

Sutton Benger – DOC Consultee comments response



Charles Church

Site: Land off High Street, Sutton Benger
Council: Wiltshire Council
Planning app ref: **PL/2025/09568** and **PL/2025/09737**, for conditions attached to Outline application PL/2023/06204

----- **PL/2025/09568** -----

Outline Condition 6 – Drainage	Applicant Response
<u>WC Drainage – 17/12/2025</u> Condition 6 cannot be discharged until the following information is submitted and accepted by the LLFA: • Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event; • Calculations and drawings for the drainage system showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development; • Calculations that demonstrate sufficient sensitivity analysis of the on-site drainage network has been undertaken for surcharged outfall conditions, at a sufficient volume to fully attenuate the 1 in 100yr +45% climate change; • Calculations and details that demonstrate the proposed drainage design provides a sufficient level of water treatment; • Calculations that demonstrate the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events; • Sufficient detail regarding the lining of any attenuation pond to demonstrate that any interface with groundwater can be safely managed.	Amended plans have been provided.

Outline Condition 7 – SuDS Maintenance Plan	Applicant Response
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<u>WC Drainage – 17/12/2025</u> Following a review of the information provided, Condition 7 can now be discharged.	No changes required.
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Outline Condition 8/25 – CMP	Applicant Response
<u>WC Drainage – 17/12/2025</u> Following a review of the information provided, Condition 8 can now be discharged.	n/a
<u>WC Highways – 17/12/2025</u> A Construction Management Plan has been submitted which details a construction traffic plan, with routing through the connecting motorway and A or B roads leading to and through Sutton Benger. A site plan also identifies the compound and wheel washing facilities to enable material storage and wheel washing within the site. As this is an outline application, the level of detail within the CMP is suitable, it would be expected that once the full application has been submitted there would be further requirement to update through the construction process. It is therefore considered that this condition can be discharged in relation to highways.	Noted that these documents are discharging Outline conditions, but no further details are expected to be provided. This report seeks to fully discharge conditions 8 and 25 of the Outline application.
<u>Public Protection – 18/12/2025</u> The Construction Management Plan prepared by Charles Church states the following in section 4.1.4; <i>4.1.4. Working hours during which construction work, including vehicle movements, and deliveries can take place will be restricted to between the following:</i> • 7.30am to 6.30pm (Monday to Friday) • 8.00am to 1.00pm (Saturday) • No Sunday or Bank Holiday working This will need to be amended so that our standard hours of activity are referenced; 8am to 6pm Monday to Friday (the other times meet with our standard hours). These are applied to all similar projects across the county and we cannot make exceptions. We look forward to receiving confirmation that the CMP has been amended.	Updated CMP is provided which includes the amended construction hours as requested.

Outline Condition 12/18 – Ecology Enhancement Plan	Applicant Response
No comments	Updated Biodiversity Features Plan provided in accordance with revised planning layout.

Outline Condition 13/14 – Water Efficiency	Applicant Response
No comments	No changes required.

Outline Condition 15 – CEMP	Applicant Response
No comments	No changes required.

Outline Condition 16 – LEMP	Applicant Response
No comments	Updated LEMP provided in accordance with revised planning layout.

Outline Condition 26 – WSI	Applicant Response
<u>Archaeology – 12/12/2025</u> I have previously reviewed and approved the Written Scheme of Investigation for Additional Archaeological Evaluation and Mitigation submitted in support of this application. I am therefore happy to recommend discharge of Condition 26(a) only. I will be able to consider recommending full discharge of condition once the approved programme of archaeological work has been carried out in accordance with the approved details.	No changes required.

Outline Condition 27 – Sustainability	Applicant Response
No comments	No changes required.

----- PL/2025/09737 -----

Outline Condition 17 – Lighting	Applicant Response
<u>Public Protection – 18/12/2025</u> We have reviewed the reports submitted in respect of the discharging of C's 17 & 23 of application reference 2023/06204 and have no concerns to raise in respect of these conditions being discharged.	Updated lighting design provided in accordance with revised planning layout.

Outline Condition 23 – Noise

Applicant Response

Public Protection – 18/12/2025

We have reviewed the reports submitted in respect of the discharging of C's 17 & 23 of application reference 2023/06204 and have no concerns to raise in respect of these conditions being discharged.

Updated noise report provided in accordance with revised planning layout.