

Wiltshire Council Planning Consultation Response

30 January 2026

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 (*Sept 2025*)
- Location plan (*Sept 2025*)
- Block plan (*Sept 2025*)
- Pond cross section (*Sept 2025*)
- Water feature eastern perspective (*Sept 2025*)
- Water feature (*Jan 26*)
- Flood Risk Management Report (*Jan 26*)

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 applicant has submitted a Flood Risk Management Report and Catchment Impact Report. As noted by the EA in their response dated 17 October 2025, these documents do not constitute a site-specific FRA, which is required for the development. The applicant will be required to submit an FRA that addresses the EA's objections.

The documents submitted confirm that the applicant has installed a sluice in order to maintain a depth of water in the pond. As flows enter the pond, and the cross-sectional area of the channel increases, the flow velocity will decrease. This has potential to cause flows to back up in the Gog, upstream of the pond. This has potential to affect the flow regime.

It is also stated that the normalised flow depth in the Gog is 0.15m, while the sluice itself has a height of 0.9m. This difference means the sluice could substantially increase water levels within the pond, and upstream, beyond what would naturally have occurred. As a result, the Gog may have reduced available capacity to accommodate storm events. Although it is acknowledged that the sluice will overtop once water levels reach 0.9 m, hydraulic modelling would be necessary to determine whether the resulting discharge is sufficient to prevent adverse impacts on the upstream flow regime.

The fundamental concern with the design of this pond is that it functions as an online feature. While we acknowledge that the pond provides additional attenuation capacity, its online configuration also has potential to influence the upstream flow regime. The only way to demonstrate that this will not result in adverse impacts, considering all return period scenarios and the effects of climate change, would be through hydraulic modelling of the previous and current scenarios.

If the applicant is unable to carry out hydraulic modelling, we would urge them to consider further works to the pond that take it offline. This would involve re-instating the watercourse and re-configuring the pond as an offline feature.

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 a site-specific FRA that addresses the EA's requirements.
- Hydraulic modelling considering the pre-development and post-development scenario, demonstrating no increase in flood risk due to the development. Hydraulic modelling should consider all storm events up to the 1 in 100 year + climate change scenario.

or

Consideration of design alterations to reinstate the watercourse and re-configure the pond as an offline feature.

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.