

Wiltshire Council - Development Control
North
MONKTON PARK, CHIPPENHAM, SN15
1ER

Reference: PA-0004664/01
Customer reference: PL/2026/02943
25 June 2026

Outline application (with all matters reserved except for access) for up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitch provision, country park, allotments, landscaping and open space

Land off Trowbridge Road, Bradford on Avon

Dear Mr Steven Sims,

Thank you for consulting us on the above application.

Environment Agency Position

We have reviewed the submitted documents and have no objections to the proposed development, subject to the inclusion of the following condition.

The proposed built development is located within Flood Zone 1, which is defined as having the lowest probability of flooding. This approach accords with the sequential test principles set out in the National Planning Policy Framework (NPPF), which directs development to areas of lowest flood risk wherever possible.

Areas of the site identified as being within Flood Zones 2 and 3 are shown, in the submitted Parameter Plan, to be reserved for green infrastructure and drainage features. This is an appropriate land use within higher-risk flood zones and is consistent with NPPF guidance, provided these areas retain their functional floodplain characteristics.

It is considered acceptable that these areas remain undeveloped, on the condition that there is no temporary or permanent raising of ground levels within Flood Zones 2 and 3, which could otherwise displace floodwater and increase risk elsewhere.

Condition 1 – No raising of land levels

No raising of land levels, whether temporary or permanent, shall take place 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.

Informative(s)/Advice to LPA/Applicant

The submitted Flood Risk Assessment (FRA) identifies two existing surface water flow paths crossing the site in a southwest to northeast direction. The FRA indicates that post-development, surface water runoff from these flow routes will be managed through the proposed Sustainable Drainage Systems (SuDS).

The applicant should ensure that the design and implementation of the SuDS strategy adequately accommodate these flow paths, maintaining existing drainage patterns and ensuring that there is no increase in flood risk on-site or downstream.

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