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Discharge of Planning Conditions Relating to Planning Permission PL/2025/06704

Proposal:- Proposed Creation of Private Lake & Associated Landscaping

Site:- Land North of Boundary Farm, Berryfield Lane, Melksham, Wiltshire, SN12 6EF

The information submitted is to discharge conditions 3, 4, 5, 6, of the planning permission granted under reference PL/2025/006704

1 Condition 3

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works

Hard & Soft Landscaping Plan AH2025/58 DOC Sheet 1 shows the position and number of new bird & bat boxes proposed as part of the development.

1 x new 2F Schwegler Bat box will be installed on a new tree



1 x 1B Schwegler Nest Box will be installed on a new tree



2 Condition 4

No development shall commence until:

- a) A written programme of archaeological investigation, which should include onsite work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

A report has been prepared by Terrain Archaeology to address the above condition and should be referred to.

3 Condition 5

- a) No development shall commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not necessarily be limited to, the following:
 - i) In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post- development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.
 - ii) A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.
 - iii) Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.
 - iv) A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.

v) A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.

b) The lake shall not be brought into use under the approved details have been implemented in full and the approved measures shall thereafter be retained and maintained for the lifetime of the development

A SUD drainage report to address the above points has been prepared by Dixon Civils and should be reviewed for approval to satisfy this condition.

4 Condition 6

a) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

i) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

ii) finished levels and contours;

iii) means of enclosure;

iv) all hard and soft surfacing materials;

v) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

b) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority

A hard & soft landscaping plan is submitted along with this application detailing the proposal in regard to the above. This should be reviewed, along with the construction management plan for the site, reference AH2025/58 DOC Sheet 1 & 2.