

Our ref: 117_Mere

20th March 2026

Planning Directorate
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sir/Madam

RE: Condition discharge application for Planning Approval for the residential development of 56 dwellings at the former Beaumont Business Centre, Woodlands Road, Mere

Please find enclosed our Planning Application for the condition discharge of condition numbers 7, 8, 10, 11, 13, 14, 15, 16, 18, 19 and 22 pursuant to planning approval PL/2025/06462, which varied the previous outline approval (ref: 20/07469/OUT)

The application consists of:

- Completed application form
- Planning application fee of £298.00 (excluding Portal fee);
- Drawings and documents as listed below

The following information is provided as follows:

Condition 7 - Contamination

The planning condition states:

Based on the recommendation of the applicants' submitted report regards contamination a more detailed site investigation and risk assessment should be carried out. Consequently, no development shall commence on site, excluding demolition, 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 has been carried out and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

If the report submitted indicates that remedial works are required, full details shall be submitted to the Local Planning Authority and approved in writing and

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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 enclose the following information to enable condition discharge:

- 01 Land Quality Assessment - Stantec
- 02 Borehole Testing - Wesson Environmental
- 03 Groundwater Summary - Wesson Environmental

These documents set out the findings of on-site testing to inform the potential for contamination.

Condition 8 – EV Charging Points

The planning condition states:

No development shall commence on site, excluding demolition, until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

We enclose the following plan and specification:

- 117-122 Vehicle Charging Plan
- APEX-7.3KW-User-Manual-V4.17_compressed-4

This shows the locations and specification of the Electric Vehicle charging points to each plot. This follows the locations as shown on the approved Reserved Matters plans

Condition 10 – Pedestrian crossing Details

The planning condition states:

No development shall commence on site, excluding demolition, until full technical details of a scheme of pedestrian crossing points, in Woodlands Road and Clements Lane as detailed on drawings Indicative position of crossings for Woodlands Road and Clements Lane, 12599- HYD-XX-XX-DR-TP-0203 P01, 15/02/2021, been submitted to and approved in writing by the Local Planning Authority. Such pedestrian facilities shall be provided in accordance with the approved details prior to any part of the development being first occupied (or

such alternative timetable agreed with the local planning authority) and maintained thereafter.

We enclose the following plans:

- 138021-MCS-XX-DR-C-3050-P03 S278 GA
- 138021-MCS-XX-DR-C-3350-P03 S278 Surface Finishes and Kerbing
- 138021-MCS-XX-DR-C-6010-P01 S278 Highway Construction Details Sheet 1

These plans show the engineering details and construction methodology for the proposed pedestrian crossing points, as approved.

Condition 11 – Junction Details

The planning condition states:

No part of the development hereby permitted shall be first commenced, excluding demolition, until full technical details of the two vehicle junctions as detailed on drawings, Site access general arrangement design, 12599-HYD-XX-XX-DR-TP-0201 and 0202 PO3, 22/04/2021 has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the until the two junctions, signage (and TRO) have been completed in accordance with the details shown on the approved plans (or such alternative timetable agreed with Local Planning Authority). The junctions shall be maintained for those purposes at all times thereafter.

In response to the above condition, we enclose the following plans:

- 138021-MCS-XX-DR-C-3010-P02 Traffic Signs and Road Markings
- 138021-MCS-XX-DR-C-3050-P03 S278 GA
- 138021-MCS-XX-DR-C-3350-P03 S278 Surface Finishes and Kerbing
- 138021-MCS-XX-DR-C-3600-P06 Refuse Tracking
- 138021-MCS-XX-DR-C-5050-P02 S278 Legal Agreement Plan
- 138021-MCS-XX-DR-C-6010-P01 S278 Highway Construction Details Sheet 1
- 138021-MCS-XX-DR-C-6011-P02 S278 Highway Construction Details Sheet 2

These plans show the engineering details and construction methodology for the proposed junctions works, as approved.

Condition 13 – Cycleway/footpath links

The condition states:

Before any of the dwellings are first occupied (or such alternative timetable agreed with the local planning authority), cycleway / footpath links shall be

provided to the boundaries of the site to enable future connections to existing housing developments to the east and to the north, in accordance with details to be first submitted to and approved by the Local Planning Authority. The details so submitted shall include the ability to provide tie-ins with the existing adjacent carriageways and footways.

In response, the following plan is submitted to highlight the two links, which have been shown and approved within the Reserved Matters application:

- FP 001
- FP002

Condition 14 – Travel Plan

The planning condition states:

No development shall commence (no further than damp proof course on any dwelling) until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the Travel Plan.

In response to the above request, we provide the following Travel Plan:

- P25-0512_TR01_RTP_JUL25 Issue

The enclosed Travel Plan provides the necessary processes and methods to satisfy condition 14. This has been acknowledged within the Reserved Matters Decision Notice at condition 3.

