

To:	Isobella Wise	From:	Drainage Team
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Planning App Ref:	PL/2025/05596
Service Ref:	Drainage
Date:	13/05/2026

PROPOSAL

Creation of a wetland including ponds, scrapes and ditches

SITE LOCATION

Land at Stockham Marsh near Foxham, Wiltshire

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Application Form (*Aug 2025*)
- Planning Statement (*Aug 2025*)
- Stockham Marsh Flood Risk Scoping Report (*Aug 2025*)
- WILT18 Stockham Marsh Feasibility Report (*Aug 2025*)
- Flood Risk & Drainage Report (*Aug 2025*)
- Pond Area (*Aug 2025*)
- Indicative Pond Cross Sectional Drawing (*Aug 2025*)
- Indicative Ditch Cross Sectional Drawing (*Aug 2025*)
- Cross Sections (*Aug 2025*)
- Site Plan / Development Plan (*Aug 2025*)
- Site Plan (*Aug 2025*)
- Drainage Strategy for the Proposed Wetland at Stockham Marsh (*May 2026*)
- Construction Environmental Management Plan - WILT18 – Chippenham Habitat Bank (*May 2026*)
- WILT18 Cross Section 01 (*May 2026*)
- WILT18 Cross Section 02 (*May 2026*)
- WILT18 Top/Plan (*May 2026*)

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

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.

It is acknowledged that the applicant has submitted additional information, including a drainage strategy supported by hydraulic modelling incorporating climate change allowances and greenfield runoff betterment, a construction management plan addressing pollution and silt control, and confirmation that long-term management and maintenance are secured through a legally binding Conservation Covenant and the approved HMMP under the Environment Act 2021. The proposal represents a nature-based drainage solution, with wetland features delivering both flood risk management and habitat enhancement, and no increase in flood risk to surrounding land or receptors.

RECOMMENDATION

No Objection for the following reasons:

The proposed works are nature-based in character and do not introduce additional impermeable surfaces; accordingly, the proposal will not result in an increase in flood risk compared to the existing baseline scenario. As such, we have no objections to this application.

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](#).

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)
Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document sets out design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.