

Andrew Thomas
Wiltshire Council

Reference: PA-0009132/01
Customer reference: PL/2026/04248

13 August 2026

Dear Andrew,

Application for prior approval for the proposed change of use of a commercial building (Class E) to a single dwellinghouse (Class C3)

THE LODGE RESTAURANT, HENFORDS MARSH, WARMINSTER

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

Environment Agency Position

We have **no objection** to the proposed development.

Note to the LPA

Whilst the application site lies within Flood Zone 1, it is situated in close proximity to areas of **Flood Zone 2 and Flood Zone 3**, where there is a higher probability of flooding.

The Local Planning Authority should satisfy itself that future occupants can safely access and egress the site during flood events, having regard to the guidance contained within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). In particular, consideration should be given to the potential for surrounding flood waters to affect evacuation routes and limit safe movement to and from the site during periods of flooding.

The wider catchment is strongly influenced by groundwater processes associated with the underlying chalk geology. Consequently, where flooding occurs, flood water may persist for extended periods before receding. This could result in temporary isolation of the property, even where the dwelling itself remains outside the predicted flood extent.

In addition, whilst the River Wylfe is a groundwater-fed chalk stream and does not typically exhibit a highly flashy response to rainfall events, river levels can increase following prolonged periods of sustained rainfall and elevated groundwater conditions. The Local Planning Authority may therefore wish to ensure that

appropriate emergency planning and flood awareness measures are in place for future occupants, proportionate to the residual flood risk affecting the surrounding area.

We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.

Should you require any additional information, or have any queries regarding our response please get in touch

Yours sincerely,

Lindsay Grant
Planning Advisor (Wessex - Sustainable Places)

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