

Please Reply to: Swindon
Our Ref: MTS/ms/12000
Your Ref: 13/01615/REM & 13/01141/REM
Date: 31st October 2013

Planning Department
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

FAO: Lee Burman

Dear Sir,

Ridgeway Farm – Application Reference 13/01615/REM and 13/01141/REM

Please find attached to this E-mail a CD containing the following supplementary and replacement plans and associated supporting documents and figures, which respond to the recent E-mail requests.

APPLICATION N/13/1141

The following responses address outstanding comments to application N/13/1141 for infrastructure provision at the site.

Highways Issues

Bus Stop details (Application N/13/1141)

WSP have provided details directly to Paul Galpin on 14-10-13, to address a request raised during the concurrent negotiations relating to Highways matters. A copy of this plan is attached for your information.

Further details pertaining to the bus service will be provided prior to occupation of dwellings, as required by Condition 22 of the Outline Planning Permission (OPP).

Network Rail

Network Rail have removed their objection to the granting of approval to the first phase application (dated 04-10-13) and application 13/1141 (dated 18-10-13) and replaced this with a letter of 'informative' matters.

These informatives are noted and do not constitute requested planning conditions. TW are in direct contact with Network Rail and will deal with these matters directly as part of a 'Basic Asset Protection Agreement' which has been entered into.

All information pertaining to this application has now been provided and we now seek that the application is determined as soon as possible.

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APPLICATION N/13/1615

Plan Amendments

Amended plans incorporate minor amendments to address the issues raised by Wiltshire Council (transport and ecology), as follows:

- Door added to utility room to rear of PT42 housetypes on plots 94, 112, 152, 174, 189, and 192.
- Paths in rear gardens of plots 94 and 112 amended to suit.
- Head of swale moved 40m to west to avoid Calcareous Grassland buffer area with consequential changes to the outfall from network 4 (an additional length of pipe to replace swale and Manhole '302a' added).
- Consequential amendments to planting proposals (modified to reflect retention of Calcareous Grassland)
- Stone specification amended.

Other amendments to the plans are:

- Additional drainage plan notations added to clarify aspects of the drainage strategy (as requested by the Environment Agency).
- Additional/amended track plots and visibility splays added to plans to address Wiltshire Council highway comments.
- Adoptable areas amended to accord with minor layout changes to address highways comments.

An issue sheet of plans is attached as requested, to be read with the previous plan issue sheets. Amendments to plans would have negligible impact on the proposals subject to recent stakeholder consultation and hence would be

Highways Matters

Following discussions with Wiltshire Council Highways, amended plans are attached which address issues raised in the letter of 04-10-13.

Visibility splays/Tracking

Additional details of the visibility splays at junctions are provided as requested (15mph), including the locations of concern identified relating to access for plots 51-56 and plots 169 – 156. In addition the requested additional details of forward visibility is provided, including adjacent to plots 207, 209 and 167. The appropriate design speed of 15mph is proposed for estate roads, reducing for the estate roads immediately adjacent to the Local Equipped Area of Play (near plots 21 and 24), where a design speed of 10mph is considered more appropriate.

Adoptable Road

- Adoptable Road width at plots 169 and plot 148 is confirmed and clarified (including no windows opening over the highway)
- The Adoptions drawing is amended to incorporate details included on the planning layout and the traffic calming surfacing on the spine road. In clarification we accept that there will be no upstand or demarcation of the carriageway/ service strip on the shared surface areas.

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Visitor Parking

- Visitor space V3 is located within the amended adoptable area and a new plan notation is added to confirm that visitor spaces V22, V24, V35 and V37 will be managed in a management company to ensure that they are not conveyed to any plot, as noted on the amended adoptions plan.
- The requested build-outs for visitor spaces 38-42 are indicated on the plans.

Refuse vehicle tracking:

- swept path analysis is demonstrated at the junction adjacent to plots 167/169/157/168 and 89/79/46;
- the footway be re-routed around the turning head adjacent to plot 147 to demonstrate that the refuse vehicle will not damage the kerb of the footway (requested change that referred to plot 143).

