

Ms Maria Jarquin
Edenvale Young Associates Ltd
30 Queen Charlotte Street
Bristol
Bristol
BS1 4HJ

Our ref: WX/2025/138895/03-L01
Your ref: EVY1164
Date: 13 August 2025

Dear Ms Jarquin

**ENVPAC/1/WSX/00406 – CHARGED PRE-APPLICATION ADVICE – REVIEW OF
HYDRAULIC MODELLING REPORT APR '25.**

CEREAL PARTNERS UK, STAVERTON, TROWBRIDGE

Thank you for accepting our discretionary charged advice offer. We can offer the following preliminary comments on a “without prejudice”, based on the information provided before us.

Both hydrological and hydraulic reviews have been carried out by our Evidence and Risk Team. They have deemed that the modelling whilst acceptable and fit for purpose, should merely be used for showing the flood risk to the site. If this is to be used for identifying suitable mitigation measures, the models in their current state would not be suitable to be used to inform any potential interventions along the river.

Please find attached both spreadsheets from our reviewers. We advise that the applicant either submits further information on the potential options for redevelopment for this site or we can provide availability (subject to capacity on receipt of request) for a further charged meeting to discuss.

Please note the advice provided in this letter by the Environment Agency is a response to a pre-application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site.

We reserve the right to review our position in relation to any such application. This opinion is based on the information submitted and current planning policy and guidance.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

Mr Alex Smith
Sustainable Places - Planning Specialist
(On behalf of Lindsay Fello – Planning Advisor)

Direct dial 02080 267794
e-mail wx.sp@environment-agency.gov.uk