

Technical Note 001		
Project Name and number:	Land off Scotland Road, Melksham	D2424
Subject:	Response to Planning Consultation (EA)	
Client:	Brant Storage	
Prepared by and Date:	MJA	18/03/2026



BP Civils has previously prepared a Flood Risk Assessment and Drainage Strategy (D2424 FRA 1.0, dated February 2026) in relation to the retrospective application for the storage of up to 72 No storage units on the former car park area of cooper tyres. A planning application was submitted to Wiltshire Council ref: PL/2025/09205.

The EA has commented, dated 9th March 2026:

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.

BP Civils Response

In view of the Environment Agency's request for additional information the client has provided further information to clarify the storage units as follows:

- Scaled plan arrangement of storage containers which are 2438mm x 6096mm in size, with a self-weight approx. 2.5tonne. Each has a maximum holding capacity of approx. 2tonne contents(See drawing 004)
- Storage units will be strapped together at high level. (See drawing 005)
- Storage units will sit on 200mm ht concrete pads and anchored to the concrete. (See drawing 005)
- Concrete pads will be cast into the ground. (See drawing 005)
- Nominal raising above surface level (200mm) allows surface water run-off/ponding to flow underneath. (See drawing 005)
- With reference to drawing 006, the storage units are shown to be located within 8m buffer from 'top of bank', however are sufficiently set back from the vegetated top of bank. It would be fair to assume a 45deg load line from the base of the proposed concrete pads; this would not intersect the existing bank/slope.

- Existing boundary fence is chain link allowing surface water run-off/ponding to pass through. (See drawing 006)

Enc

GTF-BRANT-SRM-P-GA-004 Rev - Site Plan Showing Container Anchor Points & Container Strapping Points

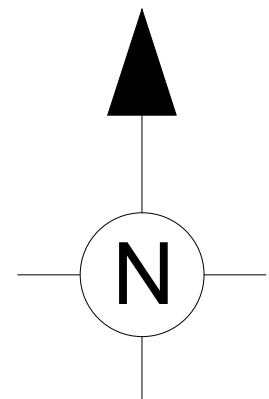
GTF-BRANT-SRM-P-GA-005 Rev A - Section Showing Container Anchor Points & Container Strapping Points

GTF-BRANT-SRM-P-GA-006 Rev - Section Showing Proximity to River Avon

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

Industrial Grade Strapping
for Storage Use

- Fixing into Concrete Pads



Revision	Date	Description	By
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Project Title
Brant Self Storage
Scotland Road
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SN12 8AJ

