

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

Reference: PA-0006350/01
Customer reference: PL/2026/03545
30 June 2026

Outline Planning Application for up to 400 dwellings (Class C3 use), land for a Local Centre, accommodating commercial, business and service uses (Class E use), drinking establishment and hot food takeaway (Sui Generis); and local community uses (Class F2); open space and landscaping to include natural green space, amenity green space, area of formal play, allotments and community orchard, sustainable drainage infrastructure and ground remodelling. All matters reserved except for the formation of a new vehicular access and cycle and pedestrian access including emergency access onto the B4528

Land east of Showell Farm, Patterdown Road, Showell, Chippenham

Dear Mr James Taylor,

Thank you for consulting us on the above application.

Environment Agency Position

We have reviewed the submitted documents and in the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Provide an assessment of the impact of climate change using appropriate climate change allowances '[Flood risk assessments: climate change allowances](#)'

- Adequately follow the requirements set out in the SFRA.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Note to LPA:

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:

- Assessment of surface water flow paths across

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

Yours sincerely,

Briony Waterman, Planning Specialist, Wessex Sustainable Places
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