

Environmental Control and Protection - Planning Consultation Response

To:	Lucy Rutter-Dowd
From:	Damaris Broad
Date:	02/03/2026
Planning Application References:	PL/2026/01805, PL/2026/01804, PL/2026/01803, PL/2026/01802/ PL/2026/01801
Environmental Health Reference:	
Description of Proposal:	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses
Address:	Gryphon Lodge Farm, Leigh, Swindon, SN6 6RP
Site Visited:	N/a
Recommendation:	More information/conditions

Comments:

Amenity (Including noise, lighting, odour, smoke.)

Noise: As the development site is on a working farm, clarity is sought on the use of the buildings on site that are not included in a prior consent application. Details of any fixed mechanical equipment, its location and hours of use is required to determine if noise is a concern to the proposed dwellings.

Air Quality

N/a

Contaminated Land

There may be a contaminated land present from former agricultural use, and the following planning condition is recommended.

Other Matters (Including drainage provision, food safety, health and safety, licensing.)

Conditions

In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

Reason:

To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination