

Joe Richardson
Wiltshire Council
Salisbury,
SP2 2HX

Our Ref: PA-0001692/01
Your Ref: PL/2026/02034

Date: 17 April 2026

Dear Joe,

Demolition of the existing four-bedroom, two-storey dwelling and the erection of a replacement dwelling.

22 RIVERSIDE CLOSE SALISBURY WILTSHIRE SP1 1QW

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

Environment Agency Position

We have **no objection** to the development as proposed, subject to the **condition** and information provided below.

Condition – Construction Environment Management Plan

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 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.

Advice for Applicant – Environmental Permit – Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

This is in addition to any planning permission. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> 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.

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

Note to LPA

Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome. Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Jay Shaw (on behalf of Lindsay Grant)

**Graduate Planning Advisor
Wessex Sustainable Places**

wx.sp@environment-agency.gov.uk

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