CASE OFFICER'S REPORT

Application Reference:	PL/2023/07106
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	21 May 2024
Case officer:	Jonathan James

Site Address:	Land at Foundry Lane, Langley Park, Chippenham, SN15 1GE
Proposal:	Discharge of conditions 5 & 11 of 19/12100/REM- (Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT)
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy (WCS, 2015)
• Core Policy 50: Biodiversity and Geodiversity
• Core Policy 51: Landscape
• Core Policy 52: Green Infrastructure
• Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework (2023) (NPPF)

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

WC Ecology – Following the submission of further detail the holding objection is removed; please accept this as confirmation that the CEMP attached to this consutlation response is sufficient to discharge the condition.

WC Highways – Comments; I note the amended plans provided and I am satisfied that it meets the requirements to allow the part of the conditions 5, 11 (19/12100REM) requiring the submission of written details to be discharged.

Public Protection – Do not wish to comment on the submission.

SITE HISTORY

• 16/03515/OUT – Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1, B2 & B8 floorspace (up to 13,656 sqm) and highway improvements to the Little George and the B4069/Pew Hill junctions with all matters (except access) reserved.
• 19/12100/REM - Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.

ASSESSMENT

The application before the Council is for the discharge of discharge of conditions 5 and 11 of planning application 19/12100/REM-

Con 5 -
Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an updated Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing.

Comments received from the ecologist clarify that they are satisfied that the details contained within the CEMP are sufficient to discharge the condition.

Con 11 –
No development shall take place, including any demolition works, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority.

Comments received from the highway officer clarify that the amended plans provided satisfy their requirements and that condition 5 can now be discharged.

CONCLUSION

In conclusion it is considered that the submitted details are considered acceptable and meet the requirements of condition 12 of planning application 16/03515/OUT. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

Further to your recent application I can confirm that the details submitted, namely:
• Construction and Ecological Management Plan: ECOLOGY (11/07/2024) Rev A;
• Construction and Environmental Management Plan (CEMP) (Vistry Partnerships, 2024)

satisfy the requirements of conditions 5 and 11 of planning application 19/12100/REM.
Development shall be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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