

Peter Crozier
Wiltshire Council
(Sent via email)

Our Reference: WX-2026-139591/03
Your reference: PL/2025/09205

02 April 2026

Dear Peter,

**Retrospective Application For The Storage Of Up To 72 Personal Storage Units
On The Former Car Park Area Of Cooper Tyres**

LAND OFF SCOTLAND ROAD, MELKSHAM

Thank you for reconsulting the Environment Agency on the above application.

Environment Agency Position

In the absence of an adequate flood risk assessment (FRA) we **maintain our objection** to this application and recommend that planning permission is refused.

Reason

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:

- Assess the impact of the storage containers on flood flow routes across the site.

Although the drawings show a 200mm freeboard beneath the storage containers, we require site specific flood depth information to determine whether this clearance is sufficient to avoid impeding flood flows.

Furthermore, any containers located within 6m of the top of the riverbank must be moved to achieve a minimum 8m offset. This is necessary both to protect the stability of the bank and to avoid increasing flood risk.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted.

Note to LPA

If you are minded to approve the application contrary to our objection, we request you contact us prior to a decision being made to allow us to make further representations.

If you have any queries regarding our response, please get in touch

Yours sincerely,

Lindsay Grant
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