

Wiltshire Council
Bythesea Road, Trowbridge, BA14 8JN

Our ref: PA-0001658/01
Your ref: PL/2026/01927
28 April 2026

Dear Sarah Hill,

Construct Habitat Pond

GRANGE COTTAGE GATERS LANE SALISBURY WILTSHIRE SP4 6ER

Thank you for consulting us on the above application

Environment Agency Position

We have no objection to the proposed development subject to the inclusion of the following condition and informatives.

Condition – Flood risk assessment

The development hereby approved, shall be carried out in accordance with the submitted Flood Risk Assessment (ref. 2215110/FRA/MN/RS/01 dated April 2022, Lanmor Consulting) including the provision of compensatory storage/flood storage volumes as show on the plans in Appendix C.

These mitigation measures shall be fully implemented prior to any loss of floodplain and subsequently maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Informative – Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge

- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Informative - Sediment

Please note that once the site is cleared of vegetation and excavation begins, any rainfall could lead to large amounts of sediment entering the River Bourne channel. Assurance is needed that this would be managed appropriately.

Informative – Fish

If fish were to be introduced a Keeping and Introduction of Fish (KIF) permit would need to be applied for, due to the small section of the pond which falls within a floodplain, it would limit the species of fish that would be allowed to be stocked into the pond. This may be different if we were satisfied that the pond was fully enclosed and the escape of fish, even during times of flooding, was non-existent.

Notes to LPA

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

In accordance with the Planning Practice Guidance (determining a planning application, paragraph 019), please notify us of a decision being made, or if the application is withdrawn.

Yours sincerely,

Briony Waterman,
Planning Specialist – Wessex Sustainable Places
wx.sp@environment-agency.gov.uk
Rivers House, East Quay, Bridgwater, Somerset TA6 4YS