

APPLICATION FOR THE DISCHARGE OF DETAILS FOR PLANNING CONDITIONS - CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02000
APPLICATION TYPE:	DISCHARGE OF details for CONDITIONS
SITE ADDRESS:	Beaumont Business Centre, Woodlands Road, BA12 6BT
PROPOSAL:	Discharge of details for condition numbers 7 (Contamination), 8 (EV Charging), 10 (Pedestrian Crossing Details), 11 (Junction Details), 13 (Cycleway/footpath links), 14 (Travel Plan), 15 (Construction Management Statement), 16 (Engineering Details), 18 (CEMP), 19 (LEMP) and 22 (Drainage) pursuant to planning approval PL/2025/06462; and Condition 6 (ASHPs) pursuant to the Reserved Matters Approval (PL/2025/06047)

PROPOSAL

This report has been prepared to support the application for the discharge of details of conditions attached to:

- i) a Reserved Matters approval under PL/2025/06047 at Beaumont Business Centre, Woodlands Road, Mere, BA12 6BT, following Outline Planning Permission ref 20/07469/OUT. The RM permission was granted on **17/6/26** under reference number **PL/2025/06047**. This application relates to Condition 6 only.
- ii) A S73 application (Variation of conditions 7, 8, 10, 11, 15, 16, 18, and 19 relating to application 20/07469/OUT, to include the wording 'Excluding Demolition' in conditions) approved under **PL/2025/06462** on **4/2/26**. This application relates to Conditions 7, 8, 10, 11, 13, 15, 16, 18, 19, 22 only.

Conditions 7, 8, 10, 11, 13, 15, 16, 18, 19, 22 of PL/2025/06462 and 6 of PL/2025/06407 state:

7	Based on the recommendation of the applicant's 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 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. REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority. The report shall be in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance
8	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. REASON: In order to limit the impact of the development on air quality
10	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. REASON: In the interests of highway safety
11	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. REASON: In the interests of highway safety.
13	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. REASON: In order to provide non car accessibly with surrounding housing in the interests of sustainable and low carbon development
15	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. REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.
16	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.

	REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.
18	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. REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.
19	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. REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme
22	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. REASON: To ensure that surface water is appropriately managed on site, the impact on downstream receptors is fully understood, in order to demonstrate that the risk of flooding from groundwater has been appropriately managed and to demonstrate that the risk of surface water flooding, as a result of drainage exceedance flows, will be safely managed. To prevent a contamination pathway being formed between sources and sensitive receptors (including residential properties and watercourses)
6	No Air Source Heat Pumps (ASHPs) shall be installed on any of the dwellings until a cumulative

	Noise Assessment for all the proposed ASHPs (showing the location, design and mitigation for each pump) has been submitted to and approved in writing by the Local Planning Authority. The Noise Assessment shall be undertaken in accordance with BS4142:2014+A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level that is not above the typical background (LA90) level at the nearest noise sensitive location. If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to any occupation of the dwellings (provided with an ASHP) and thereafter be permanently retained. Reason: To ensure that appropriate levels of amenity and noise are achievable.
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CONSULTATIONS:

Drainage – no objection and Environment Agency – no comment required

Condition 15, 16, 18 and 22 – Sustainable Drainage Scheme

Following a review of the information provided, Conditions 15, 16, 18 and 22 can now be discharged.

Note - constructing a new culvert will require Land Drainage Consent (LDC)

Informatives

Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

As-built SuDS and Watercourse/Ditch Modification Drawings (AutoCAD Format)

No later than 3 months following completion of the SuDS infrastructure and any associated watercourse or ditch modifications, and in any event prior to the first occupation of any dwelling (or first use of the development, whichever is sooner), the developer shall submit to and obtain written approval from the Local Planning Authority, in consultation with the Lead Local Flood Authority, the following as-built information:

- 1. As-built SuDS construction drawings, including all attenuation basins, flow controls, pipe networks, swales, inlets/outlets, exceedance routing and all constructed drainage assets.*
 - 2. As-built plans of all watercourse, ditch or land drain modifications, including dimensions, levels, cross-sections, long sections and construction details.*
 - 3. All as-built SuDS and watercourse/ditch drawings shall be provided in:*
 - o AutoCAD (DWG) format, fully georeferenced to OS National Grid; and*
 - o PDF format for record purposes.*
 - 4. A full drainage asset schedule including dimensions, levels, materials, and longterm maintenance responsibilities.*
 - 5. An updated SuDS Maintenance Plan reflecting the final as-built arrangement.*
- The approved as-built drawings and documentation shall thereafter form the definitive drainage record for the development and must be complied with for the lifetime of the drainage system.*

Reason: To ensure the constructed drainage system and watercourse/ditch modifications accord with the approved design, to maintain accurate LLFA drainage records, and to ensure the development does not increase flood risk on or offsite, in accordance with the NPPF and Wiltshire Council SuDS guidance.

