

Wiltshire Council  
Bythesea Road, Trowbridge, BA14 8JN

Reference: PA-0004790/01  
Customer reference: PL/2026/03031  
03 June 2026

Dear Andrew Thomas,

**Prior approval part 3 Class G - COU from Use Class E - Offices to a mixed use live/work unit (First floor office/meeting room, kitchen for both uses, second floor living room and bedroom and shower room/WC for both uses)**

**37 SILVER STREET BRADFORD-ON-AVON WILTSHIRE BA15 1JX**

Thank you for consulting us on the above application.

### **Environment Agency Position**

Having reviewed the submitted information, we have no objection to the proposal as submitted. Whilst this change of use is located in Flood Zones 2 and 3, this is an existing building and therefore there is no additional loss of floodplain.

#### Advice to LPA/Applicant:

The following issues are not within our direct remit or expertise but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought:

- Safe access/egress

The surrounding area is located in the flood zone so there is a possibility that the resident may become isolated in the time of the event due lack of safe access egress. With the changing climate flood risk is only going to increase both in frequency and severity.

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a planning application, paragraph 019), please notify us of a decision being made, or if the application is withdrawn.

creating a better place  
for people and wildlife



Yours sincerely,

Briony Waterman, Planning Specialist, Wessex Sustainable Places  
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