

David Cox
Wiltshire Council
Development Control
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2023/137047/02-L01
Your ref: PL/2022/02557

Date: 06 February 2026

Dear David

**REBUILD PROPERTIES KNOWN AS MILL HOUSE TO CREATE 5 HOUSES (3
ALREADY EXISTING AND APPROVED) AND 5 NO. FLATS WITH INTERNAL
COURTYARD AREA FOR AMENITY**

CLARKS MILL & MILL HOUSE, STALLARD STREET, TROWBRIDGE

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

We have reviewed the following documents:

- *Flood risk assessment by Earth Environmental & Geotechnical Ltd dated October 2023 submitted 16/01/2026*

Environment Agency Position

We **maintain our objection** as the Flood Risk Assessment (FRA) is inadequate and the impacts of the 'proposed' wall have still not been addressed. We therefore cannot assess the flood risk implications.

Reason

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:

- Assess flood risk to the site and surrounding area using the most up-to-date flood modelling. This information can be obtained from our Customers and Engagement team (see below for details).
- Demonstrate how the proposed wall will not obstruct flood flows and increase flood risk to adjacent land and neighbouring areas.
- Provide clarity regarding the purpose of the wall.
- Provide elevation plans of the wall.

Please be aware that the 'proposed' wall is in very close proximity to the river channel therefore it would interfere with our field teams' ability to access the channel for routine maintenance and in the event of an incident of Environment Agency assets.

From an access point of view we would ask that sections of the wall be removed to allow access through to the watercourse. We would ask that the infill of those gaps be designed for easy removal/reinstatement.

Overcoming our objection

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

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

Advice to Applicant - Sources of information

Our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please contact 020 3025 0376 or email wessexenquiries@environment-agency.gov.uk.

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