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for people and wildlife

Environment Agency

Wiltshire Council
Bythesea Road, Trowbridge, BA14 8JN

Reference: PA-0005053/01
Customer reference: PL/2026/02966
09 June 2026

Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common

BLACKMORE FARM MELKSHAM WILTSHIRE SN12 7QS

Dear Planning Officer,

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

This proposal is in accordance with the National Planning Policy Framework (NPPF), in particular the sequential approach to flood risk where the proposed residential development is located within areas of lowest flood risk (Flood Zone 1) of the site.

Areas identified as Flood Zones 2 and 3 are reserved for open space, which is consistent with the NPPF requirement to steer more vulnerable development away from areas at higher probability of flooding. This approach is therefore supported in principle.

However, it is noted that footpath infrastructure is proposed within areas of Flood Zones 2 and 3. In order to ensure compliance with the NPPF, these features must be designed so as not to impede the flow or storage of floodwater. Any raising of ground levels within these areas could result in a loss of functional floodplain storage and an increase in flood risk, both on-site and elsewhere.

Accordingly, footpaths within Flood Zones 2 and 3 should be constructed flush with existing ground levels to maintain floodplain functionality.

Condition

There shall be no raising of land levels, whether temporary or permanent, within areas identified as Flood Zones 2 and 3.

Reason: To prevent any loss of functional floodplain storage capacity and to ensure that flood risk is not increased within the site or in surrounding areas, in accordance with the provisions of the NPPF.

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a planning application, paragraph 019), please notify us of a decision being made, or if the application is withdrawn.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, Wessex Sustainable Places
National Contact Centre: 03708 506 506
wx.sp@environment-agency.gov.uk
Rivers House, East Quay, Bridgwater, Somerset TA6 4YS