

APPLICATION FOR THE DISCHARGE OF DETAILS FOR PLANNING CONDITIONS - CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09785
APPLICATION TYPE:	DISCHARGE OF Details for CONDITION
SITE ADDRESS:	Pear Tree Farm, Pitton, SP5 1EG
PROPOSAL:	Discharge of details for Conditions 3 (surface water drainage) and 5 (CEMP) of PL/2024/09167 (Creation of agricultural access and track).

PROPOSAL

This report has been prepared to support the application for the discharge of details submitted in respect of conditions attached to the planning permission granted for the development at PEARTREE FARM, PITTON ROAD, PITTON, SALISBURY, SP5 1EG. The planning permission was granted on 04 September 2025 under reference number PL/2024/09167. This application seeks to discharge details for the following condition(s):

CONDITION 3 states

No works to create the new access (or to cover/fill the existing ditch at the entrance to the site with Pitton Road) shall take place on site until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority, to demonstrate that the proposed works will not increase surface water runoff onto:

- i) the public highway,*
- ii) any land immediately adjacent to the north boundary edge of the track and*
- iii) the existing ditch at the west boundary of the site access at Pitton Road.*

The proposed development shall not be first brought into use until the agreed works have been implemented and completed.

REASON: To ensure that the highway, ditch to the west (at Pitton Road) and land adjacent to the site to the north is not inundated with surface water from the new track, which is in an area at high risk from surface water flooding.

CONDITION 5 states

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority and approved in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing. The area of mitigation planting adjacent to the planning application site, pertaining to permission PL/2021/07202, must be subject of a specific clause within the CEMP that will ensure no harmful or deleterious effects on the mitigation provided within that permission.*
- b. Working method statements for protected/priority species, such as nesting birds and reptiles.*
- c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats and the Avoidance Strategy; this should comprise the pre-construction/construction related elements of*

strategies only.

d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

The following Council teams were consulted as part of the process and they responded:

Drainage:

Context

On the 28th January the LLFA stated that before the condition can be discharged, the applicant is required to submit calculations supporting the claim that the capacity of the ditch will be sufficient at preventing runoff onto the public highway under exceedance conditions.

Assessment

AEG9031_SP5_PearTreeFarm Rev D is a major technical upgrade of the drainage strategy compared with Rev B. Key design changes are:

- Doubling subbase depth (100 mm → 200 mm)*
- Adding modelling of extreme (1 in 1000-year) storm events*
- Removal of filter drain due to improved subbase capacity*

The maximum depth within the 200mm deep subbase for a 1 in 100-year plus 45% climate change critical storm (30 minute summer) is 89mm. The half drain time is 21mins.

The maximum depth within the 200mm deep subbase for a 1 in 1000-year plus 45% climate change critical storm (60 minute summer) is 194mm. The half drain time is 26mins.

No flooding is observed in the critical storm event based on the InfoDrainage model as provided in Appendix D.

Following the review, the LLFA is satisfied that Condition 5 can now be discharged.

Ecology: Final sign off

Satisfactorily addressed
(Document & Date)

YES - CONSTRUCTION
ENVIRONMENT
MANAGEMENT
PLAN FOR ECOLOGICAL
RECEPTORS

November 2025

Phillips Ecology

ASSESSMENT

Case Officer Response:

The CEMP and Surface Water Drainage Strategy have been considered by the relevant specialist teams within the Council. Officers have raised no objections to the details for the conditions being discharged in accordance with the submitted details. The case officer has no technical grounds to conclude differently.

RECOMMENDATION:

To discharge the submitted details for conditions 3 and 5.