Wiltshire Council

FAO Ms E Pryce
Duchy of Cornwall
West Swainsford Farm Woodlands Road
Mere
Wiltshire
BA12 6JT

Development Services
Wiltshire Council
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1st December 2023

Dear Ms Pryce,

Discharge of Condition

Application No:	PL/2023/08902
Proposal:	Discharge of Condition No 7 and partial discharge of No10 (part iii only) on PL/2022/07937 (Conversion of two barns into two dwellings and the replacement of a modern barn into a single dwelling)
Site Address	West Swainsford Farm, Woodlands Road, Mere, Warminster, BA12 6JT
On Behalf of	Duchy of Cornwall

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

I can confirm that the details submitted in respect of the LEMP and part iii for the soft landscaping condition for the development hereby permitted satisfy the discharge of condition 7 and the partial discharge of condition 10 of the above mentioned planning decision as follows:

Condition 7:

No development shall commence on site including the clearance of any vegetation until a Landscape and Ecology Management Plan (LEMP) suitable to the scale of the development shall be submitted to and approved in writing by the Local Planning Authority.

The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development.

The LEMP shall include but not be limited to the species list of the hedgerow to be planted and the seed mix to be used for the creation of the wildflower meadow. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

The agreed details for condition 7 are as follows:

Landscape/Ecological and Management Plan (LEMP) undertaken by Broadview Ecology (Ref No: R-23-023 dated 6th September 2023) Date Received 13.10.23

Condition 10:

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
(i) *location and current canopy spread of all existing trees and hedgerows on the land;*
(ii) *full details of any to be retained, together with measures for their protection in the course of development;*
(iii) ***a detailed planting specification showing all hedgerow/plant species, supply and planting sizes and planting densities to include the wildflower meadow;***
(iv) *means of enclosure including details of all new fencing and gates;*
(v) *all hard and soft surfacing materials;*
(vi) *minor artefacts and structures to include refuse storage units.*

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

The agreed details for the partial discharge of condition 10 (part iii only) are as follows:

Landscape/Ecological and Management Plan (LEMP) undertaken by Broadview Ecology (Ref No: R-23-023 dated 6th September 2023) Date Received 13.10.23

Please ensure the development is carried out in accordance with the agreed details above.

Please note the submitted planting specification detail provided within the LEMP undertaken by Broadview Ecology has enabled the partial discharge of part iii of condition 10 of planning consent PL/2022/07937 only. A separate discharge of condition application is required to be submitted to the Local Planning Authority for consideration of the outstanding elements of the landscaping condition (No.10) to ensure that this condition is fully discharged.

Yours faithfully
Head of Development Management