

Chippenham Gateway – commencement of groundworks

Background

St. Modwen has secured Outline Planning Permission (LPA ref. 17/03417/OUT), Reserved Matters Approval for Phase 1 (LPA ref. 18/08446/REM) and Groundworks Planning Permission (LPA ref. 18/03007/FUL) associated with a 1m sq ft B8 development at Junction 17 of the M4 motorway.

Proposals for the development are now well advanced and St. Modwen is ready to begin the groundworks at the site. The groundworks have been approved both within the Outline Planning Permission and, separately, through the Groundworks Planning Permission. As there are pre-commencement conditions associated with the Outline Planning Permission that are still to be discharged, St. Modwen intend to commence the groundworks under the scope of the Groundworks Planning Permission. In advance of the works commencing, this note has been prepared to confirm that the Groundworks Planning Permission is implementable in isolation.

Alongside the groundworks being undertaken on site, St. Modwen will continue to pursue the discharge of all remaining pre-commencement conditions associated with the Outline Planning Permission and address the associated s.106 matters to allow a seamless start on building out the wider detail solely associated with that Permission (main access to the site, estate roads, parking/circulation areas, buildings, on-plot landscaping etc).

Groundworks Planning Permission (LPA ref: 18/03007/FUL – permitted 24/9/2018)

The Groundworks Permission was sought to enable St. Modwen to commence preparatory works (i.e. secure ecology licences and allow tree/hedge works to commence) and then to allow the groundworks (i.e. construct temporary access from B4122, remodelling of earthworks, undertake landscaping scheme, implement watercourse diversion and detailed drainage system) to be undertaken in the absence of the Outline Planning Permission being fully implementable. As a consequence, the groundworks application was submitted in full so that it sits independently of, but complimentary to, the Outline Planning Permission.

All pre-commencement conditions associated with the Groundworks Planning Permission were successfully discharged on 16 April 2019. This includes the detail of the temporary access onto the B4122 (to enable all construction vehicles to access the site) approved through Condition 8. There are no planning obligations associated with the permission.

In summary, the permission is entirely independent of the wider Outline Permission (although it is complimentary to it) and there are no further matters that require the approval of the Local Planning Authority. Groundworks Planning Permission 18/03007/FUL is therefore a fully implementable permission.

Timeline

Work to be undertaken under Groundworks Planning Permission:

7/10/2019 – 11/10/2019	Construct temporary access from B4122
7/10/2019 – 13/03/2020	Earthworks
6/01/2020 – 13/03/2020	Landscaping scheme
28/10/2019 – 12/02/2020	Watercourse diversion/drainage system

The above excludes work that goes beyond the scope of the Groundworks Planning Permission, which will be subsequently delivered through the scope of the Outline Planning Permission & associated Reserved Matters Approvals.