Ecology – no objection

Following an initial response from ecology, additional details were provided, and ecology concluded:

Condition 18 CEMP

Again, I note that the council has previously either raised no objection to the reptile and GCN methodology set out in the Ecological Impact Assessment (Ecosupport, November 2025), or has confirmed it would be acceptable in principle (see 20/07469/OUT and PL/2025/06047), provided the necessary licence is obtained from Natural England.

*I believe that my requests for further information have been addressed in the most recent CEMP submission. **Therefore, I recommend that the condition can be discharged.***

Condition 19 LEMP

*The latest LEMP provides the requested information to a satisfactory degree, so I **recommend the condition be discharged.***

Public Protection

Condition 7 (Contamination):

On review of the submitted Phase 1 Land Quality Assessment and borehole testing report, it is recommended that this condition is not discharged for the following reasons:

- a. The report presents preliminary findings only and does not provide sufficient detail to demonstrate that land contamination risks have been appropriately assessed.*
- b. In borehole WS05, suspected asbestos fragments were encountered, which represents a potential contaminant linkage that has not been adequately investigated or addressed.*
- c. In borehole WS02, elevated concentrations of volatile organic compounds (VOCs) were identified however, the significance of these results and the associated risks have not been clearly evaluated.*
- d. The report does not include clear conclusions or recommendations, nor does it set out whether remediation is required.*

As such, the submitted information does not adequately demonstrate that the site is suitable for its intended use or that contamination risks have been satisfactorily assessed and managed. To ensure that the risk to groundwater has been appropriately addressed, we would recommend consultation with the Environment Agency.

The EA were consulted and had no comments to make, drainage raised no objection. Further details were received and public protection commented:

I have reviewed the Remediation Strategy (rev 2) and consider it to be satisfactory. However, it is recommended that this condition should not be fully discharged until the remedial works have been completed and adequate evidence has been submitted to demonstrate that the works have been carried out in accordance with the remediation strategy.

Condition 8 (EV Charging):

On review of the submitted Vehicle Charging Plan, it is noted that Units 29 and 30 are not provided with an electric vehicle (EV) charging point. In accordance with the Council's Air Quality Supplementary Planning Document (SPD), all new residential dwellings with a garage or private driveway are required to be provided with a minimum of one active EV charging point per dwelling. As the submitted details do not demonstrate compliance with this requirement, it is recommended that the condition is not discharged.

Further details were received and public protection commented:

I have reviewed the Ultra Low Emission infrastructure scheme (drawing number 117-122) and consider it to be satisfactory.

Condition 15 (Construction Management Statement):

On review of the submitted Construction Management Plan (CMP), it is noted that the construction phase is anticipated to last approximately two years.

Given the proximity of existing residential properties to the north and east of the site, it is essential that potential impacts from noise, vibration, and dust arising from construction activities are robustly managed throughout the construction period.

The CMP indicates that the material store, waste store, and silo store are all proposed to be located along the northern and eastern boundaries of the site. These locations are close to residential receptors. It is therefore recommended that these facilities are relocated further away from sensitive receptors in order to minimise potential impacts.

Condition 15 requires that the CMP clearly specifies the hours of construction, including deliveries. While the CMP states that construction activities will be undertaken between 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, it is unclear whether construction traffic and deliveries will also be restricted to these hours. This requires clarification to ensure compliance with the condition.

Condition 15 further requires that the CMP details measures to control the emission of dust and dirt during construction. Although some mitigation measures have been identified, the CMP does not explain the basis on which these measures have been selected. For a development of this scale, it is expected that the CMP makes reference to guidance from the Institute of Air Quality Management (IAQM), specifically:

- a. Guidance on the Assessment of Dust from Demolition and Construction*
- b. Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites*

In its current form, the CMP does not adequately address the requirements of Condition 15. It is therefore recommended that Condition 15 is not discharged

Further details were received and public protection commented:

I have reviewed the Construction Management Plan (rev 2) and consider it to be satisfactory.

