application to determine if prior approval is required for a proposed: Excavations or Deposits of Waste Material reasonably necessary for the purposes of Agriculture

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
431770	164320

Description

Land South West of Hungerford along A338.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

OX25 3QW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Excavation / Deposit of Waste Material for the Farm

What is the total area of the proposed works?

2327.0

Scale

sq. metres

What is the approximate total volume of proposed works?

548.5cubic metres

Please provide a detailed description of the proposed works

The proposed development comprises a programme of river and floodplain restoration works along the River Shalbourne, designed to reinstate natural hydrological processes and improve the functioning of the agricultural floodplain. The works include the removal of a redundant concrete sill associated with former water meadow infrastructure, the selective lowering of river embankments and banks, installation of large woody material within the channel, and the excavation of a series of shallow floodplain scrapes. These interventions will reconnect the river with its historic floodplain, allow water to spill onto adjacent low-lying land during periods of high flow, restore natural drainage pathways and increase flood storage capacity within the floodplain. The proposed scrapes are shallow in nature, typically averaging 250mm in depth with gently graded side slopes, with any surplus spoil spread thinly on adjacent land outside the functional floodplain. The scheme is illustrated within the proposed concept design plan.

Additional works are proposed within an existing drainage ditch located on the floodplain to encourage flows to follow a more natural route towards the river. These comprise a short section of bank lowering, the creation of a shallow conveyance scrape and the installation of a gravel plug to partially restrict artificial drainage and redirect water along historic flow pathways. Limited tree management works will also be undertaken where necessary, in a selective method, to improve channel function and facilitate habitat enhancement. The chosen trees removal will not negatively mature riparian trees. The works are entirely earthwork and habitat restoration based, requiring no buildings or permanent engineered structures, and are intended to restore natural floodplain connectivity, improve flood attenuation, create seasonally inundated wet grassland, and enhance the agricultural resilience of the wider holding through improved water management and natural flood management functions. The proposals are expected to provide an overall reduction in downstream flood risk while remaining fully compatible with the continued agricultural management of the site.

The proposed River Shalbourne floodplain reconnection project aligns strongly with the priorities of the Berkshire and Marlborough Downs National Character Area (NCA 116) by restoring the natural function of the River Shalbourne and its floodplain through the removal of historic river modifications, reconnection of natural flow pathways, increased floodplain storage and creation of wetland habitats. The scheme will enhance the ecological condition and resilience of the chalk river landscape, improve natural flood management, support biodiversity and water quality objectives, and reinforce the distinctive character of the valley floor, delivering measurable environmental benefits whilst remaining compatible with the long-term agricultural management of the land.

Have previous excavations or waste deposits been carried out?

☐ Yes

☒ No

Please state the size and number of the holding

Size

3747.3

Scale

hectares

Number

0

Please state the depth of excavation, landfilling or height of landraising

Depth

25.0

Scale

centimetres

Would the excavated material be retained within the agricultural holding?

☒ Yes

☐ No

Please describe the materials that the imported waste would be composed of (e.g. top soil, sub soil, demolition waste, rubble etc)

Top soil only. Concrete sill also being removed. Spoil will be managed by spreading thinly on land within the agricultural holding, but outside of the Floodplain and integrated when reseeded.

Would the works affect any watercourse, surface or groundwater (e.g. infilling of old ponds, diversion or damming of streams, rivers, brooks or drains, creation of lakes)?

☒ Yes

☐ No

If Yes, please describe

The works will positively affect the hydrology of the local catchment and include: embankment lowering, scrape creation, placing of large debris to create 'Leaky Woody Dams'. The project aims are: to increase flood storage capacity, increase channel roughness and connect floodplain of the River Shalbourne earlier in the hydrograph.

In the wider parcel to the project development area, the parcel is being reverted from arable to permanent pasture with wildflower meadow targeted enhancement. The arable reversion will protect the chalk stream the Shalbourne Brook due to reduced agri-chemical input use from the change of land use. Furthermore, the embankment lowering and scrape creation will connect watercourse to the floodplain, allowing lateral movement and seasonal holding of water. This will increase flood storage capacity. The placement of debris and removal of existing concrete sill in the watercourse will provide habitat, vary depths in the channel, capture debris and slow flows during peak flash period events. Overall strengthening the resilience of the watercourse, for the greater benefit of the hydrological catchment.

Ultimately this proposal seeks to mitigate climate change and act as a natural flood management service.

We enclose to this application the Summary Flood Risk Statement and granted Environmental Permit under Reference EPR/EB3942UL.

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

3747.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The proposed wetland scrape and wildflower meadow creation works are reasonably necessary for the purposes of agriculture within the holding. They are agricultural in the remit of enabling the grazing of livestock with reversion to permanent pasture, and the seasonal drinking water sources the scrapes will provide.

The project is designed to enhance the quality, resilience and seasonal availability of grazing pasture for cattle by improving on-farm water management, increasing drought resilience and reducing periods of excessive soil saturation. The wetland scrapes will retain and regulate water within the landscape, helping to maintain soil moisture and grass growth during drier periods whilst reducing areas of poaching and soil damage associated with unmanaged surface water.

The establishment of species-rich wildflower grassland will improve sward diversity, soil structure and pollinator abundance, contributing to healthier and more resilient grazing pastures. The resulting increase in botanical diversity can enhance forage quality, extend grazing opportunities and support livestock health through a more robust pasture ecosystem.

Collectively, the works will support a sustainable cattle grazing system by improving the condition and carrying capacity of the grazing land, strengthening agricultural productivity and helping to ensure the continued viability of the livestock enterprise. The environmental enhancements are therefore ancillary to, and supportive of, the ongoing agricultural use of the holding rather than representing a separate non-agricultural land use.

No previous comments on the lack of agricultural merit was concluded in the previous application, see Delegated Officer's report.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The proposed wetland scrape and wildflower meadow creation project has been designed specifically to support the ongoing agricultural use of the holding as a cattle grazing enterprise. The scheme will improve pasture management by enhancing water retention during dry periods, reducing localised waterlogging and poaching during wet conditions, and increasing the diversity and resilience of the grazing sward. These improvements will help maintain forage availability, improve grazing distribution across the holding, and support livestock productivity and welfare throughout the year. The works are therefore intended to strengthen the agricultural performance, sustainability and resilience of the grazing system, with the associated biodiversity and environmental benefits arising as secondary outcomes of measures undertaken for agricultural land management purposes.

No previous comments on the lack of agricultural merit was concluded in the previous application, see Delegated Officer's report.

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

☒ Yes

☐ No

What is the height of the proposed development?

0.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

☐ Yes

☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Excavation/Deposit waste for agriculture as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ellen Fake

Date

05/10/2026