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Wiltshire Council
Development Control- North
Monkton Park Offices
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Our ref: WX/2025/139558/01-L01
Your ref: PL/2025/09668

Date: 23 January 2026

Dear Hilary,

CONSTRUCTION OF TWO DWELLINGS AND ASSOCIATED WORKS

LAND ADJACENT TO WINDRUSH, HIGH ROAD, ASHTON KEYNES, SWINDON, WILTSHIRE, SN6 6NX

Thank you for consulting the Environment Agency on the above application. We have reviewed the following documents;

- Location Plan: Windrush, High Road, SN6 6NX
- Flood Risk Assessment and Drainage Strategy, 242211-KTN-FRA-02-A, dated 19th November 2025, produced by K-Ten Consulting
- Site Layout, Drawing No 1437/1, dated 1-10-25, produced by Andrew P Jones Associates

Environment Agency position

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 (Flood Risk Assessment and Drainage Strategy, 242211-KTN-FRA-02-A, dated 19th November 2025, produced by K-Ten Consulting) 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:

- take the impacts of climate change into account
 - Different climate change allowances have been used to assess future flood risk than those advised in [Flood risk assessments: climate change allowances](#) without adequate justification. As there is FZ3b on site the 2080s higher allowance should be used.
 - It has not been demonstrated that the flood risk mitigation measures addressing flood risk for the lifetime of the development included in the design are adequate to make the development resilient to the flood levels

for the 2080s higher climate change scenario. Consequently, the development proposes inadequate flood storage compensation and will therefore increase the risk of flooding both onsite and elsewhere which is contrary to paragraph 181 of the National Planning Policy Framework and local policy . The SITE CONTOURS AND FLOOD LEVELS - 100 YR (1%) 35% - 5% FLOOD ZONE 3B (Jon No: 24-2211, Drawing No: C010, Revision A, dated 08.11.24, produced by K-Ten Consulting) included in the appendices of the FRA fails to provide level for level floodplain storage for the appropriate climate change scenario. It also fails to provide calculations in a table that sets out the volume of floodplain storage lost (cut) and the volume of floodplain storage gained (fill) for each of the slices.

- Finished floor levels have not been set above the 1% annual exceedance probability (AEP) plus an appropriate allowance for climate change flood level. Therefore, we are not satisfied future occupants will be safe for the lifetime of the development. There would be an unacceptable risk to the health and safety of the occupants in a flood event.
- consider whether flood risk will be increased in the surrounding area
 - As well as our above concerns regarding flood storage compensation, we also note that the Site Layout (Drawing No 1437/1, dated 1-10-25, produced by Andrew P Jones Associates) indicates the main river inlet on site will be removed/infilled, which contradicts paragraph 6.21 of the FRA and the Proposed Site Plan (Drawing No. 100, Rev B, dated 09/09/25m, produced by Andrew P Jones Associates) included in the appendices. We would therefore like clarity on which document(s) are correct and if the inlet will be infilled or not. Please note that the infilling of the inlet would not be acceptable with regards to flood risk grounds.

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.

Specifically, the FRA will need to:

- calculate an appropriate allowance for climate change using those advised in ['Flood risk assessments: climate change allowances'](#)
- demonstrate that finished floor levels are set above the 1% AEP plus climate change flood level to reduce the risk of flooding to people and property
 - Finished floor levels should be set above the 1% AEP flood level with an appropriate allowance for climate change to reduce the risk of flooding to property and future occupants. The finished floor levels should be raised at least 600mm above this level in accordance with [Flood risk assessment: flood zones 1, 2, 3 and 3b - GOV.UK](#). This will reduce the risk of flooding to people and property.

- demonstrate that any loss of floodplain storage within the 1% AEP plus an appropriate allowance for climate change can be directly compensated for to prevent an increase in flood risk elsewhere
 - Any increase in built footprint or raising of ground levels should be compensated up to the 1% AEP plus an appropriate allowance for climate change flood level (the design flood level). This is necessary to prevent the proposed development reducing floodplain storage and displacing flood waters, thereby increasing flood risk elsewhere.

Level for level floodplain compensation is the preferred method of mitigation and should be considered within the FRA. Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. Please note for this to be achievable it requires land on the edge of the floodplain and above the 1% annual exceedance probability (AEP) flood level with an appropriate allowance for climate change to be available. A comparison of ground levels (from a topographical survey) with modelled floodplain levels will show if land is available above the 1% AEP flood level with an appropriate allowance for climate change to be used as compensation.

We recommend that level for level floodplain storage calculations are provided in a table that sets out the volume of floodplain storage lost (cut) and the volume of floodplain storage gained (fill) for each of the slices. Typically, the thickness of a slice should be 100mm or 200mm, dependent on-site specific considerations. This may vary in the case of large, very flat sites, where 0.05 metres could be used; or in very steep sites with a high range of flood water levels. Slice thickness should be set to provide 10 to 15 slices in these cases. It will need to be demonstrated that there would be no net loss in storage volume for any slice.

A location plan that corresponds with the table should also be submitted showing where the compensation will be located on site. The location of the changes in floodplain storage should be clearly identified, demonstrating the scheme would be hydraulically connected for each slice. It is not acceptable to propose works several kilometres away or separated from the site by a significant structure such as a weir, bridge or other obstruction.

Excavation of the proposed floodplain compensation scheme should be completed prior to the construction of development to ensure floodplain capacity is maintained. If this cannot be achieved, then the applicant may need to amend the development to ensure that there will be no increase in flood risk elsewhere (for example by reducing built footprint or amount of land raising proposed).

Advice to LPA/Applicant

The applicant may require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river runs adjacent to the/partially on site.

Please note, if the onsite inlet is infilled as suggested by the Site Layout (Drawing No 1437/1, dated 1-10-25, produced by Andrew P Jones Associates) then it is **unlikely that a permit would be granted**. The applicant would need to demonstrate that the proposed works will not adversely impact on flood risk or the watercourse.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](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.

Advice to LPA - Sequential test

What is the sequential test and does it apply to this application?

In accordance with the NPPF (paragraphs 175-177 (inc. footnote 62)), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:
Householder developments such as residential extensions, conservatories or loft conversions

- Small non-residential extensions with a footprint of less than 250sqm

- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test and:
 - the proposed development is consistent with the use for which the site was allocated; and
 - there have been no significant changes to the known level of flood risk to the site, now or in the future, which would have affected the outcome of the test.
- Developments where no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

Who undertakes the sequential test?

It is for you, as the LPA, to determine an appropriate area of search and to decide whether the sequential test has been passed, with reference to the information you hold on land availability. You may also ask the applicant to identify any other 'reasonably available' sites which are on the open market and to check on the current status of identified sites to determine if they can be considered 'reasonably available'. Further guidance on the area of search can be found in paragraphs 027-030 of the planning practice guidance [here](#).

Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#).

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

Ms Lindsay Fello
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