Condition 15 – Construction Management Statement

The Planning Condition Statements:

No development shall commence on site, excluding demolition, until a Construction Management Statement, together with a site plan, which shall include the following:

- *the parking of vehicles of site operatives and visitors;*
- *loading and unloading of plant and materials;*
- *storage of plant and materials used in constructing the development;*
- *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *wheel washing facilities;*
- *measures to control the emission of dust and dirt during construction;*
- *a scheme for recycling/disposing of waste resulting from demolition and construction works; and*

- measures for the protection of the natural environment.
- hours of construction, including deliveries;
- pre-condition photo survey
- Routing plan – including no construction traffic (and contractors) to use Southbrook.
- Traffic Management Plan (including signage drawing(s))
- Number (daily/weekly) and size of delivery vehicles.
- Number of staff vehicle movements.
- Details of temporary/permanent Traffic Regulation Orders
- Phasing plan has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

In response to the above condition, we enclose the following Construction Management Plan report:

- RHL CMP Mere rev1

This document sets out the procedures and processes that Redcliffe Homes will follow to ensure that there are minimal impacts on the surrounding roads and neighbourhoods.

Condition 16 – Engineering Details

The planning condition states:

No development shall commence on site, excluding demolition, until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall be constructed and laid out in accordance with the approved details.

In response, the following plans re provided which set out the requested details:

- 138021-MCS-XX-DR-C-3000-P07 Engineering Layout
- 138021-MCS-XX-DR-C-3300-P01 Surfacing and Kerbing Layout
- 138021-MCS-XX-DR-C-6000-P01 Adoptable Highway Construction Details
- 138021-MCS-XX-DR-C-6100-P01 Adoptable Sewer Construction Details-
Sheet 1 of 2

- 138021-MCS-XX-DR-C-6101-P01 Adoptable Sewer Construction Details-Sheet 2 of 2
- HLS-990-B Mere Lighting

These plans set out the comprehensive package on on-site engineering works which include all elements requested in the condition.

Condition 18 – CEMP

The planning condition states:

Prior to the commencement of works, excluding 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 for approval in writing. The CEMP 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:

- *Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection marked on a plan, e.g. exclusion fencing.*
- *Working method statements for protected/priority species, such as nesting birds and reptiles.*
- *Mitigation strategies already agreed with the local planning authority prior to determination, including for great crested newts, reptiles, breeding birds and bats; this should comprise the pre-construction/construction related elements of strategies only.*
- *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.*
- *Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*
- *Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.*

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

The following report has been included:

- Beaumont Business Park, Mere - CEMP

This report has produced by a qualified ecologist and covers the above requirements

Condition 19 – LEMP

The planning condition states:

Prior to the commencement of development, excluding demolition, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

The following report has been included:

- REDC24822 LEMP

This report has produced by a qualified Landscape Consultant and covers the above requirements

Condition 22 – Drainage

The planning condition states:

As part of the reserved matters application for layout, a scheme for the sustainable drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. Any such scheme should include the following:

- *revised drainage calculations based on runoff from the whole site and not just the areas of hardstanding.*
- *how overland exceedance flows in excess of the 1 in 100year + 40% rainfall event will be wholly and safely managed on site*
- *the contamination risk to local watercourses is appropriately managed*
- *additional groundwater investigations, focused around the areas of proposed attenuation. The additional investigations shall consider:*
 - *Groundwater level monitoring (taking into account seasonal variations).*
 - *The interaction between different sources of flooding.*
 - *How groundwater will impact on the proposed drainage system.*
 - *The interaction between groundwater, groundwater recharge and aquifers.*

The development shall be carried out in accordance with the agreed scheme.

As part of the Reserved Matters Redcliffe Homes submitted the following documents and plans:

- Drainage Technical Note ref 138021-MCS-XX-RP-TN-01-P05 dated Nov 2025
- Drainage Layout ref 138021-MCS-XX-DR-C-5100-P05 dated June 2025
- Engineering Layout ref 138021-MCS-XX-DR-C-3000-P05 dated June 2025
- Impermeable Areas Plan ref 138021-MCS-XX-DR-C-5200-P05 dated June 2025
- Exceedance Flow Plan ref 138021-MCS-XX-DR-C-5500-P05 dated June 2025
- Operations and Maintenance Manual ref 138021-MCS-XX-RP-OM-01-P05 dated Nov 25

These have been subsequently approved under condition 2 the Reserved Matters Decision Notice. As a result, it is considered that this condition has been satisfied.

We trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

David Hagan MTCP (Hons) MRTPI
Development Planner
Redcliffe Homes Limited

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- 01 Land Quality Assessment - Stantec
- 02 Borehole Testing - Wesson Environmental
- 03 Groundwater Summary - Wesson Environmental
- 117-122 Vehicle Charging Plan
- APEX-7.3KW-User-Manual-V4.17_compressed-4
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- HLS-990-B Mere Lighting
- Beaumont Business Park, Mere - CEMP
- REDC24822 LEMP
- FP 001
- FP002