

Helena Carney
Wiltshire Council
Development Control
Monkton Park Offices
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Our ref: WX/2025/139280/01-L01
Your ref: PL/2025/06176

Date: 05 September 2025

Dear Helena

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

Thank you for consulting the Environment Agency on the above application.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation. Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

Note to Applicant

The proposed development appears to impound the watercourse therefore you are likely to need an impounding licence from the Environment Agency. An impoundment is

any dam, weir or other structure that can raise the water level of a water body above its natural level. 'On-line' impoundments hold back water in rivers, stream, wetlands and estuaries, and consequently affect downstream flows, sediment transport and migration of fish. There is no guarantee that a licence will be granted as this is dependent on available water resources, existing protected rights and the upstream and downstream effects of the impoundment.

Note to Applicant

The Gog is an ordinary watercourse. The proposed works may require a Land drainage and ordinary watercourse consent from the Lead Local Flood Authority (LLFA). We therefore suggest that the LLFA are consulted on this application. We also ask that the applicant contacts the LLFA directly to determine if a land and ordinary watercourse consent is required.

Note to LPA

If you are minded to approve the application contrary to our objection, we request you contact us prior to a decision being made to allow us to make further representations. If you have any queries regarding our response, please get in touch

Yours sincerely

Ms Lindsay Fello
Sustainable Places - Planning Advisor

Email wx.sp@environment-agency.gov.uk
Phone 020 3025 1229