

Mr Andrew Guest  
Wiltshire Council  
Development Control West  
County Hall Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

**Our ref:** WX/2015/127874/11-L01  
**Your ref:** 15/04736/OUT  
**Date:** 17 April 2018

Dear Mr Guest

**MODEL RE-RUN - OUTLINE FOR MIXED USE DEVELOPMENT: RESIDENTIAL (UP TO 2,500 DWELLINGS); EMPLOYMENT; TWO LOCAL CENTRES; TWO PRIMARY SCHOOLS, ONE SECONDARY SCHOOL, ECOLOGICAL VISITOR FACILITY, PUBLIC OPEN SPACE, LANDSCAPING, HIGHWAY WORKS. FULL PLANNING APPLICATION FOR YARBROOK/WEST ASHTON RELIEF ROAD AND ACCESS JUNCTIONS**

**ASHTON PARK, LAND SOUTH EAST OF TROWBRIDGE, WILTS**

Thank you for re-consulting the Environment Agency on the above planning application.

We can now **withdraw our objection** to the proposals, **subject to the inclusion of the following conditions** and informatives in any permission granted.

#### **Flood Risk**

We have reviewed the:

- Email from Andrew Guest to Ellie Challans - 10/04/18
- Email from Glen Godwin to Andrew Guest - 09/04/18 - and attachments:
  - File Note 07, Trowbridge Model report - April 2018
  - Appendix A to model report
  - Comparison of post-development and baseline scenarios – April 2018

With specific reference to the File Note (P843-FN07 dated 05/04/18) we acknowledge that the hydraulic model was only amended to include the proposed raised embankments and compensation areas. No other changes were reported to be made to the model. We undertook a technical check of the model during the original submissions and we found the model to be broadly fit for the purpose of assessing flood risk as a result of the development. On this basis, we do not consider it appropriate to undertake a further technical review of the model and we hereby accept the proposed revisions to the raised embankments and compensation areas at face value. We have not undertaken a detailed or technical check of the submitted reports mentioned herein, or their findings.

#### Floodplain Protection

We ask that the detailed design of all works within the floodplain are managed by suitable **planning condition(s)**. As the detailed designs come forward we will expect to see confirmation that they conform exactly with what has been modelled. If there are any changes or departures from this, additional modelling may be required.

It is important to stress that the Environment Agency is fully reliant on the accuracy and

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Rivers House, Sunrise Business Park, Higher Shaftesbury Road,, Blandford, Dorset, DT11 8ST.  
Customer services line: 03708 506 506  
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completeness of the FRA in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors. Our responses do not constitute approval of those details or calculations nor do they constitute our consent or approval that may be required under any other statutory provision, byelaw, order or regulation. The responsibility for the FRA and proposal details and calculations remains with the developer or his agents. Flood risk cannot be eliminated and is expected to increase over time as a result of climate change and our response does not absolve the developer of his responsibility to ensure a safe development.

### Sports Pitches

We also note the comments made within the above File Note in relation to the proposed sports pitches within the floodplain. So long as no changes will be made to existing ground levels and no obstructions to floodplain flow or storage will be placed within the floodplain, we have no additional concerns over this element. We ask for a detailed **planning condition** to ensure that this requirement is suitably met.

### Finished Site and Floor Levels

We request the inclusion of suitable **planning conditions** to ensure that the proposed finished site and floor levels are accurately implemented.

### Environmental Permit

In addition to any other permission(s) that may have already been obtained, e.g. planning permission, the applicant may need an Environmental Permit for flood risk activities for carrying out work in, under, over or near a main river (including where the river is in a culvert), on or near a flood defence on a main river, in the flood plain of a main river or on or near a sea defence.

For further information and to check whether a permit is required please visit:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact your local Environment Agency FRA Permitting Officer, [daniel.griffin@environment-agency.gov.uk](mailto:daniel.griffin@environment-agency.gov.uk) / [yvonne.wiacek@environment-agency.gov.uk](mailto:yvonne.wiacek@environment-agency.gov.uk)

## **Ecology and Biodiversity**

### CONDITION

No development approved by this permission shall commence until a Construction & Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the local planning authority, in consultation with the Environment Agency. The plan shall include details on safeguards which cover:

- the use of plant and machinery
- wheel washing and vehicle wash-down
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes
- protection measures for water voles.

The CEMP shall be implemented as agreed.

### REASON

To accord with the requirements of the Wildlife & Countryside Act 1981 (as amended).

### CONDITION

No development shall commence until scheme detailing a strategy for the control of Himalayan balsam has been submitted to and agreed in writing by the local planning authority, in consultation with the Environment Agency. The strategy shall be implemented as agreed.

### REASON

To ensure compliance with the Wildlife & Countryside Act 1981 (as amended).

## **Water Efficiency and Climate Change**

The incorporation of water efficiency measures into this scheme will contribute to climate change resilience, by minimising the impacts of drought (cumulatively) and will benefit future residents by reducing water bills. The following condition has been supported in principle by the Planning Inspectorate.

#### CONDITION

No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

#### REASON

In the interests of sustainable development and climate change adaptation.

#### INFORMATIVE

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 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.

#### NOTE TO LPA

By ensuring that any scheme submitted meets the standards given above you do not need to consult the Environment Agency on discharging the above condition.

**Please send us a copy of the decision notice issued for this application.**

Yours sincerely

**Ms Ellie Challans**  
**Sustainable Places - Planning Advisor**

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cc      Chris Isherwood - PFA Consulting