

Mr James Taylor
Wiltshire Council

Reference: PA-0000265/01
Customer reference: PL/2026/01035

(Sent via email)

Date: 02 April 2026

Dear James,

**EXTERNAL ALTERATIONS, PART DEMOLITION OF EXISTING STRUCTURES
AND HARD AND SOFT LANDSCAPING**

AVONSIDE ENTERPRISE PARK, NEW BROUGHTON ROAD, MELKSHAM

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

We have **no objection** to the proposals, provided the following **condition** and **informatives** are included in any planning permission.

CONDITION – Demolition and Construction Environment Management Plan

No development shall take place until a Demolition and Construction Environmental Management Plan (DCEMP), 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 working period. The DCEMP shall include, but not necessarily be limited too:

- 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
- measures for the protection of biodiversity (including fish species in the watercourse), including details of all pre-works ecological checks.
- recommendations relating to riparian mammals (water vole, otter and beaver) including covering of excavations to prevent entrapment in addition to minimising light spill onto the river corridor

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.

INFORMATIVE – Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

INFORMATIVE – Flood Risk

There must be no temporary or permanent storage of material in the flood plain during or post demolition. The sheet piles running along the watercourse form part of a flood defence asset. The coping stones along the top of the piles must be retained and kept undamaged, as the height of the capping contributes to flood protection in this area. An 8-metre access to the river should be maintained, including during works, in the event of emergency works.

Advice to LPA and applicant

The current proposals offer negligible improvements in terms of WFD, the riparian zone extent or the availability of marginal habitats along the River Avon. The Avon waterbody has an overall Moderate status, with macrophytes and phosphates being the controlling elements.

This development represents a potential opportunity for improving/re-naturalising the riparian buffer which will also help with nutrient runoff. The applicant should consider removing the hard engineered margins that extend across part of the site, in favour of more naturalised banks along the river. There could be scope for obtaining BNG credits as part of these works and could also reduce future maintenance obligations.

Advice to applicant

Ecology

The Ecological Impact Assessment is incorrect in that the River Avon through Melksham is not a SAC and therefore the document should be revised. The river is a Site of Nature Conservation Interest which is a non-statutory designation.

Drainage

Wessex Water maps have shown me there is a surface water pipe which passes under the site, which discharges adjacent into the River Avon at ST 90323 64112.

Therefore, you must ensure no pollutants can enter the surface sewer network as this will directly enter the watercourse.

Demolition equipment and vehicles should have fuel nappies underneath them when they are not being used to prevent oil spilling into the surface waters.

If a pollution incident does occur, please report it to the Environment Agency as soon as practicably possible at 0800 80 70 60.

Note to LPA

Please consult us on the details submitted to your authority to discharge this condition 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 questions regarding our response, please contact wx.sp@environment-agency.gov.uk.

Yours sincerely,

Matthew Pearce - Planning Specialist
Wessex Sustainable Places

Sent on behalf of

Lindsay Grant
Sustainable Places - Planning Advisor

Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 8ST

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