

Isobella Wise
Wiltshire Council

Reference: PA-0009134/01
LPA reference: PL/2026/04365

12 August 2026

Dear Isobella

Construction of a new 60 bed Care Home with associated landscaping and car parking facilities on the former site of the Co-op store accessed from Mill Street. The development also includes 7 Assisted Living units to the north on the former car park accessed from The Pippen. Both sites are linked by existing pedestrian bridges across the River Marden. The demolition of the Co-op store has been approved under a separate application (PL/2025/02050)

Former Co-operative Store, Mill Street, Calne

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

Environment Agency position

In the absence of an adequate flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason

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:

- Demonstrate, through appropriate flood modelling, that the development is safe for its lifetime and will not increase flood risk elsewhere.

We require that the following issues are addressed within the updated FRA;

- Clarification of the footprint of the proposed buildings in relation to the modelled outputs. While outlines of proposed buildings are shown on the modelled outputs, this shape is very different to the building shapes and locations on the site plan and are likely to be outdated outlines.
- Clarification that all potential entrances into the basement, including vents, will be located above the 1 in 100yr plus appropriate climate change level, with 600mm freeboard.

We also require the submission of the model used within the FRA for review. Please note that it is likely that the model will need to be updated in order to be acceptable at review stage to meet our criteria.

Overcoming our Objection

The applicant should submit full flood modelling files for review.

The applicant's flood risk consultant is advised to thoroughly review the information at the following link [Using modelling for flood risk assessments - GOV.UK](#)

This will maximise the chances of the review being successful and prevent repeated communications with our national modelling review team.

All the criteria must be met, including an update to the hydrology and an update to the topography to reflect the demolished building correctly.

If/when a suitable site specific flood model has been finalised, this should be used to inform a revised FRA which overcomes the above points and demonstrates that the site would be safe for its design life, without increasing flood risk elsewhere.

Advice to Applicant

To enable the Environment Agency to progress the review, the applicant should contact the Environment Agency (on wx.sp@environment-agency.gov.uk) at the earliest opportunity to arrange the transfer of the full flood modelling files and supporting data. Upon completion of this review, the Environment Agency will provide further advice regarding the acceptability of the model and the implications for the proposed development.

When emailing us, please request a Quatrix link for uploading the data files, and copy in the LPA's case officer, so they're aware of progress.

Note to applicant/ LPA

FRA suitability

Please note that we will not provide further comment on the FRA or the development proposal until the modelling has been reviewed and accepted as fit for purpose by the Environment Agency.

Submitting model files

Within our cover email to the LPA, we have included a 'Modelling Submission Checklist' for the applicant/ consultant to complete and submit alongside their model files.

Yours sincerely,

Lindsay Grant
Planning Advisor (Wessex - Sustainable Places)

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