

Mr Steve Sims
Wiltshire Council
Development Control West
County Hall Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: WX/2018/131842/01-L01
Your ref: 18/05086/FUL
Date: 06 July 2018

Dear Mr Sims

DEMOLISH FORMER GOLF CLUB AND DRIVING RANGE BUILDINGS AT THOULSTONE PARK. CONSTRUCT HOLIDAY ACCOMMODATION, RESTAURANT, FARM SHOP, CONFERENCE SPACE, SPA ROOMS, LEISURE POOL AND COMMUNITY HALL, STAFF ACCOMMODATION, CAR PARKING

THOULSTONE PARK GOLF CLUB, THOULSTONE, CHAPMANSLADE

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

We have **no objection** to the proposals. Please include the following **condition and informatives** in any permission granted.

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)
- reduce abstraction pressure on water resources and riverine ecosystems
- 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.

Private Foul Drainage

The applicant proposes use of non-mains drainage facilities. However, if the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the National Planning Policy Framework, Planning Practice Guidance.

INFORMATIVE

If non-mains foul drainage is the only feasible option an Environmental Permit will be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits or visit <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

Pollution Prevention During Construction

INFORMATIVE

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should 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.

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

Yours sincerely

Ms Ellie Challans
Sustainable Places - Planning Advisor