



Environment
Agency

Kate Clements
Wiltshire Council
Development Control
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2026/139672/01-L01
Your ref: PL/2025/07191

Date: 02 March 2026

Dear Kate

CHANGE OF USE OF AGRICULTURAL LAND AND BUILDING TO STORAGE (CLASS B8), GENERAL INDUSTRIAL USE (CLASS B2) AND LIGHT INDUSTRIAL USE (CLASS E (G) (III), INCLUDING EXCAVATION WORKS, ON-SITE BUND, PARKING, LANDSCAPING AND EXTERNAL STORAGE.

KNOLL FARM, NORTON FERRIS, WARMINSTER, BA12 7FG.

Thank you for consulting us on the above application.

Environment Agency position

We have **no objection** on the above application but have the following comments to make.

Advice to Applicant - Environmental Permit (Waste)

The proposed activity involves returning animal by-products to the site for storage, transfer, and consolidation prior to onward transport. The animal by-products are transported to a range of sites for disposal, including incineration plants, composting facilities and anaerobic digestion plants. This suggests that the animal by-products are considered waste and the operations therefore constitute a waste transfer activity, requiring an environmental permit. **The applicant should ensure that the appropriate waste management licence/permit and any necessary animal by-product approvals are in place before the facility becomes operational.** The Environment Agency offers both basic advice (free) and enhanced (paid for) advice prior to application of an environmental permit. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised.

Note to Applicant – Removal of bunds

The Design and Access Statement further indicates that the applicant intends to remove the bunds located outside the land edged red. Any such material must be managed in accordance with waste legislation and disposed of at an appropriately authorised waste facility if removed from site.

Advice to Applicant – Environmental Permit (Foul Drainage)

It is not clear from any of the plans if any foul drainage is proposed from toilets etc. If there is any foul drainage then the development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the

Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: [Check if you need an environmental permit - GOV.UK](#).

Advice to Applicant - Pollution prevention during construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- 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.

Please note, 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 – Waste Carrier

The applicant is currently registered as an upper-tier waste carrier which is suitable for the transport of animal by-products.

If you have any questions about our response please get in touch.

Yours sincerely

Ms Lindsay Fello
Sustainable Places - Planning Advisor

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