Our ref: 94068
Your ref: 4175/21/VAR

Stuart Houlet
Development Management
Sedgemoor District Council

Sally Parish
Planning Manager (Highways Development Management)
South West Operations Directorate
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Direct Line: 0300 470 4395

Via email: planningcomments@sedgemoor.gov.uk

8 March 2022

Dear Stuart,

42/22/00007 – Variations of Conditions 2, 4, 5, 7 & 9 of Planning Permission 42/11/00017 (Engineering works to facilitate the remediation including earthworks and the demolition of existing buildings) to facilitate the remediation including earthworks and the demolition of existing buildings, at Gravity, Woolavington Road, Puriton, Bridgwater, Somerset (M5)

Thank you for consulting National Highways on the above application seeking the variation of Conditions 2 (Approved Plans), 4 (CTMP), 5 (Soft Landscaping Works), 7 (Ecological Mitigation and Management Plan), 9 (Scheme for Modification to any Ditch, Drain or Watercourse) of Planning Permission 42/11/00017, on land at former Royal Ordnance Factory, Woolavington Road, Puriton, Bridgwater, TA7 8AD.

The extant permission comprises the creation of multiple 'development platforms', which offer large plots for future development. The application seeks the variation of conditions to enable the site to be prepared as a single development platform or plateau, to allow flexibility to meet market demand. It is understood that all demolition and remediation works have been completed and as such the proposed variations relate only to the earthworks associated with creating the single development plateau.

National Highways has no comments regarding the proposed variation of Conditions 2, 5, 7, or 9.

Condition 4 (Construction and Transport Management Plan)

Condition 4 is a pre-commencement condition requiring the approval of a Construction & Transport Management Plan (CTMP) prior to commencement of works. A CTMP (ref: B0045-08-R2-1) has previously been submitted and Condition 4 was subsequently discharged.

An amended CTMP dated February 2022 has now been submitted to incorporate use of the newly completed Gravity Link Road. We have reviewed the CTMP and on the basis of this offer no objections to the proposed variation, however note that the varied Condition 4 (as proposed) references a CTMP dated August 2021.

"Development shall be implemented in accordance with the approved Construction & Transport Management Plan (332310102/4503/002 dated August 2021), unless otherwise agreed in writing by the Local Planning Authority. ***Reason:*** *To safeguard the amenities of local residents and occupiers and to ensure safety on the highway.*

Condition 4 (as proposed) should therefore be amended to reference the CTMP dated February 2022, or CTMP 332310102/4503/002 dated August 2021 be submitted for our review.

Condition 9 (Scheme for Modification to any Ditch, Drain or Watercourse)

We are satisfied the proposed variation of Condition 9 will not result in any adverse impact on the National Highways Drainage asset.

In summary, National Highways offers no objection to the proposed variation of Conditions as sought by application 42/22/00007, subject to clarification regarding Condition 4 as set out above.

Yours sincerely,

[redacted]

Sally Parish
South West Operations Directorate
Email: [redacted]