

Mr. David Cox
Wiltshire Council
Development Control West
165 Bradley Road
Trowbridge
Wiltshire
BA14 0RD

Our ref: WX/2020/134210/01-L01
Your ref:
Date: 22 June 2020

Dear Mr. Cox

OUTLINE APPLICATION FOR UP TO 100 DWELLINGS AND A CARE HOME (CLASS C2 USE) OF UP TO 64 BEDS (UP TO 3,750 SQM), AS WELL AS VEHICULAR ACCESS FROM THE A363. MATTERS TO BE CONSIDERED: ACCESS IN TO THE SITE LAND SOUTH OF WHITE HORSE BUSINESS PARK, TROWBRIDGE, WILTS

The Environment Agency has recently been consulted by the Local Authority regarding the above development proposal. Please find enclosed a copy of our comments for your information.

This response represents our advice as a statutory consultee on environmental issues associated with the proposed development. The reply should not be confused with the Council's decision notice, which will be issued by the Local Authority following determination of the application. Please contact the Local Authority if you wish to discuss the final decision to be made on this application.

If you have any queries about the Agency's response, please don't hesitate to contact me.

Yours sincerely

Mr Matthew Pearce
Planning Advisor

Direct dial

Environment Agency
Ergon House Horseferry Road, London, SW1P 2AL.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Direct fax

Direct e-mail Matt.Pearce@environment-agency.gov.uk

David Cox
Wiltshire Council
Development Control West
County Hall Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2020/134210/01-L01
Your ref: 20/03641/OUT
Date: 22 June 2020

Dear David,

Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750 sqm), as well as vehicular access from the A363. Matters to be considered: Access in to the site.

Land South of White Horse Business Park Trowbridge Wilts

Thank you for consulting us on the above application. We have no objection to the proposal provided the following **condition** is included on the planning permission's decision notice. Without this condition we would object to the proposal due to its adverse impact on the environment.

Water Efficiency

The incorporation of water efficiency measures into this scheme will:

- contribute to climate change resilience
- reduce abstraction pressure on water resources and riverine ecosystems
- benefit future residents by reducing water bills.

The following condition has been supported in principle by the Planning Inspectorate. Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

EA Condition – Water Efficiency

No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme demonstrate a standard of a maximum of 110 litres per person per day is applied for all residential development. The scheme shall be implemented in accordance with the agreed details.

Reason

This condition contributes to sustainable development and meeting the demands of climate change. Increased water efficiency for all new developments enables more growth with the same water resources.

Thank you again for consulting us. If you have any queries regarding our response please get in touch at swx.sp@environment-agency.gov.uk

Yours sincerely,

Matthew Pearce
Planning Advisor

Tel – 02077 140992

Email – swx.sp@environment-agency.gov.uk