

15 December 2025

Submitted via Planning Portal (Ref: PP-14567310)

Wiltshire Council Planning Department  
Monkton Park Offices,  
Monkton Hill,  
Chippenham,  
SN15 1ER

Dear Sir or Madam,

**DISCHARGE OF CONDITIONS APPLICATION RELATING PLANNING PERMISSION REF: PL/2023/11188 ON LAND AT BLACKMORE FARM, SANDRIDGE COMMON, MELKSHAM, SN12 7QS**

On behalf of our client, David Wilson Redrow South West, we are pleased to enclose an application to formally discharge conditions 25 and 26 attached to Planning Permission ref: PL/2023/11188.

The description of development for the application is as follows:

*“Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access).”*

The following documents are enclosed with this application:

| Document/Plan                                | Author                            | Reference     | Relevant Condition |
|----------------------------------------------|-----------------------------------|---------------|--------------------|
| Part G Water Specification – Affordable 0001 | Redrow                            | n/a           | 25                 |
| Part G Water Specification – Heritage 0002   | Redrow                            | n/a           | 25                 |
| Water Calculator for New Dwellings – Part G  | David Wilson Homes / Barrat Homes | GM6637        | 25                 |
| Ground Investigation Report                  | T&P Regen                         | P1418/CS-2957 | 26                 |
| Remediation Strategy                         | T&P Regen                         | P1418/CS-2957 | 26                 |

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This application has been submitted online via the Planning Portal (PP-14567310). Payment of requisite application fee £298 (plus £85 service charge) will be made via the Planning Portal at the point of submission.

## CONDITION 25

Condition 25 requires the submission of a scheme for water efficiency. The full wording of the condition is as follows:

*“No development hereby approved shall commence above ground floor slab level until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme will demonstrate a standard of a maximum of 110 litres per person per day is applied for all residential development. The scheme shall be implemented in accordance with the agreed details.”*

## Condition 26

Condition 26 requires the submission of a written report covering potential contamination present on the site and a remedial strategy, if required. The full wording of the condition is as follows:

*“No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:*

*Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.*

*Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency’s “Model Procedures for the Management of Land Contamination CLR11” and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.*

*Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.”*

We trust that the enclosed is acceptable and we look forward to early confirmation of registration and validation of this application. Should you require any further information or clarification at any stage of the determination process, please do not hesitate to contact myself or my colleague, Georgie King-Brain.

Yours sincerely,

Mykena Mortimer - Davies

**Senior Planner**

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