

Ms. Rose Fox
County Hall,
Bythesea Road,
Trowbridge
BA14 8JN

Our reference: WX-2026-139762/01
LPA reference: PL/2026/01475

20 March 2026

Dear Rose,

ALTERATIONS AND RECONFIGURATION OF EXISTING CLASS E COMMERCIAL BUILDING INCLUDING SUBDIVISION INTO MULTIPLE COMMERCIAL UNITS, REINSTATEMENT OF TRADITIONAL SHOPFRONT, FORMATION OF NEW WINDOW OPENINGS AND ASSOCIATED REFURBISHMENT WORKS

20, CHURCH STREET, CALNE, SN11 0HS

Thank you for consulting the Environment Agency on the above application. We have **no objection** to the proposal, however, please consider the following advice before making a decision on this proposal.

Advice to LPA - Flood Risk

The proposed development falls within Flood Zone 2, which is land identified as being at risk of flooding from rivers and sea, now or in the future.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on certain development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [National flood risk standing advice for local planning authorities - GOV.UK](https://www.gov.uk/government/publications/national-flood-risk-standing-advice-for-local-planning-authorities).

You should view our standing advice in full before making a decision on this application.

Advice to applicant – Environmental Permit

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 (16 metres 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

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.

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

If you have any questions regarding our response, please contact wx.sp@environment-agency.gov.uk.

Yours sincerely,

Lindsay Grant

Wessex Sustainable Places – Planning Advisor

wx.sp@environment-agency.gov.uk

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