

Wiltshire Council Planning Consultation Response

04 Sept 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: PL 2025 06176
Retrospective permission for change of use from a lawned habitat area and the creation of a water feature that is enhancing the wildlife habitat of a garden that contains has a mixture of lawn, wildflower area, woodland and riparian habitats Manor Farm, Allington, Devizes, SN10 3NN

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:

- Application form redacted
- Location plan
- Block plan
- Pond cross section
- Water feature eastern perspective
- Water feature

The applicant seeks retrospective planning permission for a ~560m² pond, constructed on the applicant's land five years ago. The pond is situation on the Gog (ordinary watercourse), which runs directly through the applicant's garden from north to south. It is understood that works to the watercourse itself have been undertaken and that the pond acts as an online feature, which is filled by the base flow in the watercourse. These works have been undertaken without land drainage consent.

Wiltshire Council SFRA mapping indicates that the pond it located within Flood Zone 3, in an area subject to surface water flood risk and groundwater flood risk (to subsurface assets). This development would be considered as a water compatible development, appropriate for Flood Zone 3. However, we would still expect the applicant to demonstrate that any works undertaken do not increase flood risk on or off the site.

The drawings and photos provided do not give sufficient detail regarding the design of the pond or any other associated works to the watercourse. The photos do indicate damming of the watercourse (see below), which raises concerns regarding increased flood risk both upstream and downstream.



Objections:

The drainage team in their capacity as Lead Local Flood Authority have the below objections to the application; these must be overcome before a drainage objection can be removed:

- The applicant should provide cross section drawings of the pond and its components, and cross section drawings showing any associated works to the watercourse. These should show how features have been designed in accordance with the CIRIA SuDS Manual. The drawings should be sufficiently detailed to show:
 - Levels (ground levels, pond base level, top water level, freeboard).
 - Any safety features, including appropriate side slopes.
 - Configuration of inlet and outlet structures detailing the connection between the River Gog and the pond.
- Evidence that flow rates and depths in the Gog, both upstream and downstream, are not impacted by the development.
- Details of any associated landscaping works within Flood Zone 2 or 3, including any changes to ground levels.
- The applicant should provide an Operation and Maintenance plan that details clear maintenance responsibilities over the lifetime of the pond to ensure that flooding is avoided.

Informatives:

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

Megan Macpherson (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.