

Jemma Foster
Development Management
Wiltshire Council

13 February 2026

Dear Jemma,

**Re: 20/00379/OUT - Discharge of Conditions
Land at Southwick Court Farm, Trowbridge**

I herewith include an application to discharge pre-commencement conditions in relation to land at Southwick Court Farm, Trowbridge (subject to outline planning permission ref: 20/00379/OUT - appeal ref: 3321957).

Included in the Schedule below are the applicable conditions for which discharge is sought along with submitted detail for consideration.

Condition	Requirements	Submitted Detail
7. Lighting	<i>No external lighting shall be installed within the area shaded in orange on the Access, Land Use and Building Heights Parameters Plan until details showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 'Bats and artificial lighting in the UK', issued by the Bat Conservation Trust and Institution of Lighting Professionals. Lighting levels shall be in accordance with those defined on the approved Lighting Parameter Plan (Ref 150202 PP 04 Rev Q).</i> <i>The approved lighting shall be installed and maintained in accordance with the approved details and no other external lighting shall be installed.</i> <i>A post-installation lighting survey shall be conducted (in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy) and submitted to the Local Planning Authority within one month of its first use. This survey must demonstrate that the lighting levels</i>	Lighting plans, details and area calculations by WLC



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	<i>comply with the approved Lighting Parameter Plan.</i>	
9. Surface Water Drainage	<i>No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the Local Planning Authority. This should address the matters raised in the Council's letter, as Lead Local Flood Authority dated 9th November 2022.</i>	Drainage strategy, exceedance plans and impermeable area detail by CLFA
10. CEMP	<i>The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:</i> <i>i. An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;</i> <i>ii. A description of management responsibilities;</i> <i>iii. A description of the construction programme;</i> <i>iv. Site working hours and a named person for residents to contact;</i> <i>v. Detailed site logistics arrangements;</i> <i>vi. Details regarding parking, deliveries, and storage;</i> <i>vii. Details regarding dust mitigation;</i> <i>viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;</i> <i>ix. Communication procedures with the Local Planning Authority and local community regarding key construction issues using newsletters, fliers, web site;</i> <i>x. Details of how surface water quantity and quality will be managed throughout construction;</i> <i>xi. Details of the safeguarding measures to deal with the following pollution risks:</i> <i>• the use of plant and machinery</i> <i>• wheel washing and vehicle wash-down and disposal of resultant dirty water</i> <i>• oils/chemicals and materials</i> <i>• the use and routing of heavy plant and vehicles</i> <i>• the location and form of work and storage areas and compounds</i>	Construction Environmental Management Plan by Wain Homes and Construction Ecological Management Plan by GE



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	<i>potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECOW) shall be present on site.</i> • <i>Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECOW).</i> • <i>Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECOW and to include photographic evidence.</i> <i>There shall be no burning undertaken on site at any time.</i> <i>Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.</i> <i>The development shall subsequently be implemented in accordance with the approved details of the CEMP.</i>	
12. LEMP	<i>Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall preclude the use of glyphosate.</i> <i>The LEMP shall detail long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development (other than small, privately owned, domestic gardens) including, but not exclusively: Wildlife ponds and wetland for SUDS, Floodplain Wetland Mosaic (wet grassland, scrapes, reedbed), native tree and scrub planting, semi-natural neutral meadow grassland and retained hedge, scrub and trees.</i> <i>The LEMP will include:</i> • <i>A phasing plan demonstrating the timing of habitat creation works in relation to</i> • <i>Zone A and Zone B TBMS landscape buffers, new landscape edge along the southern boundary, grassland and translocation of hedge/ hedge planting will be completed in advance of or alongside vegetation stripping.</i> • <i>A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided.</i>	LEMP by GE



	<i>Numbers to be provided in line with best practice guidelines.</i> <i>• Distinguishing between formal and informal open space and land required to meet mitigation and BNG objectives.</i> <i>• Details of how habitats are created will be managed to achieve predicted BNG gains for the duration of the development.</i> <i>• A mechanism for monitoring the success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.</i> <i>• Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.</i> <i>The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details</i>	
13. Contamination	<i>No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.</i> <i>Step (i) Site Characterisation:</i> <i>An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:</i> <i>a) A survey of the extent, nature and scale of contamination on site</i> <i>b) The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;</i> <i>c) If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to</i>	Phase 2A investigation and supplementary report by Geo consulting engineering ltd



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	<i>accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.</i> <i>Step (v) Verification of remedial works:</i> <i>Following completion of measures identified in the approved remediation scheme a verification report should be submitted to the Local Planning Authority. The report should demonstrate the effectiveness of the remedial works.</i> <i>A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).</i> <i>The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.</i> <i>Step (vi) Long Term Monitoring and Maintenance:</i> <i>If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.</i> <i>All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.</i>	
16. Archaeology	<i>No development shall commence on site until a Written Scheme of Investigation for the further archaeological investigations recommended in the Archaeological Evaluation Report (July 2023) has been submitted to and approved in writing by Wiltshire Council. The Written Scheme of Investigation will include a plan showing the relevant area to be investigated.</i> <i>The plan should cover the land which is</i>	



	<i>bordered by Trench 36 to the north west and a line formed by Trenches 6, 7 and 11 to the south-east, and by Trenches 11, 13 and 16 to the south-west and Trenches 7, 20, 23 and 29 to the north-east (as shown on the plan attached to the Archaeological Evaluation Report (July 2023)), where there is proposed to be ground disturbance through building and/or strategic landscaping. The works specified in the Written Scheme of Investigation must be undertaken prior to any development (including strategic landscaping) taking place on the relevant area to which the Written Scheme of Investigation applies.</i> <i>The WSI shall include the methodology for the analysis of the results, publication to an appropriate level, and deposition of the site archive and finds.</i>	
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We trust these details satisfy the condition and can be approved in due course. Due to file sizes a link will be provided upon receipt of the application which separates documents into relevant folders. Should you require any further detail, please do not hesitate to get in touch.

Yours sincerely,

John-Rhys Davies MRTPI
Planning Manager

