

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

Our ref: WX/2026/139620/01-L01
Your ref: PL/2023/09142

Date: 22 January 2026

Dear Sir/Madam

OUTLINE APPLICATION (WITH ACCESS TO BE DETERMINED) FOR DEVELOPMENT OF A NEW MOTORWAY REST AREA (MRA) TO PROVIDE UP TO 241 CAR PARKING SPACES; UP TO 63 HEAVY GOODS VEHICLE (HGV) PARKING SPACES; COACH AND CARAVAN PARKING; AMENITY BUILDING; FUEL FILLING STATION; NEW ROUNDABOUT ACCESS FROM B4005; AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND ANCILLARY WORKS.

LAND AT JUNCTION 16 (M4), SWINDON

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.

To summarise, we are providing conditions on:

- Surface water drainage scheme
- Foul water drainage scheme
- Construction Environmental Management Plan (CEMP)
- Previously unidentified contamination

Surface water drainage

The application form refers to a Sustainable Drainage Report which is not listed with submitted the application documents, it also appears that Chapter 9 has not been included which discusses 'water'. However, as this is an outline application, our concerns can be managed through suitable conditions.

Within the Environmental Statement: Non-technical Summary (updated) (Updated2) by Tetra Tech (Dated: October 2025, Ref: 784-B048803, Rev: 3), it is acknowledged that the proposed development presents a risk of contaminants entering the water environment during its operational lifetime. The proposed management solution is to store and treat surface water prior to discharge, therefore, we are conditioning a final scheme to be submitted with this detail, including pollution prevention measures.

Condition - Surface water drainage scheme

Prior to the approval of any reserved matters application, including any phased schemes, a scheme to dispose of surface water has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved.

Reason

To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

Foul drainage

The application form confirms that a connection will be made to a main foul sewer. However, we note a neighbouring site PL/2025/00700 (EA Ref: WX/2025/138700) which stated a mains connection was unfeasible. Therefore, we are providing the following condition to ensure a mains connection is made, otherwise we would raise serious concerns regarding this development.

Condition – Foul water drainage scheme

Prior to the approval of any reserved matters application, including any phased schemes, a scheme to dispose of foul including connection to the existing public main sewer, will be submitted to, and approved in writing by, the local planning authority. The scheme will be implemented as approved.

Reason

To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

Pollution Prevention during construction

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

Condition – Construction Environmental Management Plan (CEMP)

No development shall take place until a Construction Environmental Management Plan (CEMP), incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The CEMP shall include the following:

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

Reason

To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

Contaminated Land

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.

Informative – Storage of fuels, oils and chemicals

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be designed to discharge downwards into the bund.

Appropriate procedures, training and equipment must be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

We advise that polluting materials and chemicals are stored in an area with sealed drainage.

Please contact our National Customer Call Centre (Tel: 03708 506 506) for further information and guidance.

Additional information and guidance is available at:

- [Oil storage regulations for businesses - GOV.UK](#)
- [Design of containment systems for the prevention of water pollution from industrial incidents](#)

Informative – Permit to discharge

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

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 faithfully

Mr Harry Hembery (on behalf of Lindsay Ffello)
Sustainable Places - Planning Advisor

Direct dial 02030 252016

Direct e-mail wx.sp@environment-agency.gov.uk