

23/9/26

Dear Sir,

**TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL AND PARTIAL APPROVAL OF DETAILS RESERVED BY
CONDITIONS**

APPLICATION REFERENCE:	PL/2026/02000
APPLICATION TYPE:	DISCHARGE OF Details for CONDITIONS
SITE ADDRESS:	Beaumont Business Centre, Woodlands Road, BA12 6BT
PROPOSALS:	Discharge of 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.

I refer to your application for the discharge of details relating to the above conditions for planning consents PL/2025/06462 and PL/2025/06047 dated 4/2/26 and 17/6/26 respectively.

After careful consideration by officers, the following decision has been made:

- **Partial discharge of Condition 7 for contamination**
- **Details agreed subject to caveats from consultees set out below.**

The agreed details for the purposes of the planning conditions (note: S278 is a separate process) are:

- Full Residential Travel Plan dated July 2025
- Heat Pump Noise Assessment V1-1 dated 22/9/26
- LEMP REDC24822 Rev B dated 21/7/26
- CEMP July 2026, updated
- CEMP Site Plan – L02 01 Rev A
- Soft Landscape Specification ref REDC24822 SPEC B June 2025
- 138021-MCS-XX-DR-C-3010-P04 Traffic Signs and Road Markings
- REDC24822-10E - General Arrangement
- Vehicle Charging Plan ref 117-122 Rev A dated April 2026
- Footpath Connection plan ref FP-001 and FP-002
- Surfacing and Kerbing Layout ref 138021-MCS-XX-DR-C-3300-P01

- Adoptable Highway Construction Details ref 138021-MCS-XX-DR-C-6000-P01
- S278 Legal Agreement Plan ref 138021-MCS-XX-DR-C-5050-P02
- S278 Highway construction details sheet 1 ref 138021-MCS-XX-DR-C-6010-P01 and sheet 2 ref 138021-MCS-XX-DR-C-6011-P02
- S278 Surface Finishes and Kerbing ref 138021-MCS-XX-DR-C-3350-P03
- S278 General Arrangement ref 138021-MCS-XX-DR-C-3050-P03
- Mere Lighting plan ref HLS-990-B
- Refuse Tracking ref 138021-MCS-XX-DR-C-3600-P06
- Engineering Layout ref 138021-MCS-XX-DR-C-3000-P07
- Adoptable Sewer Construction details sheet 1 ref 138021-MCS-XX-DR-C-6100-P01 and sheet 2 ref 138021-MCS-XX-DR-C-6101-P01
- Remediation Strategy ref 4272_RS_Final_V2 dated 7/5/26
- Construction Management Plan Mere April 2026 rev2 final.

The following caveats and informatives are provided by statutory consultees for the developer's attention and action:

Drainage

Constructing a new culvert will require Land Drainage Consent (LDC)

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:*
 - AutoCAD (DWG) format, fully georeferenced to OS National Grid; and*
 - 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.

Public Protection

Condition 7 – contamination – partial discharge

*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 6 - ASHPs

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

- Please note that the development should not be occupied until a TRO for the left hand turn ban is in place.
- Please ensure that the headwall is located on Public Highway/ land contained in ownership.
- Constructing a new culvert will require Land Drainage Consent (LDC)
- A short form agreement / part of the S38 agreement will be required to cover the pedestrian crossing details

Condition 16 – Engineering Details

I am satisfied that condition can be discharged for planning purpose. However please note 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.

Please could you ensure that the development is implemented in accordance with the agreed details and the terms of the conditions.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. Approved Conditions:

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. Refused Conditions:

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. Partially Discharged Conditions:

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances. The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website: <https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.