

Gen Collins  
Wiltshire Council  
Development Control  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

**Our ref:** WX/2026/139615/01-L01  
**Your ref:** PL/2026/00195

**Date:** 11 February 2026

Dear Gen

**OUTLINE (ALL MATTERS RESERVED EXCEPT ACCESS) - ERECT UP TO 205 NO.  
DWELLINGS, COMMUNITY HUB, PUBLIC OPEN SPACE, ACCESS,  
INFRASTRUCTURE AND ASSOCIATED WORKS**

**LAND WEST OF WESTBURY ROAD, WARMINSTER**

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

**Environment Agency Position**

We have **no objection** to the proposal provided the following **4 conditions and 2 informatives** are included in any planning permission granted and that the LPA are satisfied that the Sequential Test has been passed.

Please also note that the below comments were provided on the basis that foul drainage will be mains sewer, if this is not the case or changes, please re consult us.

**Flood Risk**

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment are submitted with this application are implemented and secured by way of a planning condition on any planning permission.

**Condition 1 – FRA implementation**

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) Rev C written by Phoenix Design Partnership Ltd dated 09 December 2025 and the mitigation measures detailed within the FRA, including:

- All built development to be located within Flood Zone 1
- Finished flood levels are set no lower than 115.30 metres above Ordnance Datum
- There shall be no ground raising below the design flood level as this would reduce the available floodplain storage.
- There shall be no storage of any materials including soil within the future 1% annual probability (1 in 100 year) flood extent.

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, and prevent flooding elsewhere by ensuring that storage of flood water is maintained.

### **Note to LPA/Applicant - Land drainage and ordinary watercourse consent**

The proposed works may require a Land drainage and ordinary watercourse consent from the Lead Local Flood Authority (LLFA).

We therefore suggest that the LLFA are consulted on this application. We also ask that the applicant contacts the LLFA directly to determine if a land and ordinary watercourse consent is required.

## **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.

The following condition has been supported in principle by the Planning Inspectorate and is an important part of addressing the widely recognised climate emergency. Increased water efficiency for all new developments potentially enables more growth with the same water resources.

## **Condition 2 – Water efficiency**

As part of any reserve matter application or subsequent phase a scheme for water efficiency must be 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 also enables more growth with the same water resources.

## **Informative - Water Efficiency**

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

An appropriate submitted scheme to discharge the above condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 110 litres per person per day.

## **Pollution**

### **Condition 3 - Construction Environmental Management Plan (CEMP)**

As part of any reserve matter application or subsequent phase a Construction Environmental Management Plan (CEMP), incorporating pollution prevention measures, must be 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 as a minimum 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.

### **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.

### **Condition 4 - 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 LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. 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 NPPF

## **Foul Drainage/Water supply**

### **Note to LPA/Applicant - Capacity**

We note that the application is proposed to connect to main foul drainage, the LPA and the applicant should determine whether there is sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with this proposed development within environmental limits of the receiving waterbody.

The LPA and the applicant should also determine whether there is sufficient water supply in the area to meet the demands of the proposal.

**Note to LPA**

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

Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome. If you have any queries regarding our response please get in touch.

Yours sincerely

**Ms Lindsay Ffello**  
**Sustainable Places - Planning Advisor**

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