

Verity Giles-Franklin
Wiltshire Council
Development Control
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Reference: WX-2025-139548/02
Your Reference: PL/2025/09391

15 April 2026

Dear Verity,

Construction of new factory building (use class b2) and associated works/infrastructure (2no.silos)

CEREAL PARTNERS, STAVERTON, TROWBRIDGE

Thank you for reconsulting the Environment Agency on the above application. We have reviewed the following documents;

- Project Whitehorse Detailed Drainage strategy, Rev A, dated 26th March, written by Andrew Newby Partnership.
- Construction Environmental Management Plan, ref 680-TSL-ESG-CEMP, Rev 2 dated 06/03/26

Environment Agency Position

We have **no objection** to the above proposal subject to the following conditions;

Foul Sewage

We have reviewed the detail drainage strategy, it is still unclear if sewage is to be treated privately or is connected to the mains network. Private sewage treatment facilities should only be used where it is not feasible for a development to be connected to a public sewer, because of the greater risk of failures leading to pollution of the water environment posed by private sewerage systems compared to public sewerage systems.

The proposed development is within close proximity to the mains public foul network. We would therefore require the factory to be connected to the public foul system and request the following condition.

Condition - Foul drainage scheme

Prior to commencement a foul drainage scheme showing connection to the public mains foul sewer network shall be 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.

Pollution prevention

Condition - Construction Environmental Management Plan

The development, hereby approved, shall be carried out in accordance with the submitted Construction Environment Management Plan (CEMP) (Ref 680-TSL-ESG-CEMP, Rev 2 dated 06/03/26).

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.

Flood Risk

Condition - Implementation of the FRA

The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment and Drainage Strategy, V1, dated 27th November 2025, written by EdenvaleYoung) and the mitigation measures it details.

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.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Note to LPA

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

Should you require any additional information, or have any queries regarding our response please get in touch

Yours sincerely,

Lindsay Grant

Planning Advisor (Wessex - Sustainable Places)

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