

7th July 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 partial condition discharge of condition number 12 pursuant to planning approval ref: PL/2023/01880 (appeal ref: APP/Y3940/W/24/3352160),

The application consists of:

- Completed application form
- Planning application fee of £400 (including Portal fee);
- document as listed below

The following information is provided as follows:

Condition 12 – CEMP

The planning condition states:

12. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- (i) An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;*
- (ii) A description of management responsibilities;*
- (iii) A description of the construction programme;*
- (iv) Site working hours and a named person for residents to contact;*
- (v) Detailed Site logistics arrangements;*

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(vi) Details regarding parking, deliveries, location of any generators, temporary site accommodation and storage/loading;

(vii) Details regarding noise, dust and mud mitigation;

(viii) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;

(ix) Communication procedures with the local planning authority and local community regarding key construction issues – newsletters, fliers etc;

(x) Details of how surface water quantity and quality will be managed throughout construction;

(xi) Details of the safeguarding measures to deal with the following pollution risks:

- a) the use of plant and machinery;
- b) wheel washing and vehicle wash-down and disposal of resultant dirty water
- c) oils/chemicals and materials
- d) the use and routing of heavy plant and vehicles
- e) the location and form of work and storage areas and compounds
- f) the control and removal of spoil and wastes

(xii) Details of safeguarding measures to highway safety to include:

- A Traffic Management Plan (including signage drawing(s))
- Routing Plan
- Details of temporary/permanent Traffic Regulation Orders
- pre-condition photo survey - Highway dilapidation survey
- Number (daily/weekly) and size of delivery vehicles.
- Number of staff vehicle movements.

(xiii) In addition, the Plan shall provide details of the ecological avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) How the retained lowland meadow will be protected during construction works and detailed turf translocation method statement.
- b) Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of 'alternative space for recreation'.
- c) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. protection fencing.
- d) Working method statements for protected/priority species, such as nesting birds, reptiles, amphibians, roosting bats, badger and dormice.
- e) 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.
- f) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Other areas of grassland outside of the lowland meadow to be lost under the Proposed Development Area would be subject to a further botanical survey by an appointed ecologist/ECOW to establish whether any further areas are worthy of translocation. The retained Lowland Meadow, including that to be subject to the translocation works, would be pegged out and subject to protective fencing and condition monitoring throughout the duration of construction works.

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

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall subsequently be implemented in accordance with the approved details of the CEMP.

This application seeks the partial discharge of the above condition, in particular the highlighted element relating to the translocation of grassland.

There is no separate planning condition relating to translocation of grassland and Redcliffe Homes wish to commence the translocation works ahead of the main construction works to avoid any conflict. Mindful that translocation cannot be undertaken during winter months, it is hoped to start the translocation works before winter this year, in advance of the main site works early next year.

To begin the translocation work, it's necessary to discharge the relevant section, as highlighted with within the CEMP (specifically Chapter 5, Protection Measures, Retained Habitats, para 5.11, page 24), although the main CEMP report is likely to change as part of the Reserved Matters process (following changes to the design) and will be resubmitted post Reserved Matters approval to seek for discharge.

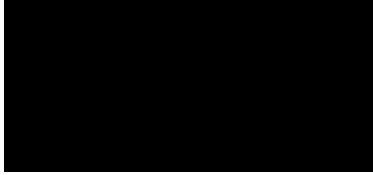
To progress with the partial discharge, the following report has been included:

- Beaumont Business Park, Mere - CEMP

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

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

Enc

- CEMP