

Peter Crozier
Wiltshire Council
Development Control
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2026/139591/01-L01
Your ref: PL/2025/09205

Date: 23 January 2026

Dear Peter

**RETROSPECTIVE APPLICATION FOR THE STORAGE OF UP TO 72 PERSONAL
STORAGE UNITS ON THE FORMER CAR PARK AREA OF COOPER TYRES.**

LAND OFF SCOTLAND ROAD, MELKSHAM

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

Environment Agency position

The flood risk assessment (FRA) submitted with this application is not for the application site. In the absence of a FRA, we **object** to this application.

Reason(s)

The application site lies within Flood Zone 2, which is land defined by the planning practice guidance as having a medium probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted.

Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#)

Yours sincerely

Ms Lindsay Fello
Sustainable Places - Planning Advisor

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