

Andrew Thomas
Wiltshire Council
Development Control West
County Hall Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2025/139338/02-L01
Your ref: PL/2025/07258

Date: 12 March 2026

Dear Mr. Thomas,

VARY CONDITION 2 (APPROVED PLANS - LAYOUT AND DESIGN: 57 NEW LODGES, SOLAR BESS) OF APPLICATION 20/11097/FUL RELATING TO SITE LAYOUT, LIGHTING, ECOLOGICAL ENHANCEMENT AND LODGE DETAILS

FAIRWOOD LAKES, FAIRWOOD ROAD, DILTON MARSH

Documents reviewed:

- *Statement on BES (email uploaded 12 March 2026)*
- *Cover Letter, dated 13 February 2026 (Ref: 71637/03/JFB/JC/40696830v2)*
- *S73 Masterplan, 3002 – ver 04, dated 12 December 2025*
- *Flood Risk Assessment, 56068-BGP-01-XX-T-C-01001, dated 30/01/2026*

Thank you for reconsulting us on the above application.

Environment Agency Position

Following review of the revised information we are in a position to **withdraw our objection** (as stated in our letter dated 02 October 2025, Ref: WX/2025/139338/01-L01) subject to the inclusion of the following **condition** in any planning permission.

We appreciate the clarification around the BESS, which are confirmed to be small scale unites per lodge and we therefore have no further comments to make on this element.

CONDITION – Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (Ref: Flood Risk Assessment, 56068-BGP-01-XX-T-C-01001, dated 30/01/2026 and masterplan) including:

- finished floor levels of the lodges shall be set no lower than 600mm above ground levels
- no ground raising or built development with Flood Zones 2 and 3.

These mitigation measure shall be fully implemented prior to occupation and subsequently retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Advice to LPA

Flood warning and emergency response - advice to LPA

Whilst the new lodges are located in Flood Zone 1, the access and egress route appear to be through Flood Zones 2 and 3. Therefore the LPA should to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood. Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

Note to LPA

Please consult us on the details submitted to your authority to discharge any relevant conditions and on any subsequent amendments/alterations.

Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome. If you have any queries regarding our response, please get in touch at wx.sp@environment-agency.gov.uk.

Sent on behalf of,

Ms Lindsay Grant
Sustainable Places - Planning Advisor
Email wx.sp@environment-agency.gov.uk
Phone 020 3025 1229

Yours sincerely,

Matthew Pearce - Planning Specialist
Wessex Sustainable Places