

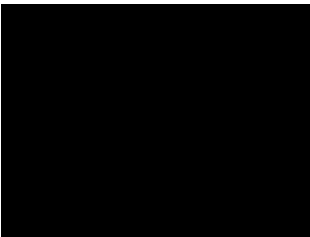
From:

Sent: 12 October 2025 22:35

To: Carney, Helena <Helena.Carney@wiltshire.gov.uk>

Subject: Objection to the "Creation of a Wildlife Feature" as identified in PL/202506176

Mrs Sian Watson



12 October

2025

And owner of The Cabin Annex at 5 Manor Farm Cottages, Allington, Devizes, SN10 3NL.

Re: Planning Application PL/2025/06176

I, Mrs Sian C. Watson, BSc (Hon.) Environmental Management, Environmental Consultant (Rtd.), Lead Environmental Auditor (Rtd.), and Farmer, wish to re-emphasise my Objection to the Creation of a "Water Feature" that has IMPOUNDED the water and IMPEDED the free flow of a Stream, The GOG, to the detriment of properties UPSTREAM and downstream, as well as to the detriment of the biodiversity and ecology usually found within a FREE FLOWING stream.

A free-flowing stream is there because of its ability to manage high volumes of water during rainfall events. This ability is being compromised because of the change in the natural hydrology of the area. This ability was compromised and likely to have exacerbated the flooding of the adjoining properties.

The dam and sluice gate are giving neighbours personal control over a shared asset that has a direct impact on the adjoining land, garden, Grade 2 Listed Building, fauna and

flora, and the integrity of the banks of the stream with the fluctuating water levels. This is unacceptable.

Impeding a Stream is a known breach of the Law and Due Process. The construction and impoundment of water was undertaken without Ordinary Water Course Consent and therefore constitutes an illegal activity, and one that cannot be simply rectified by producing simple reports.

These Reports are FLAWED.

1. They do NOT contain any Accredited data. It is all Subjective views by those who are NOT qualified experts.
2. The Reports actually HIDE FACTS (in my opinion) to suit the wanted narrative.
3. The Reports state one thing but the photographs show another.
4. Their OWN DATA PROVES that the Impediment of the stream by the use of the sluice gate IMPACTS on the UPSTREAM ADJOINING property
5. The act of IMPOUNDING a stream is itself ILLEGAL. Now trying to create legality through the submission of flawed Reports.

The Catchment Impact Report, states that "The River Gog catchment is approximately 260 hectares and lies entirely within the boundary of the Manor Farm Estate" this statement implies, in my opinion, that there are no other landowners, nor property owners, within this 260 Hectares which of course is untrue.

There is an ADJOINING landowner, upstream, with a GRADE 2 listed property, that has been totally disregarded in all aspects of this Planning Application.

Page 4, Figure 5 Identifies Manor Farm Ownership, Land Parcels in red.

And

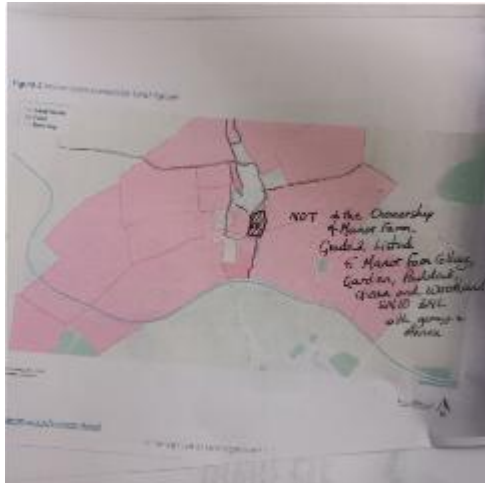
Page 5, Figure 3 Holding and Catchment map including sediment pathways

Grade 2 Listed, No. 5 Manor Farm Cottage, Gardens, Paddock, Stream and Woodland that ADJOIN the Applicants property, upstream from the "Water Feature" have been totally omitted.

There are additional upstream properties that have been impacted upon, this is not an exhaustive list.

Home Farm borders the culvert and the Gog and consultation / analysis of her flood risk has been omitted.

The Gog runs underneath the "Little House", passes along the boundary of the Grade 2 listed chapel.



Page 5, Fig 3

The "**Riparian and Ecological Considerations**" Section, page 7, of the **Catchment Impact Report**, states that "if the sluice is closed, the pond will reach a natural level before overflowing". I find this to be a very strange "professional" statement. Surely, if there is NO SLUICE (nor concrete support) then the stream would continue at a natural level! The CLOSED SLUICE is IMPEDING creating an UNNATURAL level, and a level of water that now backlogs and impacts, indeed TRESSPASSES onto the upstream neighbouring land.

Amended Page 4 (Fig 2) and Page 5 (Fig3), Catchment Impact Report/ presented by Mr R Oram

Please Note, that the Ownership of the adjoining property to the North has been totally omitted.

Nor any inclusion of the Grade 2 Listed Dwelling, nor my Annex.

The Reports provided in response to the request by the EA, state that the "**Current flow, flow-rate and maximum flow rate**" paragraph in the **Catchment Impact**

Report states that there is a "Consistent fall of 0.5% (0.4 m per 100m) through the garden."

A very low gradient.

BUT, a gradient that is applicable UPSTREAM as well.