Play Equipment Amendments

As sent by E-mail on 27-10-13, I attach the following play equipment plan amendments by Liz Lake Associates:

1492 12 (Rev B)	LEAP Detailed Design Proposal
1492 13 (Rev B)	LAP Detailed Proposal

These update the play equipment proposals (replaces original and revision A issues of the plan) to reflect the comments of Wiltshire Council to provide equipment from the supplied Wiltshire Council guidance document.

Environment Agency

You would have received a letter directly from the Environment Agency (EA) confirming that they have withdrawn their previous holding objection. A revised Drainage Strategy Plan was issued, with notations that clarify the drainage strategy, as referred to by the EA.

Three conditions have been recommended by the EA, all of which we consider reasonable. The final engineering drawings/design will be approved prior to construction, which is to be addressed with condition discharges (OPP conditions). The second is the requirement for the infrastructure works to be completed prior to the remaining drainage being implemented, which is acceptable and would be consistent with the construction method for the site.

The final EA condition request relates to risk management in the unlikely event of unknown contamination being found during construction of Phase 1. We note that this risk management condition is already consistent with the construction method and OPP Condition 26, which already addresses this issue. Phase 1 does not contain any of the identified landfill areas or probable sources of land contamination (see the originally submitted report by Eastwood and Partners).

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SSE

The phase 1 area relevant to the Planning Application does not extend to areas affected by the HVOTL crossing the northern areas of the site (areas identified as open space/nature conservation areas). The areas adjacent to the HVOTL will be part of a later phase of the development, therefore we assume that the comments from SSE are submitted as an 'informative'.

We note that the location of development and land modification proposals approved in the OPP are specifically designed to retain the HVOTL in situ (eg. with undeveloped areas beneath to avoid the relocation, modification or undergrounding of the HVOTL). There was/is hence no need for a condition of the sort referred to by SSE on either the OPP or indeed this ARM as there is no undergrounding of the HVOTL.

This is indicated, on the attached plan for later phase works (sent for your information; not intended for approval with this application). The HVOTL are hence not a constraint to this first phase reserve matters application. The developer is, of course, aware that permission from SSE is necessary prior to work taking place adjacent/underneath their infrastructure in accordance with applicable electricity regulations.

Surface Water Drainage

Recent correspondence has addressed the concern of Wiltshire Council set out in the E-mail of 04 October 2013. The Phase 1 development proposals would not affect the drainage adjacent to the former Foresters pub. This is due to the topography which ensures the ditch drainage referred to would flow north and a ridge to the west of the ditch, which prevents the drainage from flowing west toward the 'Foresters corner'. The attached figure (Site Drainage near Plot 20) indicates the catchment details referred to.

Thames Water

Thames Water have removed their objection to the granting of approval during the consultation period and now request a Grampian condition to cover sewer provision.

Taylor Wimpey has a permission under s106 of the Water Industry Act to connect to the Thames Water Utilities (TWU) network (see attached correspondence of 08 February 2013). We don't believe that a Grampian (or other) condition should be applied. The OPP (10/04575/OUT) does not include a condition relating to offsite works to provide capacity in the TWU foul drainage network and sewerage procurement is covered by its own legislation, the Water Industry Act, so there should be no condition applied to the reserved matters application. Any planning condition requiring upgrading of TWU's sewerage system would be 'Ultra Vires' as the developer cannot alter TWU's network without their approval and the planning authority cannot approve such changes.

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Ecology

As you have requested, we have responded in writing to ecology issues, including an appended updated Ecology Statement by Ecosulis. If there is any continued confusion, I suggest a meeting between our respective Ecologist's to resolve these issues as soon as possible.

Calcareous Grassland

Amendments to the drainage strategy plan with consequential amendments to the planting plan reduce the length of swale that will be provided so as to ensure Calcareous grassland is retained in-situ.

Buffer - 10m

A 10m setback is maintained from the eastern boundary of the site as previously proposed, which does include the current extent of calcareous grassland in the south-east of the site. We maintain that there is no requirement for a 10m buffer to Calcareous grassland interests or Mycology and no buffer has been provided in the previously approved Masterplan and Framework plan. The aim of the post-development management would be to enhance the calcareous grassland, by extending grass cover further into the indicated buffer. We do not intend to introduce major revisions to our proposals to incorporate an additional buffer as we do not consider it necessary.

