Wiltshire Council

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10 November 2023

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION TO APPROVE DETAILS REQUIRED BY CONDITION

NOTICE OF DECISION

Application No:	PL/2023/06823
Proposal:	Discharge of conditions 3, 4, 9, 10, 11 and 15 of 21/01950/FUL
Site Address	Land At Broadfield Farm, Great Somerford, SN15 5EL
On Behalf of	Mr James .

Thank you for your recent request to discharge conditions related to the above, please find below the decision of the Council.

Condition 3) No development shall commence on site until a scheme for the discharge of surface water from the site, including SuDS (sustainable drainage systems), has been submitted to and approved in writing by the Local Planning Authority. Scheme details shall include any required off-site capacity improvements needed to allow the site to be served, and to include a programme allowing sufficient time for the delivery of any required improvements. The scheme shall be carried out and retained in accordance with the approved details.

DECISION: **Condition 3 cannot be discharged.** The following issues need to be addressed by the applicant:

- Drainage calculations - The applicant has set the MADD factor to 2m3/ha in the MicroDrainage calculations. Within the calculations, the MADD factor must be set to zero and the margin for “flood risk” warning in hydraulic models been set to >= 300mm. If a value other than 0m3/ha is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

- Exceedance - It is noted that in some locations the FFLs are below the cover level of the closest surface water manhole. It is recommended that all FFLs are at minimum 150mm above surface water manhole cover levels, unless the applicant can prove that the property will be safe from overland flows during extreme events. This is to ensure no risk to persons or properties during extreme events.

- Construction and maintenance - The applicant should supply a maintenance strategy which shows the frequency and types of maintenance proposed for all of the surface water drainage system.

Condition 4) No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
• location and current canopy spread of all existing trees and hedgerows to be retained
• a detailed planting specification showing all plant species, sizes and densities;
• finished levels and contours;
• means of enclosure including their design, external appearance and decorative finish;
• car park layouts;
• vehicle and pedestrian access and circulation areas;
• all hard and soft surfacing materials;
• furniture, play equipment, refuse and other storage units, signs, lighting.

All landscaping shall be carried out in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

DECISION: **Condition 4 is discharged.** It is considered that the submitted soft landscape proposals Mood Landscape drawing no.: 23_286_101 is acceptable.

Condition 9) No development shall commence on site until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following:
• the parking arrangement for vehicles of site operatives and visitors;
• the loading and unloading of plant and materials;
• the storage of plant and materials used in constructing the development;
• the erection and maintenance of security hoarding;
• wheel washing facilities;
• measures to control the emission of dust and dirt during construction;
• a scheme for recycling/disposing of waste resulting from demolition and construction works;
• measures for the protection of the natural environment;
• a precondition photo survey;
• a Vehicle Routing Plan;
• a Traffic Management Plan (including signage drawing(s));
• the size of delivery vehicles to ensure appropriately size vehicles are being used for the highway network;
• Working method statements for protected/priority species
• Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors.

The development shall not be carried out otherwise than in accordance with the approved CMS.

DECISION: **Condition 9 is discharged.** It is considered that the revised Construction Environmental Management Plan (CEMP) dated October 2023, version 3, received on the 18th October 2023 is acceptable.

Condition 10) No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, road sewers, road drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and laid out in accordance with the approved details.

DECISION: **Condition 10 is discharged.** It is considered that the following submitted details are acceptable.
- 10.1 General Arrangement – Drawing Number 100-110 00 00
- 10.2 Tracking – Drawing Number 100-112 00 00
- 10.3 Surface Finishes - Sheet 1 – Drawing Number 100-113 01 00
- 10.4 Surface Finishes - Sheet 2 – Drawing Number 100-113 02 00
- 10.5 Adoptable Highway Construction Details – Drawing Number 100-115 00 00 Revision 1
- 10.6 Private Drive Construction Details – Drawing Number 100-126 01 00
- 10.7 Section 38 Agreement – Drawing Number 100-150 00 01

Condition 11) No dwelling on the development hereby approved shall be occupied until its allocated car parking space(s) together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space(s) shall not be used other than for the parking of vehicles or for the purpose of access.

DECISION: **Condition 11 is a compliance condition.** The parking layout, drawing no. P1675.05 D was approved at appeal.

Condition 15) No development shall commence on site until: a) A written programme of archaeological investigation for trial trenching to be undertaken has been submitted to and approved by the Local Planning Authority; and b) The approved programme of archaeological work has been carried out in accordance with the approved details.

DECISION: **Condition 15 is discharged.** It is considered that the Archaeological Evaluation Report is acceptable and that no further of archaeological mitigation is necessary.

Yours faithfully
Head of Development Management