Wiltshire Council

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27 September 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/06262
Proposal:	Discharge of Conditions 2,3,4,5,6,7 on PL/2022/08551 (Erection of 24 dwellings and associated infrastructure (Reserved Matters Application Pursuant of Outline Application 20/07932/OUT relating to Layout, Scale, Appearance and Landscaping)
Site Address	Land at Sandleaze Farm, High Street, Worton, Wilts, SN10 5RU
On Behalf of	Mrs Chloe Griffin

Thank you for your recent request to discharge conditions related to the above.

Conditions 2 & 3

(2) No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:
1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment which evidences adequate measures during construction to control pollution to existing watercourses and groundwater
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the local highways authority) within 6 months of the development completion has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.
REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution including controlling pollution to existing watercourses and groundwater and dangers to highway safety, during the construction phase.

(3) No development shall commence on site (including any works of demolition), until a Construction

METHOD Statement, which shall include the following:
1. Routing plan
2. Traffic Management Plan (including signage drawing(s))
3. Number (daily/weekly) and size of delivery vehicles.
4. Number of staff vehicle movements.
5. Details of temporary/permanent Traffic Regulation Orders
6. Phases plan
has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.
REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase

The amended details comprising:

• Amended Construction Management Plan, received by this office 08/08/2023
• Amended Construction Method Statement Drawing No: 235-CMS Rev A dated 08/08/2023, received by this office 08/08/2023

are acceptable to the highways and local planning authority and satisfy the requirements of conditions 2 and 3, subject to the following informative:

INFORMATIVE
The applicant will be expected to enter into a Short Form S38 Agreement with the Local Highway Authority for the construction of the temporary access. Any works to the highway without said agreement in place will constitute a breach of the Highway Act and would lead to enforcement action. The applicant will also be expected to enter into a full S278 agreement for the construction and dedication of the full access. If the applicant wishes for the internal roads to be adopted by the Highway Authority they will be expected to enter into a S38 Agreement with the Local Highway Authority.

Condition 4
(4) No development shall commence on site until the detailed design and proposed materials for the head walls shown in the SuDS basins have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
REASON: In the interests of the character and appearance of the development to ensure that they are designed and using materials sensitive to the residential context.

The amended details comprising:

• Amended Drawing No: 235-122-3 Rev B, dated 06/09/2023, received by this office 06/09/2023

Is acceptable to the local planning authority and satisfies the requirements of condition 4. Please ensure that the development is implemented in accordance with these approved details.

Condition 5
(5) No development shall commence on site until a surface water drainage strategy has been submitted to and agreed with the local planning authority to include:
• discharge rate calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events.
• BRE365 testing results
• drawings of the overland exceedance flows of the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property

• detailed drawings of the cross sections and design of any attenuation pond and its components
• calculations to show that Pond 1 will have capacity for the 100 year+40% climate change event so that the adjacent properties surrounding Pond 1 will be protected from exceedance flooding
• detailed arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.
The development shall be completed in accordance with the agreed surface water strategy.
REASON: To ensure a satisfactory surface water drainage strategy in the interests of protecting people and property; that surface water quality and quantity is managed throughout construction and as not to increase flood risk and ongoing maintenance.

The submitted details comprising:

• Drainage Layout 13 Ref 235 - 142 – 1 B, received by this office 26/07/2023
• Drainage Layout 23 Ref 235 - 142 – 2 B, received by this office 26/07/2023
• Drainage Layout 33 Ref 235 - 142 – 3 B, received by this office 26/07/2023
• Drainage Statement, received by this office 07/08/2023
• Further clarification details regarding pond 1, received by this office 22/08/2023

Are acceptable to the LLFA and local planning authority and satisfies the requirements of condition 5. Please ensure that the development is implemented in accordance with these approved details.

Condition 6
(6) No development shall commence on site above ground floor slab level until large scale details, at a scale of not less than 1:10 of all windows (including head, sill and window reveal details), porch canopies, eaves, verges and detailed elevation plans to show the solar (pv) panels on each roofslope have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
REASON: To ensure that the development secures a high-quality streetscape, in the interest of visual amenity and the character and appearance of the area.

The submitted details comprising:

• SD-203.51 - Rev A_Typical Dry Verge Variations – Sandleaze, received by this office 25/07/2023
• Weinerberger Cloaked Double Roman Verge Tile in Rustic, received by this office 25/07/2023
• Weinerberger Cloaked Double Roman Verge Tile Info, received by this office 25/07/2023
• 235-Housetype HK3-1-10 Roof Valley Detail, received by this office 25/07/2023
• Forticrete SL8 Dry Verge System - Colour Grey, received by this office 25/07/2023
• SD-203.29 - Rev D_Eaves Cold Roof With Loft 42.5 - Sandleaze, received by this office 25/07/2023
• SD-305.08 - Self-Supporting Flat Roof Canopy, received by this office 25/07/2023
• SD-309.01 - Rev A - Porch Isolated Post Fixing Detail, received by this office 25/07/2023
• 235-POR1 - Porch Canopy Detail 1, received by this office 25/07/2023
• 235-POR2 - Porch Canopy Detail 2, received by this office 25/07/2023
• 235-WIN - Window Details, received by this office 25/07/2023
• 235 - Window Sill Detail, received by this office 25/07/2023
• HN3 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• installers-quick-guide-arotherm-plus-1949445, received by this office 25/07/2023
• PB4 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• PB4 13 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• PB4 14 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• PL5 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• PW5 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• ST2 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 1B2P 16 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 1B2P 20 (configuration 1) Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023

• 1B2P 20 (configuration 2) Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 2B4P 8 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 2B4P 10 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 3B5P 9 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• 235-13 Rev B_Solar Panel and ASHP Locations_A1, received by this office 26/07/2023
• Clearline fusion Data Sheet v1.7 M10 EN, received by this office 25/07/2023
• HK3 12 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023
• HN3 10 Fusion PV Arrangement - Newland Homes - 2022.05.05, received by this office 25/07/2023

Are acceptable to the local planning authority and satisfies the requirements of condition 6. Please ensure that the development is implemented in accordance with these approved details.

Condition 7
(7) No development shall commence on site above ground floor slab level until details of the materials and finishes for the external elevations and roofs of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of visual amenity and the character and appearance of the area.

The submitted details comprising:

• 235-10 Rev C_External Materials Key Plan_A1_Landscape WITH IMAGES, received by this office 25/07/2023
• Additional materials information – photographs and Forticrete SL8 tile details, received by this office 30/08/2023

Are acceptable to the local planning authority and satisfy the requirements of condition 7. Please ensure that the development is implemented in accordance with these approved details.

Yours faithfully
Head of Development Management