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

Our ref: WX/2025/139269/01-L01
Your ref: PL/2024/05527

Date: 22 September 2025

Dear Adam

REDEVELOPMENT OF SITE TO DELIVER EXTENSION TO EXISTING SPRING PARK DATA CENTRE CAMPUS CONSISTING OF (A) FREE STANDING DATA CENTRE BUILDING (B) ENERGY, POWER, AND WATER INFRASTRUCTURE (C) SITE ACCESS AND INTERNAL ROADS (D) SITE SECURITY ARRANGEMENTS (E) DIVERTED PUBLIC RIGHTS OF WAYS (F) HARD AND SOFT, GREEN AND BLUE, LANDSCAPING AND (G) OTHER ANCILLARY AND AUXILIARY FORMS OF DEVELOPMENT

LAND SOUTH OF WESTWELLS ROAD, NESTON, CORSHAM

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

Please note: *This response assumes that there is no Battery Energy Storage Systems (BESS) proposed, if this is not the case, we would need to be reconsulted to provide further comment.*

Environment Agency position

We have **no objection** but we request the inclusion of the following condition and informative.

Reason(s)

The previous use of the proposed development site as an MOD facility and quarry presents a high to medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is within source protection zone 2 and located upon a secondary aquifer A which is underlain by a principal aquifer.

The application's "*Phase 2 Ground Investigation*" (Created by Hydrock, dated 09/05/2024, version PO5) demonstrates that it will be possible to manage the risks posed to controlled waters by this development.

Without the below condition we would object to the proposal in line with paragraph 180 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 1 – 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(s)

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 180 of the National Planning Policy Framework.

Informative- Environmental Permitting

This development will require a permit under Environmental Permitting (England and Wales) Regulations (2016) from the Environment Agency. We recommend that the applicant contacts Environment Agency to discuss the issues likely to be raised.

Informative- Contaminated materials

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises where it's produced you may also need to send returns. You should follow the guidance provided here: [Hazardous waste: consignee returns guidance](#)

Informative- Water efficiency

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.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Commercial/Industrial developments

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' or the latest equivalent standards for water consumption.

We recommend you contact your LPA for more information.

Advice to Applicant – Water availability

It is our understanding that data centres use a large amount of water. Whilst it is noted that this development proposes to use rainwater harvesting for the supply of water, however if this is not the case and mains water is used instead then we advise that the applicant contacts their proposed water supplier for availability.

Note to LPA

In accordance with the planning practice guidance, please notify us 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 have any queries regarding our response please get in touch

Yours sincerely

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