

DELEGATED REPORT

APPLICATION REFERENCE: PL/2025/08664
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: Land at Rowden Park - Phase 4, Patterdown Road , Chippenham
PROPOSAL: Discharge of Condition 10 (CEMP) relating to application 14/12118/OUT.
RECOMMENDATION: Partial discharge of condition 10 so far as the matter relates to Phase 4 of the outline planning consent 14/12118/OUT.

PROPOSAL

This is a proposal to deal with condition 10 (so far as it relates to Phase 4) attached to planning permission reference 14/12118/OUT granted on 24 March 2017:

Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure.

The information provided has already been approved so far as it related to Phase 5 of the outline consent (ref: PL/2024/09262) after a protracted period of consultation with technical experts.

ASSESSMENT

Condition 10 (CEMP):

The development hereby permitted shall not commence until a Construction Environmental Management Plan providing details of the management of heavy goods vehicle construction traffic, including their routes approaching and leaving the site, has been submitted to and approved in writing by the Local Planning Authority (including any works of demolition) which shall include the following:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) Wheel washing facilities;
- f) Measures to control the emission of dust and dirt during construction;
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) Detailed measures for the protection of semi-natural habitats and sensitive species (as broadly set out in Chapter 5 of the Environmental Statement and associated appendices); and
- i) Hours of construction, including deliveries.
- j) *A programme for the regular cleaning of mud, dust and dirt from the public highway when necessary to do so.*
- h) *Pollution prevention measures*

Has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: *In order to protect the existing highway links that serve the site from Damage by large vehicles, to assist in the environmental protection of the interests of nearby residents and to ensure that provisions are in place to address any problems associated with highway damage caused by such vehicles to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detrimental to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase. To prevent pollution of the water environment.*

The submission has been checked and is the same document that has previously been approved to deal with this condition so far as it relates to Phase 5. Phase 5 is also being carried out by Bellway Homes. The document was always written to address construction at both sites given they are being delivered by the same house builder and are immediately adjacent to one another.

Consistency in decision making is important to ensure confidence from all stakeholders.

On that basis the condition can be partially discharged so far as it relates to Phase 4 of the development.

Conclusion: Partial discharge.

RECOMMENDATION:

Partial discharge of condition 10 so far as the matter relates to Phase 4 of the outline planning consent 14/12118/OUT.

Wording for decision notice PL/2025/0664:

After careful consideration, I can confirm that the details submitted partially (so far as they relate to Phase 4) satisfy the following conditions of 14/12119/OUT:

Condition 10 (CEMP)

I can confirm that the submitted:

- CEMP Rowden Park – Phases 4 & 5 (Dated: August 2025)

is acceptable and partially satisfies the requirements of this condition so far as it relates to Phase 4 of the development.

Please ensure that the development is implemented in accordance with the approved details.