Wiltshire Council

Biddestone Developments Ltd
Mill House
Woodgreen Road
Breamore
Fordingbridge
Hants
SP6 2AF

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

05 October 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05684
Proposal:	Discharge of conditions 3, 4, 6, 7, 8, 9, 10, 11 of PL/2022/04474
Site Address	The Biddestone Arms, The Green, Biddestone, Chippenham, Wilts, SN14 7DG
On Behalf of	Biddestone Developments Ltd

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

Your application form confirms that you seek the full discharge of conditions, rather than any partial discharges. My responses are as follows.

3. Finished floor levels: I can confirm that the finished floor levels shown on plan ref. 9672BAC-500-P2 are acceptable, and this condition is discharged.

4. Landscaping: this condition requires details of both hard and soft landscaping. The application is accompanied by plan ref. 255/BA/DOC-01a, which only covers hard landscaping. The condition therefore cannot be discharged.

6. Drainage: the application form states that this is covered by 'Drainage v6', but there is no submission on file with that description. Instead, the following have been provided in support of this application:

- Drainage strategy plan ref. 9672BAC- 500- P2
- Contributing areas plan ref. 9672BAC-501-P1.
- Exceedance route plan ref. 9672BAC-502-P1.
- SuDS maintenance schedule ref. 9672BAC-503-P1.
- Building offsets ref. 9672BAC-504-P1.
- Drainage layout ref. 9672BAC-P505 P1.
- Drainage MH schedules and notes ref. 9672BAC-P506 P1.

The LLFA has responded to say:

'*Prior to the discharge of the condition we would require the following additional information:*

- Evidence of the peak (winter) groundwater level, and evidence that this is 1m below the invert of

proposed soakaway as per Wiltshire Soakaway Guidance; based on the information submitted to date, it appears that the only investigations have been in Aug 2022 when groundwater levels are at their lowest
- Copies of soakaway test results
- Soakaway calculations (note, as per the guidance in the CIRIA SuDS manual, as the soakaway is the sole method of surface water drainage on site we would expect to see a Factor of Safety of 10 included)
- Cross-section drawings through the proposed infiltration features (soakaway and permeable paving)
- Details of mitigation measures provided to prevent silt ingress into the soakaways (e.g. chambers to be specified as catchpits etc)
- Details of maintenance access to be provided to the soakaways in order to facilitate inspection and maintenance (jetting) of the abnormal shape'.

The information submitted is therefore insufficient to discharge the condition.

7. Archaeology: the Written Scheme of Investigation ref. MH3827-4WSI is acceptable and this condition can be discharged.

8. Construction Management Scheme: the Demolition Method Statement ref. 0922-001 rev. 01 and Construction Management Plan received on 11/07/23 are acceptable. It is worth noting that the site plan contained within the CMP does not reflect the approved site plan under ref. PL/2022/04474, but this has no bearing on the substance of the CMP. The condition can be discharged.

9. Details/samples: the application form says that this is covered by a materials schedule and plan, but neither has been submitted. This condition therefore cannot be discharged.

10. Sample wall panel: the sample panel photo submitted on 11/07/23 is acceptable and this condition can be discharged.

11. Wildlife Protection and Enhancement Scheme: the submitted Wildlife Protection and Enhancement Scheme ref. eg20920.04 is generally acceptable, but the plan at figure 2 does not reflect the approved site plan under PL/2022/04474, which has a different and larger garage serving unit 4. Figure 2 shows a Schwegler box in the position of the enlarged garage and therefore this enhancement measure is not deliverable. The condition cannot be discharged.

Yours faithfully
Head of Development Management