

Lucie Turner
Wiltshire Council
(Sent via email)

Our reference: WX-2026-139767/01
Your reference: PL/2026/01061

01 April 2026

Dear Lucie

Prior approval under Class MA for the proposed change of use from Class E (commercial) to Class C3 (residential) to provide 17 units

AVONSIDE ENTERPRISE PARK, NEW BROUGHTON ROAD, MELKSHAM

Thank you for consulting the Environment Agency on the above prior approval.

Environment Agency Position

We have **no objection** to the proposal but ask that the following is taken into consideration.

Advice to LPA - Access/Egress

The proposed access and egress are situated within Flood Zones 2 and 3 and therefore require consideration to ensure that safe access and evacuation can be maintained for future occupants.

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.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs 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 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

Advice to LPA – Emergency Planning

Please also note that this proposal will increase the flood risk vulnerability of the site and is likely to increase the number of people that will require evacuation during a flood event. We therefore request that you undertake appropriate consultation with your emergency planners and the emergency services.

Note to LPA

In accordance with the planning practice guidance, please notify us of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or have any queries regarding our response please get in touch

Yours sincerely,

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