

Kenny Green
Wiltshire Council
Development Control North
Monkton Park Offices Monkton Park
Chippenham
Wiltshire
SN15 1ER

Our ref: WX/2026/139711/01-L01
Your ref: PL/2026/00876

Date: 12 March 2026

Dear Kenny,

VARY CONDITON 2 PLANS AND DISCHARGE 3, 4, 5 &6 - CHANGE OF USE OF LAND TO PROVIDE A GYPSY SITE, CONSISTING OF FOUR PITCHES AND ASSOCIATED HARDSTANDING, LANDSCAPING AND COMMERCIAL BARN (REVISED PROPOSAL FOLLOWING ALLOWED APPEAL PURSUANT TO PL/2023/00900)

CHARLIE'S PLACE, LAND OFF SODOM LANE, GRITTENHAM

Environment Agency Position

We have **no objection** to the proposed discharge and variation of conditions, subject to the inclusion of the following two **conditions and informatives** on any amended planning permission.

Flood Risk

A sequential approach has been taken with the proposed day room and pitches located in Flood Zone 1, according to the submitted Flood Risk Assessment (FRA) (Ref: 6578-RP01, dated 26 March 2024, SDS Consulting,) and the revised plan location and site plan dated November 2022.

CONDITION – Barn Storage

No commercial activities shall take place on the site, including the storage of materials, except within the approved barn. The barn shall be used only for storage in connection with the maintenance of agricultural land, and in connection with any landscaping business operated by the occupants of the site, and for no other purpose.

REASON

If the barn were to be used for the storage of caravans, there is risk they could float away during a flood event and cause blockages.

CONDITION – Ground Levels

There shall be no raising of existing ground levels on the site, specifically within Flood Zones 2 and 3.

REASON

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

Advice to LPA – Lead Local Flood Authority (LLFA)

Although surface water is not considered to be within the Environment Agency's remit, we would recommend the LLFA consider limiting the surface water discharge from the site during times of flood, as any increase in flow may exacerbate flooding downstream of the site, where there are other properties at risk of flooding.

The detention basin can store water on the site outside of the Flood Zone during a flood, when discharge to the full and out of bank brook is not possible.

Section 4.58 of the Drainage Strategy (Ref: 6578-RP02, dated 01 December 2025, SDS Consulting) says the control structure will be a hydro brake that will require maintenance. We would recommend the LLFA condition that this is completed to ensure the site remains flood free.

During flooding on the Dauntsey Brook, the surface water discharge point may not be able to discharge, which should be mitigated against. There is a high velocity flow path in this area between the Brinkworth Brook and Dauntsey Brook which the developer needs to be made aware of so they can ensure they keep the most vulnerable development at the lowest risk of their site.

Advice to LPA – Emergency Access

The applicant has provided photographs of the site access flooded within their FRA. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood.

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. 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. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

Environmental Permit

Under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an

exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission.

This applies to any discharge to inland freshwaters, coastal waters, or relevant territorial waters. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24-hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

Flood Risk Activity Permit (FRAP)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

This is in addition to any planning permission. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

It should not be assumed that a permit will automatically be forthcoming once planning permission has been granted, and we advise you to consult with us at the earliest opportunity.

Note to LPA

Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome. Please do not hesitate to contact me if you have any queries.

Sent on behalf of

Lindsay Ffello

Phone 020 3025 1229

Email wx.sp@environment-agency.gov.uk

Cont/d..

Yours sincerely,

Jay Shaw

Sustainable Places - Graduate Trainee