Drawing Title

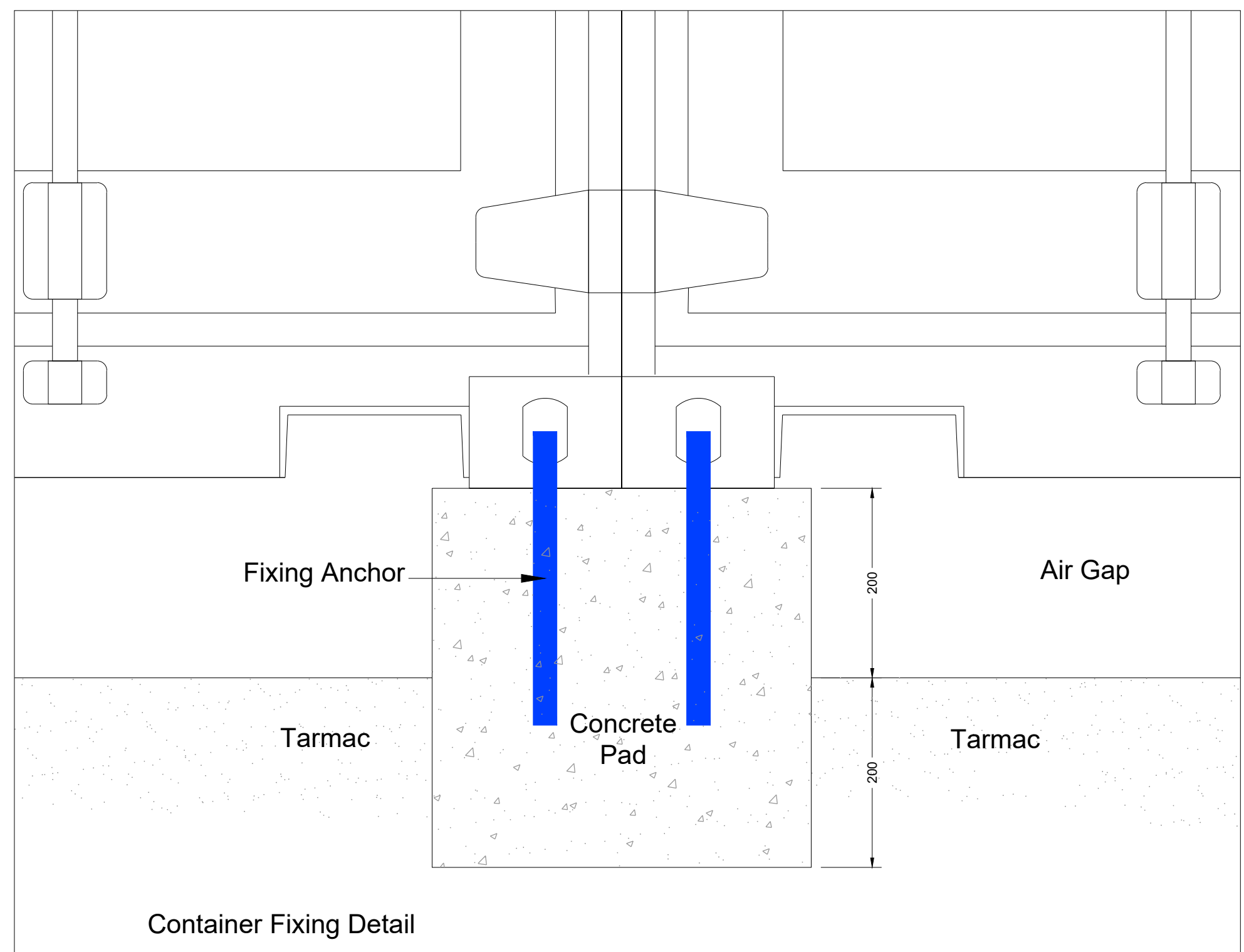
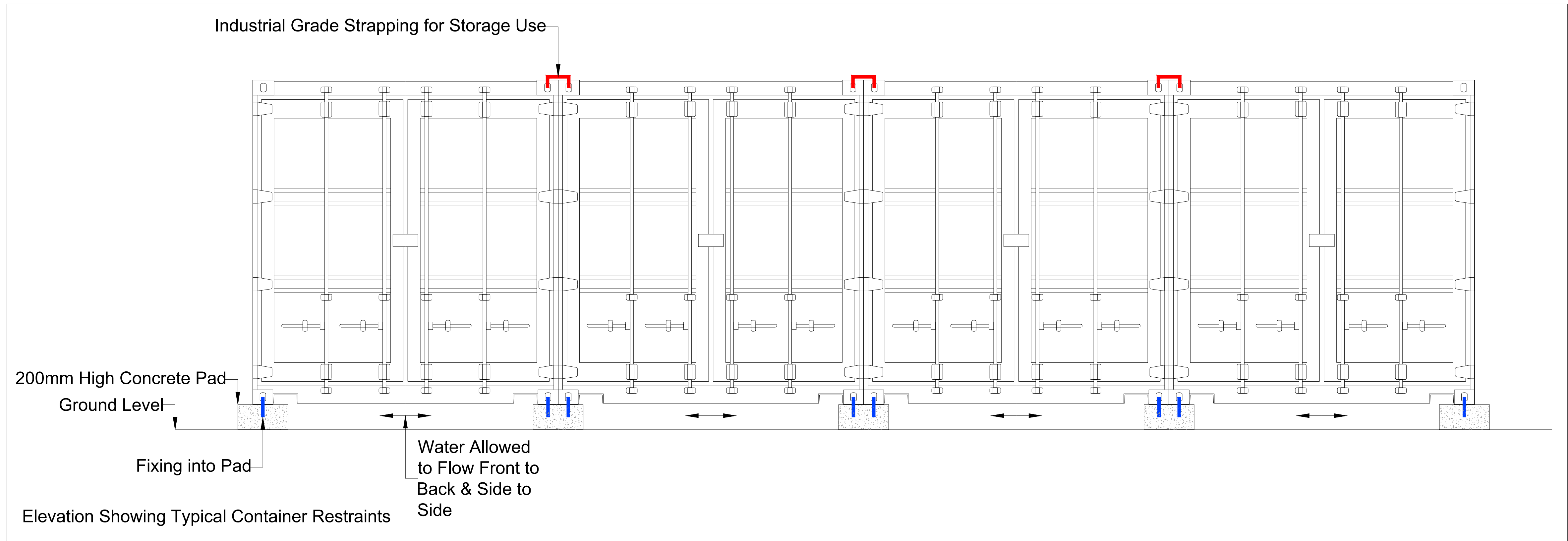
Proposed Site Plan Showing Container Anchor
Points & Container Strapping Points

Scale	Date	Drawn By
1:150@A1	17.03.26	GTF
CAD Reference		
C:\BRANT\SRM\GTF-BRANT-SRM-P-GA-004.dwg		

Drawing Number	Revision
GTF\BRANT\SRM\PI\GA\004	●

- ☐ Preliminary ☐ For Approval ☐ Construction
☐ For Information ☐ Tender ☐ As Built

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Project Title
Brant Self Storage
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Drawing Title

Proposed Elevation Showing Container
Anchor Points & Container Strapping Points

Scale
1:20/1:5@A1

Date
18.03.26

Drawn By
GTF

CAD Reference
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