

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

Our ref: WX/2025/139497/01-L01
Your ref: PL/2025/09192

Date: 16 December 2025

Dear Jonathan

OUTLINE, ALL MATTERS RESERVED (EXCEPT ACCESS) FOR UP TO 210 RESIDENTIAL DWELLINGS, AND 0.75HA OF EMPLOYMENT LAND AND ANCILLARY USES, OPEN SPACE, VEHICULAR AND PEDESTRIAN ACCESSES, LANDSCAPING, DRAINAGE MEASURES AND ALL OTHER ASSOCIATED WORKS INCLUDING THE DEMOLITION EXISTING BUILDINGS AND STRUCTURES.

LAND AT PENN HILL, CALNE, WILTSHIRE SN11 8RR

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

Environment Agency Position

We have no objection to the proposed development subject to the inclusion of the following conditions in any planning permission granted.

Contaminated Land

The location of the proposed development site adjacent to the historical landfill presents a 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 located upon a Secondary Aquifer A.

The application's Hydrock Ltd Desk Study and Ground Investigation Report dated 9th November 2022, ref. 24863-HYD-XX-XX-RP-GE-1000 demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken.

In light of the above, the proposed development will be acceptable if the following planning conditions are included in any planning permission. Without these conditions we would object to the proposal in line with paragraph 174 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- Remediation Strategy

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks

associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on Hydrock Ltd Desk Study and Ground Investigation Report dated 9th November 2022, ref. 24863-HYD-XX-XX-RP-GE-1000 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme 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 in line with paragraph 174 of the National Planning Policy Framework.

Condition 2- Verification Report

Prior to each phase of development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with Paragraph 174 of the National Planning Policy Framework.

Condition 3– 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 174 of the National Planning Policy Framework.

Foul Drainage Connection

The proposed development will be acceptable if the following measure is implemented and secured by way of a planning condition on any planning permission.

Condition 4- Foul Drainage Scheme

Prior to the determination of, or as part of any reserved matters application, including any subsequent phases, a foul drainage connection scheme shall be submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved.

Reason

The Wessex river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class.

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 5 – Water Efficiency Scheme

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 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 LPA

If the LPA ensures that any submitted water efficiency scheme meets the standards given above the Environment Agency do not need to be consulted on the discharging of

the above condition.

Pollution Prevention

Condition 6 – Construction Environment Management Plan

Prior to the determination of, or as part of, any reserved matters application, including any subsequent phases 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.

Informative

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

- the use of plant and machinery
- silt management
- discharges to surface waters and dewatering during construction
- 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 waste.

Please be aware that a permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Note to LPA

Please consult us on the details submitted to discharge these conditions and on any subsequent amendments/alterations to the details/proposal.

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. Ololade Ashade
Sustainable Places- Planning Advisor

Direct dial

Email- wx.sp@environment-agency.gov.uk

End