

From: Jonathan Walton

Sent: 27 April 2026 19:49

To: Stockley, Samantha <Samantha.Stockley@wiltshire.gov.uk>

Subject: PL/2026/00433 - Blackland Lakes - Noise Assessment

Dear Samantha,

Further to my earlier email, please now find the Noise Assessment requested attached for your EHO's review.

As noted in the email below, I think that the Council now has sufficient information to enable determination of the application, but I would be grateful for your thoughts regarding whether the Drainage Strategy is required at this stage or can be conditioned (the site is existing hardstanding and has an existing soakaway which will drain to the ditch to the north, so there is no change to process, but some betterment due to additional landscaping and planting on site). I'd also like to understand if more formal Landscape Plans and Spec will be required at this stage to assist with considerations along the northern boundary or whether this can be conditioned (as essentially we have committed to significant planting and a condition will enable that detail to be discussed and agreed to ensure that the visual screening required is provided to the Council's satisfaction).

To enable the client to get on site and get the development built ready for the summer holiday period, it would greatly assist if any conditions were pre-occupation, rather than commencement. I think this is possible on the following grounds:

1. There is no water internal to the facility and so we're just dealing with external run-off for which the strategy will need to consider how to capture and attenuate water on land outside the building envelope

Jonathan Walton

Director, Head of Boyer South

Boyer

2. The planting will take several years to establish and the area required for the building will extend into that proposed for planting, so this won't be able to be implemented until construction has been completed. The strategy is there to ensure long-term protection and use of appropriate species with the condition being enforceable to ensure that this takes place.

I trust that this assists and I look forward to hearing from you in due course.

Kind regards, Jonathan