Mycology

We maintain that the protection of all mycology in-situ is not a requirement of the permission. Losses and mitigation measures allow for development affecting Mycology to proceed, as incorporated in the ES and EMMP (eg. mitigation by the retention of topsoils with Mycology interest for re-use at appropriate locations within the nature conservation areas).

We have committed to undertaking the update survey for mycology plan during late autumn/winter in the EMMP. An update survey can only be undertaken after November, therefore Taylor Wimpey are looking to undertake the survey later that month and forward these to Council as an EMMP monitoring update. Ecological advice indicates it is likely that the extent of mycology interest has reduced in size over the years and will be similar to the recent calcareous grassland survey results, due to unfavourable past management regimes. We therefore consider it unnecessary to complete a survey for Mycology prior to the granting of this permission.

I stress that we are not being inflexible in proposing to undertake this survey post-permission, but the survey season is restricted and we cannot delay resolving Reserved Matters permission to undertake the survey.

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Bat Boxes

Condition 10 of the OPP relates to provision of a management strategy for bat boxes, which we are committed to providing prior to the commencement of development. The details of the number of bat boxes to be installed have been included within the ecology statement submitted with the ARM. The boxes will be positioned in suitable locations adjacent to buffers and advised by Ecosulis. Full details will be submitted with a delivery strategy to discharge the condition.

Interpretation Boards

We accept that interpretation boards are needed. This requirement is already set out in an approved EMMP. This plan will be submitted with the Calcareous Grassland Strategy prior to commencement of development (Condition 14). Final board details are to be provided prior to commencement of works for laying out of open space (eg. reflecting the most up to date survey information is available). The attached updated Ecology Statement contains a plan indicating interpretation board locations to be confirmed in the Calcareous Grassland Strategy.

As all information pertaining to this application has now been provided we request that this be given your urgent attention and for the application to be determined as soon as possible.

If you have any further queries please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Simpson'.

Mark Simpson
Principal Planner
Development Planning and Design Services Ltd
Email: msimpson@dpds.co.uk

Attachments – Plan List and CD with amended plans and supporting plans, figures, information

Planning Application 13/01615/REM Application Drawing Issue Sheet - 30-10-13

Drawing Reference & Revision No	Title	Replaces
1492 09 Rev O	Detailed Planting Proposals Combined	1492 09 Rev K
0484-200-261-Issue 4	Housetype Booklet	0484-200-261-Issue 3
0484-Ph1-102 D	Planning Layout-A0L	0484-Ph1-102 C
0484-Ph1-103 B	Street Scenes-A2L	0484-Ph1-103 A
0484-Ph1-104-1 C	External Works Layout-A0L	0484-Ph1-104-1 B
0484-Ph1-104-2 C	External Works Layout-A0L	0484-Ph1-104-2 B
0484-Ph1-104-3 C	External Works Layout-A0L	0484-Ph1-104-3 B
0484-Ph1-104-4 C	External Works Layout-A0P	0484-Ph1-104-4 B
0484-Ph1-105-1 C	Vehicle Tracking Layout-A0L	0484-Ph1-105-1 B
0484-Ph1-105-2 C	Vehicle Tracking Layout-A0L	0484-Ph1-105-2 B
0484-Ph1-107 C	Adoption Plan-A0L	0484-Ph1-107 B
0484-Ph1-108 E	Materials Layout-A0L	0484-Ph1-108 B
0484-Ph1-302-1 B	Road and Sewer Longitudinal Sections-A0L	0484-Ph1-302-1 A
0484-Ph1-302-2 B	Road and Sewer Longitudinal Sections-A0L	0484-Ph1-302-2 A
0484-Ph1-320 E	Drainage Strategy Plan-A0L	0484-Ph1-320 B
TAYWIM-RIDFAR-C4970 (V4 31-10-13)	Ecology Statement (V4 31-10-13)	TAYWIM-RIDFAR-C4970 (V3 08-2013)

Planning Application 13/01615/REM (other drawings to Council issued under separate cover since 15-08-13 letter)

Drawing Reference & Revision No	Title	Replaces
1492 12 (Rev B)	LEAP Detailed Design Proposal	1492 12 (Rev A)
1492 13 (Rev B)	LAP Detailed Proposal	1492 12 (Rev A)
1492 Public Art P1 13.10.02	Public Art Proposal – Ridgeway Farm: Phase 1	