

Wiltshire Council Planning Consultation Response

04 September 2025

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Isobella Wise

Application No: PL/2025/05596
Full Planning Permission
Creation of a wetland including ponds, scrapes and ditches
Land at Stockham Marsh near Foxham, Wiltshire

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
- Planning Statement
- Stockham Marsh Flood Risk Scoping Report
- WILT18 Stockham Marsh Feasibility Report
- Flood Risk & Drainage Report
- Pond Area
- Indicative Pond Cross Sectional Drawing
- Indicative Ditch Cross Sectional Drawing
- Cross Sections
- Site Plan / Development Plan
- Site Plan

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA, and we do not take any responsibility for incorrect data or interpretation made by the authors.

The application at Stockham Marsh proposes a habitat restoration scheme involving the creation of 12 ponds, scrapes, ditches, and a culvert, with no new buildings or impermeable surfaces. Part of the site lies within Flood Zone 3a, adjacent to the Cade Burna (Main River), indicating a recognised risk of flooding. Soils are clay loam with low permeability, making infiltration unlikely, and the applicant proposes attenuation through ponds and ditches to manage surface water.

The LLFA has no objections to the proposals for this planning permission, subject to the below information being obtained via pre-commencement conditions.

Conditions:

- In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post-development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
- A management and maintenance plan for all ponds, scrapes, ditches, and the culvert shall be submitted and approved. The scheme shall thereafter be maintained in accordance with the approved plan.
- A construction management plan should be submitted and approved prior to commencement of work. This should set out measures for pollution prevention, silt and sedimentation control, and protection of adjacent watercourses during construction.

Informatives:

The drainage team would expect the following matters to be addressed by the applicant as part of a subsequent application:

- Works within 8m of the Cade Burna (Main River) may require separate Environment Agency consent.
- Pollution prevention and silt control measures should be followed during construction.
- 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, slices, 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](#).

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Abhishek Nandan (AtkinsRéalis), working on behalf of Wiltshire Council Drainage.