

Environment Agency

Our Ref : WX/2006/009414-1/1

Your Ref : S/2005/2631

Date : 12 January 2006

Mrs Judy Howles
Salisbury District Council, Planning Office
61 Wyndham Road, Salisbury, Wiltshire,
SP1 3AH

Dear Mrs Howles

DEVELOPMENT OF 14 DWELLINGS TOGETHER WITH ASSOCIATED ANCILLARY WORK AND ACCESS THE OLD COALYARD HIGH STREET TISBURY SALISBURY WILTS

Thank you for consulting the Environment Agency on the above full planning application. We have no objection to the proposed development subject to the following conditions and information being included in any planning permission granted.

Contaminated Land

CONDITION

No development approved by this permission shall be commenced until:

a) A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information

b) A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

c) A site investigation should be designed for the site using this information and any diagrammatical representations (Conceptual Model). Designs should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

d) The site investigation should be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment should be undertaken.

e) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation should be submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

REASON

To ensure the proposed development will not cause pollution of Controlled Waters.

We have the following comment to make regarding the information already submitted concerning contamination of the site:

The submitted desk study review (Ref 12857/ENV/ROI) has been undertaken to inform the need for any further - intrusive investigations considered necessary to obtain further information relating to potential contamination at this site.

The report concludes that there is a possibility of pollution risk from previous uses of the site and surrounding areas and that further intrusive site investigation is required. We would concur with this

conclusion, because whilst the Environment Agency's vulnerability map highlights that the site is on a Non-Aquifer, the precise thickness of that strata is not known and is underlain by more permeable bedrock, which may be at greater risk. The site is also in close proximity to a number of watercourses, for which the risks must be determined:

Once the details of further site investigation has been undertaken, reported and submitted, we would welcome the opportunity to comment.

Surface Water

CONDITION

No development approved by this permission shall be commenced until a scheme for the disposal of surface waters, to include limitation, has been submitted *to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans and in the timescales agreed.

REASON

To prevent pollution of the water environment.

Water Efficiency

CONDITION

No development approved by this permission shall be commenced until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority.

The scheme must be implemented in accordance with agreed plans and within an agreed timescale.

REASON

To reduce the adverse affects of current water usage levels on the Hampshire Avon River Catchment and to protect future public water supplies in the area.

The above condition is recommended as the site falls within the catchment of the Hampshire Avon River. The Hampshire Avon is a designated Site of Special Scientific Interest (SSSI) and is protected under the EC Habitats Directive. The habitats/watercourses within this designation have been suffering as a result of over-abstraction of water resources throughout the catchment. Therefore a reduction in domestic water use through the application of the above condition will be of benefit to the river and its habitats.

It will also contribute to the preservation of future public water supplies in the area. Policy G3 in the adopted Salisbury District Local Plan supports this.

Sustainable Construction

We would encourage the design and construction of the development to include sustainable construction measures, such as those given in the Building Research Establishment (BRE) EcoHomes standards or similar. This allows the maximum preservation of natural resources during construction and improves energy efficiency during subsequent use.

Pollution Prevention

Safeguards need to be sought from the applicant to minimise detrimental effects to the water interests of the site and the risks of pollution during the construction phase.

Such safeguards, should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

We request a copy of the decision notice issued for this application.

Please contact me if you have any queries.

Yours sincerely

ELLIE CHALLANS

Planning Liaison Officer

Direct dial: 01258 483390

[E-mail: elinor.challans@environment-agency.gov.uk](mailto:elinor.challans@environment-agency.gov.uk)

CC: Stephens Cox Associates Ltd