



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/06176
Decision Date: 06/10/2026

Applicant:	Mr Richard Oram Manor Farm, Allington, Devizes, Wiltshire, SN10 3NN
Particulars of Development:	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.
At:	Manor Farm, Allington, Devizes, SN10 3NN

In accordance with In accordance with policy DM3 (1)(a) of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The application seeks retrospective planning permission for the creation of an online pond and associated sluice structure within the River Gog, which is hydrologically connected to the River Avon (Hampshire Catchment) Special Area of Conservation (SAC). Insufficient information has been submitted to enable the Local Planning Authority to properly assess the effects of the development upon the qualifying features and species of the SAC, the River Avon Site of Special Scientific Interest (SSSI), Priority Habitat River, protected species and ecological networks. Furthermore, insufficient information has been submitted to enable the Local Planning Authority, as Competent Authority, to undertake an Appropriate Assessment and conclude that the development would not adversely affect the integrity of the River Avon (Hampshire Catchment) SAC. The proposal therefore conflicts with Core Policy 50 of the Wiltshire Core Strategy, the biodiversity

objectives of the National Planning Policy Framework, and the Conservation of Habitats and Species Regulations 2017 (as amended).

Refusal Reason

- 2** The application seeks retrospective planning permission for the creation of an online pond and associated sluice structure within an ordinary watercourse. Insufficient information has been submitted to demonstrate that the development, as constructed, would not increase flood risk on site or elsewhere, adversely affect the operation, connectivity and natural flow regime of the watercourse, or be safe for its lifetime taking account of climate change. In particular, a site-specific Flood Risk Assessment and hydraulic modelling have not been provided to assess the impacts of the development on pre-development and post-development flow conditions or to adequately address the objections of the Lead Local Flood Authority and the Environment Agency. Consequently, the Local Planning Authority cannot be satisfied that the development would be acceptable in flood risk and drainage terms. The proposal is therefore contrary to Core Policy 67 of the Wiltshire Core Strategy and the flood risk objectives of the National Planning Policy Framework.

Informative

- 3** The documents and plans considered in reaching the above decision are as follows:

- Application Form, received 31/07/2025
- Flood Risk Management Report (FRMR) Version Number - 1.2, prepared by Smart Land Management & Ecology, received 16/03/2026
- Catchment Impact Report, Version Number - 01, prepared by Smart Land Management & Ecology, received 12/09/2025
- Manor Farm House Location Plan, received 31/07/2025
- Manor Farm House Water feature cross section, received 31/07/2025
- Manor Farm House Block plan, received 31/07/2025

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).