

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

Our ref: WX/2026/139591/02-L01
Your ref: PL/2025/09205

Date: 09 March 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 re-consulting the Environment Agency on the above application.

We have reviewed the submitted FRA, (Land for Storage Containers FRA, Brant Storage & Removals, Scotland Road, Melksham, SN12 8AJ, BP Civil Engineering Consultants, February 2026, reference D2424/FRA1.0)

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:

- demonstrate whether the design of the proposed block pads to elevate 72no storage containers will adequately allow free passage of water flow during flood events
- consider how a range of flooding events (including extreme events) will affect the security of the containers to ensure they will not be displaced and potentially cause a blockage in the river channel.
- Consider how the additional weight would impact the bank stability as the proposed containers are within 8m of the river bank.

Overcoming our objection

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

We advise there is a new and up to date hydraulic fluvial model for Melksham (2025). We recommend the applicant utilises the 2025 Melksham model to update the FRA.

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 - Requesting a flood model

The 2025 Melksham model can be requested via our Wessex Enquiries team please contact them on 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

Lindsay Grant
Sustainable Places - Planning Advisor

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