Condition 6 ASHPs

I have reviewed the submitted Heat Pump Noise Assessment, which concludes that, under a worst-case cumulative operating scenario, noise from the proposed air source heat pumps (ASHPs) could marginally exceed the adopted background sound level at certain receptor locations. As the planning condition requires the rating level to remain at or below the background sound level, I do not consider the unmitigated scheme to fully satisfy the requirements of the condition.

The assessment demonstrates that installation of the manufacturer's proprietary low-sound covers would provide up to 3 dB of attenuation and reduce predicted noise levels such that the adopted background sound level would not be exceeded at any assessed receptor location.

Whilst I consider the assessment to be generally acceptable, I note that the assessment appears to focus on receptors within the proposed development and does not appear to

include the nearest existing residential noise-sensitive receptors located to the north and east of the site. As these receptors may represent the closest existing residential properties to the proposed ASHP installation, I would seek clarification that they have been assessed in accordance with the wording and intent of the planning condition, and that the predicted rating level does not exceed the adopted background sound level at those locations.

Subject to the above clarification being satisfactorily addressed, I raise no objection to the discharge of the condition, provided that all approved ASHP units are fitted with the specified low-sound covers prior to first occupation and that these mitigation measures are retained for the lifetime of the development.

Further details in an updated noise report were received and public protection commented: ***Provided that all ASHPs are installed in accordance with the noise assessment and fitted with the specified low-noise covers, I have no objection to the discharge of this condition. The applicant is reminded that the low-noise covers must be installed in full prior to the occupation of any dwelling served by an ASHP and shall thereafter be permanently retained.***

Highways (below is the highways response, applicant comment in red followed by final highways comment)

Condition 10 – Pedestrian crossing details

I am satisfied that this condition can be discharged. Please note that a short form agreement / part of the S38 agreement will be required to cover these works. Noted

Condition 11 - Junction Details

I am satisfied that this can be discharged. However please note that consultation with the Local Flood Authority for the ditch and culvert will need to take place to ensure the culvert detail is satisfactory. We are replacing an existing culvert with a 'highways compliant' culvert as the entrance will now be adopted. We will not be culverting lengths of any existing ditch and therefore did not assume that a Land Drainage Consent was required? I would assume that this would be ok, but as suggested I am not the Local Flood Authority.

Please ensure that the headwall are located on Public Highway/ land contained in ownership. Yes, the new headwall will be in highway land.

Please note that the development should not be occupied until a TRO for the left hand turn ban is in place. Noted Please send through details/ instructions relating to this procedure in order the process can commence. RHL to confirm separately to this condition discharge application process, but is aware that the S106 requires a contribution of £6,000 plus indexation to be paid to the LPA to progress a TRO. Can you send all the details your end relating to the TRO and I will make arrangements to start process.

Condition 13 – Cycleway / Footpath Links

I have no concern relating to the details relating to the site. However please supply detail of how these connections relate / tie-in with the neighbouring site. Please confirm what you would like? We are providing links to the land ownership boundaries and do not control beyond our boundary. Please supply the details you have, relating to your works to the boundary. Officer note – the 2 plans were provided to highways on 22/9/26

Condition 14 - Travel Plan

I am satisfied that this condition can be discharged.

Condition 15 – Construction Management Statement

I am satisfied that the condition can be discharged subject to contact names being included on page 13. Contact names are not normally known until the site starts, however I've updated the CMP with the names and number as known at the current time. Noted

Condition 16 – Engineering Details

I am satisfied that condition can be discharged for planning purpose. However please not that this does not constitute full technical approval for the full S38 /S278 agreements. Please note that the streetlighting design will be subject to a full technical check as part of the S38 agreement process. Noted

ASSESSMENT

Case Officer Response:

The submitted details have been considered by the relevant statutory planning consultees. The applicant has considered the responses and provided additional details to the satisfaction of the consultees and the terms of the conditions have been satisfied.

The case officer has no reasonable grounds to object to the conclusions of consultees and the details for the conditions may be discharged, subject to any stated caveats.

RECOMMENDATION: To discharge details for the following Conditions:

8, 10, 11, 13, 15, 16, 18, 19, 22 of PL/2025/06462 and 6 of PL/2025/06047

And partially discharge Condition 7 of PL/2025/06462