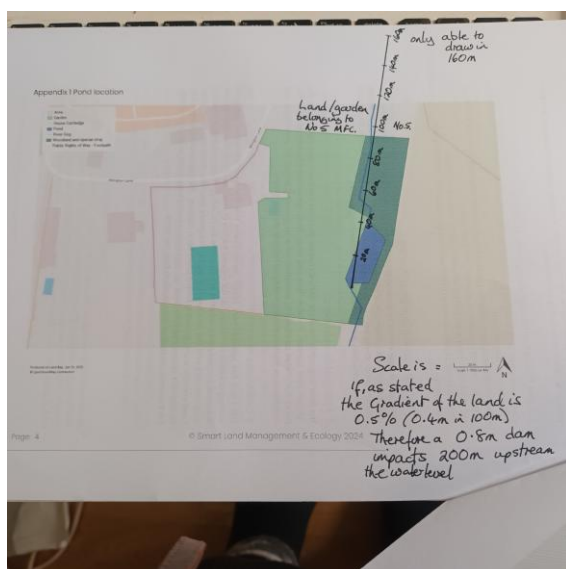
IF the sluice creates a POND depth of 0.9 m, then one could expect, with their landfall data, that the impact of their pond would reach over 200 m upstream.

an increased stream height of 1.2 m affects 300 meters upstream in a normal, non flood situation.

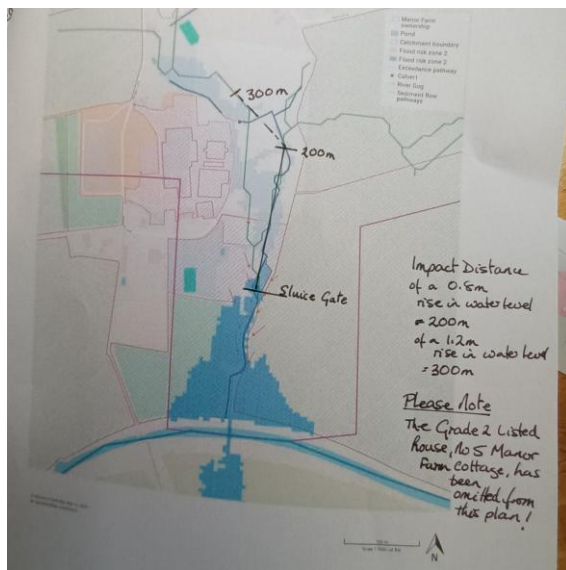
These 2 diagrams, to scale, demonstrate the UPSTREAM impact of a rise in stream level. The impact extends for 200 m or possibly 300m if the Concrete Barrier supporting the gate acts as a Dam itself.

Amendments made to diagrams identified in the **Flood Risk Management Report, Page 4 and 5, Appendix 1 and 2**

Appendix 1



Appendix 2



The Impact of a 0.8 m Sluice gate (the stated is 0.9m) is 200 m - by the presented data.
300m if the level rises to 1.2m

If the stream water is held back by the DAM that has been created by the concrete structure, to support the sluice gate, seen in the **Catchment Impact Report, Engineering Works, page 13, Figure 8**, where there does not seem to be any capacity to release the water flow, apart from manually lifting the sluice gate to open a 0.65m wide channel at the base of the gate where the sludge will be building up or the 'natural overflow' that is already demonstrated as occurring at a greater than 0.9 m height - their diagram demonstrates this.

Their photograph, Image 5, shows a different view. It shows a 1.2 metre concrete structure across the stream, and behind the sluice gate.

Image 5

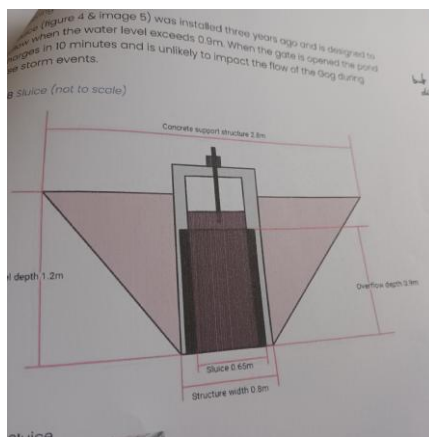


Fig 8

Furthermore, the Culvert, identified in the **Catchment Impact Report, page 7 Image 2**, may be silting up because the speed of the flow is greatly reduced because of the rise in the water levels. Reducing Speed reduces the capacity of the water to carry the sediment.

The impeding of the stream may have further consequences and may be causing the silting of the Culvert.

Increased sludgy deposits are being experienced upstream from the new lake within the property of 5 Manor Farm Cottage.



Page 7, Image 2, Catchment Impact Report

The ILLEGAL impounding of the GOG has impacted UPSTREAM as well

AND

This impoundment is INCREASING THE RISK OF FLOOD UPSTREAM. The Impoundment raises the water level of a body of water above its natural level.

My focus in this Response has been upstream but if the sluice were to be opened and the "540" ? M3 volume of water were to be released in "10 Minutes" then flooding, erosion and environmental damage would be caused downstream.

This development is NOT SAFE and increases RISK elsewhere and it does NOT decrease flood risk overall.

Impediment of the Gog by the Concrete Sluice Gate Support and the Sluice Gate does cause upstream environmental damage and damage to Grade 2 Listed properties and increases the risk of flooding to residential properties.

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