

Gen Collins
Wiltshire Council
Development Control West
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2025/139447/02-L02
Your ref: PL/2025/07023

Date: 30 January 2026

Dear Gen,

INSTALL FLOOD RESILIENCE MEASURES APPROX. 490 METRES IN LENGTH TO INCLUDE; REMOVAL OF EXISTING CONCRETE KERB AND REPLACEMENT WITH NEW (MAX 450MM N HEIGHT), INSTALLATION OF NEW CONCRETE KERB (450MM IN HEIGHT) AND FLOOD GATES

CEREAL PARTNERS, STAVERTON, TROWBRIDGE

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

We have reviewed the following documents;

- Flood risk assessment revision B by Edenvale Young dated 15 December 2025
- Flood gates drawing ref- EVY1164-003 Rev P4 submitted 19/12/2025
- Letter from Edenvale Young re Environment Agency Objection submitted 19/12/2025

Environment Agency Position

After reviewing the submitted documents, our previous concerns have been satisfied.

As per the submitted charged advice letter submitted as part of this application, the flood modelling was submitted to us through charged advice this was deemed fit for purpose in determining the flood risk on site.

The modelling shows that the flood gates will only come into effect in a 1in100yr plus 71% event and therefore we do not have concerns that there will be an increase in flood risk to the surrounding site and neighbouring properties, therefore we **remove our previous objection subject to the following conditions.**

Condition 1 - FRA implementation

The development shall be carried out in accordance with the submitted flood risk assessment (Flood risk assessment revision B written by Edenvale Young dated 15 December 2025) and the mitigation measures it details.

The mitigation measures shall be fully implemented prior to use/occupation. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

To reduce the risk of flooding to the proposed development and neighbouring properties.

Condition 2 - Construction Environmental Management Plan

No development shall take place until a Construction Environmental Management Plan (CEMP), incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The CEMP shall include the following;

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

Reason

To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

INFORMATIVE – Permit to discharge

A permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Note to LPA

In accordance with the planning practice guidance, please notify us of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or have any queries regarding our response please get in touch

Yours sincerely

Lindsay Ffello

Sustainable Places - Planning Advisor

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