

Mr Jonathan James
Wiltshire Council
Development Control North
Monkton Park Offices Monkton Park
Chippenham
Wiltshire
SN15 1ER

Our ref: WX/2025/139186/01-L01
Your ref: PL/2025/05943

Date: 26 August 2025

Dear Mr James

RESIDENTIAL DEVELOPMENT FOR UP TO 20 DWELLINGS, ASSOCIATED WORKS INCLUDING INFRASTRUCTURE, ANCILLARY FACILITIES AND LANDSCAPING. CONSTRUCTION OF A NEW VEHICULAR ACCESS OFF SPITFIRE ROAD

LAND EAST OF SPITFIRE ROAD, CALNE

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

Environment Agency Position

We raise **no objection** to the proposed development, subject to the following conditions being included with any planning permission granted.

Flood Risk

Condition – Flood Risk Assessment

The development shall be carried out in accordance with the submitted Flood Risk Assessment & Drainage Strategy by Robert Hitchins Limited (Dated: 26 June 2025, Ref: 647) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 73.0mAOD-74.5mAOD (metres Above Ordnance Datum)
- All habitable development and attenuation ponds will be located outside 1 in 1,000 year modelled flood extents.
- The land immediately adjacent to Abberd Brook lies within Flood Zones 2/3. This area will not be developed and will form part of the public open space.
- No ground raising in Flood Zone 2 or 3.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants. To ensure the site is sequentially designed and that there is no blockage in flood conveyance routes which could increase flood risk to the surrounding area.

Pollution Prevention

We advise that appropriate pollution prevention methods are to be implemented to prevent toxic substances affecting the natural environment and entering a watercourse.

Condition – Pollution prevention

As part of any reserved matters application, no development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason

To prevent pollution of the water environment in line with the National Planning Policy Framework.

Note on condition

The submitted CEMP must include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes
- how silt generated from the development will be managed
- Detail on protected species mitigation and biosecurity measures

Land contamination

Condition – Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

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.

- reduce the pressure on sewage infrastructure and treatment systems.
- benefit future residents by reducing water bills.
- potentially enables more growth with the same water resources
- allow developers to highlight positive corporate social responsibility messages to help sell their homes.

We recommend the following condition which has been supported in principle by the Planning Inspectorate and is an important part of addressing the widely recognised climate emergency.

Condition – Water Efficiency

As part of any reserve matters application a scheme for water efficiency must be submitted to and approved in writing by the Local Planning Authority. The scheme will 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 also enables more growth with the same water resources.

Advice to applicant – Environmental permit

Surface water will be directed into an attenuation pond before being released into the nearby watercourse through a controlled outlet and drainage channel. This approach helps protect the watercourse by reducing pollutants and fine sediment that could harm fish habitats. The installation of the outlet and drainage channel will require a Flood Risk Activity Permit (FRAP).

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Note to LPA

In accordance with the planning practice guidance, please notify us by email of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

Yours sincerely

Mr Harry Hembery
Sustainable Places - Planning Advisor

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