

Hilary Quixley
Wiltshire Council

Our reference: WX-2025-139558/02
LPA reference: PL/2025/09668

16 June 2026

Revised FRA and Drainage Strategy May '26 - Construction of two dwellings and associated works

Land Adjacent to Windrush, High Road, Ashton Keynes, Swindon, Wiltshire, SN6 6NX

Thank you for contacting the Environment Agency on the above application.

Environment Agency position

We withdraw our objection subject to the inclusion of the following condition in any permission granted.

Flood Risk

Condition – FRA compliance

The development shall be carried out in accordance with the submitted flood risk assessment (ref 242211-KTN-FRA-02-B) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than **83.70m AOD** metres above Ordnance Datum (AOD), in accordance with paragraph 6.12 in the submitted FRA.
- Level for level compensatory storage shall be provided as shown in the submitted FRA in appendix F.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

In accordance with paragraph 178/181 of the NPPF:

- To reduce the risk of flooding to the proposed development and future occupants
- To prevent an increase in the risk of flooding elsewhere by ensuring that compensatory storage of flood water is provided

- To ensure that during a flood event there is not an unacceptable risk to the health and safety of the occupants and an increased burden is not placed on the emergency services.

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. We agree that this indicates that there will be no danger to people.

This does not mean we consider that the access is safe, or the proposal is acceptable in this regard. We remind the LPA to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuations.

Please send us a link to the decision notice once the application is determined.

Yours sincerely,

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