Wiltshire Council

Mr. J. Thorp

Development Services
ltshire Council
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07 August 2023

Dear Sir,

Discharge of Details for Conditions

Application No:	PL/2023/05023
Proposal:	Discharge of details for conditions 3,4,5,6 of 20/01159/FUL (Redevelopment of redundant farm building to create a single new detached house and associated works (resubmission of 19/01449/FUL)
Site Address	Dairy Farm, East Grimstead, Salisbury, Wiltshire SP5 3RT
On Behalf of	Mr. J Thorp

Thank you for your recent application to discharge details for conditions 3, 4, 5 and 6 attached to the appeal decision for 20/01159/FUL.

I can confirm that the details submitted satisfy the following conditions 4, 5 and 6 of the decision as follows:

4. The development hereby approved shall not be commenced until a detailed mitigation strategy to avoid adverse effects on bats and birds including a timetable for the delivery of any measures has been submitted to and approved in writing by the Local Planning Authority.
All the bat and bird mitigation and compensation measures shall be provided and available for use at the time specified in the approved strategy and shall be maintained in situ for the lifetime of the development.

5. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until the Local Planning Authority has been provided with *written confirmation that the site is likely to be free from contamination which may pose a risk to people,* controlled waters or the environment.
Details of how this conclusion was reached shall be included. If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary. Mitigation and remediation measures shall then be agreed in writing by the Local Planning Authority, implemented and thereafter maintained in accordance with the details and agreed timings for the works.

6. No development shall commence above slab level on site until details of the materials listed on the elevation plans herby approved have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details *and shall thereafter be maintained as such.*

The agreed details are:

- PHASE 1 SITE INVESTIGATION by Wesson Environmental dated 15th May 2023
- Materials schedule received namely:

Brickwork - TBS - Farmhouse Antique
Cladding - Douglas fir weather board
Roof tiles - Heritage Clay Plain Roof Tile - Clayhall Medium Blend

and excluding the details for the Great Crested Newts but in respect of bats and birds for Condition 4:

- Construction & Ecological Management Plan, dated May 2023 by David Leach Ecology Ltd
- Bat Mitigation and Compensation & Enhancement, dated July 2023 by David Leach Ecology Ltd

With reference to **Condition 3**, I am advised by the ecologist that this condition cannot be discharged presently and I would refer you to the detailed comments attached.

Please could you ensure that the development is implemented in accordance with the agreed details and I look forward to hearing from you regarding Condition 3 in due course.

Yours faithfully

Head of Development Management

Case officer: Mrs. Becky Jones MRTPI, Senior Planning Officer
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