

Helena Carney
Wiltshire Council
Development Control- North
Monkton Park Offices
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Our ref: WX/2025/139280/02-L01
Your ref: PL/2025/06176

Date: 17 October 2025

Dear Helena

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

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

In the absence of an adequate flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property
- take the impacts of climate change into account -specifically the 38% climate change assessment for the central allowance.
- Consider blockage and maintenance of water control structure (e.g. keep structure clear)

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

We note the Lead Local Flood Authority response dated 4th September 2025 was an objection. They are the relevant risk authority for giving permission for structures in ordinary watercourses. All of their concerns must be addressed and the applicant

should look to meet all the requirements under [Paragraph 80 of the Planning Practice Guidance](#).

If a revised FRA which addresses the points highlighted above cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted.

Note to LPA

If you are minded to approve the application contrary to our objection, we request you contact us prior to a decision being made to allow us to make further representations.

If you have any queries regarding our response, please get in touch.

Yours sincerely

Ms Lindsay Fello
Sustainable Places - Planning Advisor

Email wx.sp@environment-agency.gov.uk
Phone 020 3025 1229