



Andrew Thomas
Wiltshire Council
Bythesea Road,
Trowbridge,
BA14 8JN

Reference: PA-0001551/01
Customer reference: PL/2026/02177

21 April 2026

Dear Andrew

Prior Approval (Part 3, Class MA) Convert building into 6 flats comprising 3 x 3 beds and 3 x two beds - No external changes to external facades

Boreham Mill, Bishopstrow Road, Warminster, Wiltshire, BA12 9HQ

Thank you for consulting the Environment Agency on the above planning application.

Environment Agency Position

We have no objection to the proposed change of use from commercial to residential.

Justification - Flood Risk

We have reviewed the following documents:

- Flood Risk Assessment by Enviren (2500351-ENV-S1-SW-TR-C-0001 R1 (Redacted)) dated 23/03/2026
- Existing ground floor plan submitted 1st April 2026
- 2500_P101 V1 Proposed Ground Floor Plan submitted 1st April 2026

Flood Zone

The existing building is in flood zone 1 with a small area in flood zone 2 with the access and egress located in flood zone 2&3. It could see depths which are classed as 'danger for most' as per the [FD2320](#).

Vulnerability

The proposal represents a change of use from a less vulnerable commercial use to a more vulnerable residential use. While this results in an increase in vulnerability classification, the residential accommodation itself remains located within Flood Zone 1, where residential development is compatible with national planning policy.

Floor levels

The minimum ground floor level is 103.620m AOD and the design flood level is 103.730m AOD so potentially depths would be ~100mm.

The submitted Flood Risk Assessment (FRA) demonstrates that:

- The minimum existing finished ground floor level is 103.620 m AOD.
- The design flood level, including allowance for climate change and freeboard, is 103.730 m AOD.
- Under extreme events, any potential flooding at ground floor level would be shallow, with estimated depths of approximately 100 mm, which is addressed through the incorporation of flood resistance and resilience measures.

Recognising that the building footprint remains in Flood Zone 1, the development is considered to be acceptable in principle in flood risk terms, consistent with the NPPF requirement to locate more vulnerable development in areas of lowest flood risk where reasonably practicable.

Advice to LPA – Access/Egress

The access road is located in flood zone 2 and 3 and proposed levels show as danger for most on the FD2320 document. The issue of access is not within our direct remit but nevertheless is an important consideration for managing flood risk for this development. Before determining this application, we recommend the advice of relevant experts (emergency planner) should be sought on safe access/egress.

Yours sincerely,

Ellie Challans, Planning Specialist

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