Wiltshire Council

Mr Alan Mcdiarmid
58 Stickleback Road
Calne
Wiltshire
United Kingdom
SN119RB

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

08 December 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/09791
Proposal:	Discharge of Condition 4 AND 8 - PL/2022/03025 - Erection of 1 detached dwelling and create new access point, parking area and turning space 23 Woodland Road, Patney, Devizes, SN103RD
Site Address	23 Woodland Road, Patney, Devizes, SN10 3RD
On Behalf of	Mr Alan Mcdiarmid

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

After consideration of the information you have provided, we are pleased to agree that the following condition noted below is discharged.

Unfortunately, we are unable to discharge condition 7 as no details have been provided to show/calculate what the current biodiversity value of the site is vs. what it will be after planting. Therefore, it is not possible to tell if there will be biodiversity net gain on the site or not.

With regards to conditions 8, 10, 11, 12 and 13, these are compliance based conditions only. As they do not require details to be submitted to the Local Planning Authority and therefore, do not require formal discharging from us, they have not been considered as part of this application.

List of conditions discharged by this request. (1)

4 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:-

• location and current canopy spread of all existing trees and hedgerows on the land;
• full details of any to be retained, together with measures for their protection in the course of development (notably the roadside hedging where possible);
• a detailed planting specification showing all plant species, supply and planting sizes and planting densities (including suitable compensatory planting if the roadside hedging has to be removed to accommodate the visibility splays across the site frontage);

• finished levels and contours;
• means of enclosure;
• car park layouts;
• all hard and soft surfacing materials;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features as the site is located within the AONB.

Yours faithfully
Head of Development Management