

Swindon Borough Council
Planning Services
Wat Tyler House Beckhampton Street
Swindon
Wiltshire
SN1 2JG

Our ref: WA/2023/130604/01-L01
Your ref: S/23/0438
Date: 10 August 2023

Dear Sir/Madam

Variation Of Conditions 9, 10, 41, 42, 43, 46 And 47 From Previous Permission S/Out/19/0582 - Outline Planning Application (Means Of Access Off Wanborough Road Not Reserved) For Demolition And/Or Conversion Of Existing Buildings And Redevelopment To Provide Up To 2,500 Homes (Use Class C3); Up To 1,780 Sqm Of Community/Retail Uses (Use Class D1/D2/A1/A3/A4); Up To 2,500 Sqm Of Employment Use (Use Class B1); Sports Hub; Playing Pitches; 2no. 2 Form Entry Primary Schools; Green Infrastructure; Indicative Primary Access Road Corridors To A420; Improvements To Wanborough Road And Associated Works

Lotmead Site, Eastern Villages Swindon Swindon

Thank you for consulting us on the proposed development noted above and thank you for agreeing an additional timeframe for the provision of our comments.

We have reviewed the following documents with regards to our planning remit:

- Revised Flood Risk Assessment Addendum (reference 22006-HYD-P0-XX-RP-C0005, dated 01/03/2023, prepared by Hydrock)
- Phasing Plan – Overarching drawing (drawing number 0767-1004, dated February 2022)
- Strategic site wide surface water drainage strategy (drawing number 22006-HYD-P0-XX-DR-C-2220 Revision P06 D, dated 26/04/2023 prepared by Hydrock)

Environment Agency position

We have reviewed the submitted plans and have **no objection** to the proposed variations of conditions 41 (Flood Risk Assessment), 42 (River Crossing Details) and 43 (River Corridor Survey).

In relation to condition 9, please be aware that the floodplain restoration scheme (details to be agreed under condition 40) lies within Phases 2 and 7 in accordance with the Phasing Plan – Overarching drawing. The floodplain restoration scheme should be completed before development occurs in the existing 0.1% annual exceedance

probability (AEP) flood extent, which appears to include housing within Phase 2. Therefore, it is likely some works within Phase 7 will be required before Phase 2 is completed.

We have no comments on conditions 10 (Character Design Code), 46 (Strategic Surface Water Management Scheme) or 47 (Surface Water Management Scheme).

Environmental permit - advice to applicant

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 (16 metres 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 a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have 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.

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

Other Consents – advice to applicant

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

Final Comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

Miss Chloe Alma-Daykin
Planning Advisor

Direct dial 0203 025 9872
E-mail Planning_THM@environment-agency.gov.uk

End