

Wiltshire Council
Bythesea Road, Trowbridge, BA14 8JN

Our ref: PA-0001827/01
Your ref: PL/2026/01555
20 April 2026

Dear Steven Sims,

Reserved matters (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure (outline permission PL/2023/11188)

LAND AT BLACKMORE FARM MELKSHAM WILTSHIRE SN12 7QS

Thank you for consulting us on the above application.

Environment Agency Position

We have no objection to the above development, subject to the inclusion of the following conditions.

Reason

The submitted location plans and engineering drawings indicate that the proposed residential dwellings are situated within Flood Zone 1. Residential development in Flood Zone 1 is appropriate in principle and does not raise flood risk concerns for the proposed dwellings themselves.

However, areas of Flood Zones 2 and 3 are present within the application red-line boundary, although no built development is proposed in these higher-risk areas. These zones form part of the functional floodplain and provide important flood storage capacity during flood events. The proposed ponds and attenuation basin is water compatible therefore is allowed in Flood Zones 2 and 3.

In accordance with the NPPF and associated planning practice guidance, development must be designed to ensure that:

- There is no loss of floodplain storage, and
- Flood risk is not increased elsewhere, including cumulatively.

Any temporary or permanent land raising within Flood Zones 2 or 3 would reduce flood storage capacity and could lead to increase flood levels both on site and in

surrounding areas. It is therefore essential that these areas remain undeveloped and unaltered in terms of ground levels.

Condition 1 – Ground levels

No raising of ground levels (either temporary or permanent), including during construction works, shall take place within areas of the site located in Flood Zones 2 and 3.

Reason: To ensure that there is no loss of floodplain storage capacity, to prevent an increase in flood risk on the site or elsewhere, and to ensure the development complies with the National Planning Policy Framework, particularly the requirement to avoid inappropriate development in areas at risk of flooding and to not increase flood risk off-site.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

In accordance with the Planning Practice Guidance (Determining a planning application, paragraph 019), please notify us of a decision being made, or if the application is withdrawn.

Yours sincerely,

Briony Waterman, Planning specialist
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