

DELEGATED REPORT

APPLICATION REFERENCE: PL/2026/00276
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: Land at Rowden Park (Phase 5), Patterdown Road, Chippenham, SN15 2NU
PROPOSAL: Condition 9 - PV Panels Condition 10 - Cycle Storage Condition 12 - Visitor Cycle Parking of planning application PL/2025/03847 (Variation of Conditions 3, 9 & Removal of Condition 10 of 20/02335/REM)
RECOMMENDATION: **Partial discharge of conditions.**

PROPOSAL

This is a proposal to deal with the discharge of conditions 9 (PV Panels Detail), condition 10 (Cycle storage detail) and Condition 12 (Visitor Cycle Parking Detail) related to planning permission PL/2025/03847 granted on 20/08/2025:

Variation of Conditions 3, 9 & Removal of Condition 10 of 20/02335/REM

Condition 9 states:

In accordance with the requirements of the Energy Statement dated September 2024 (Revision 2), each dwelling shall include low carbon and renewable energy systems in accordance Part L (2021) of the Building Regulations, until such a point as the Future Homes Standard becomes mandatory.

No Solar Panels shall be installed until details, including a site arrangement plan, have been submitted to and approved in writing by the Local Planning Authority. The installation works shall be carried out in accordance with the approved details.

No dwelling shall be occupied until the low carbon and renewable energy systems as required by the Regulations have been installed and brought into operation.

REASON: *In the interests of achieving sustainable development and residential amenity.*

Condition 10 states:

Prior to occupation, each dwelling without an associated garage, shall be provided with on plot cycle storage in accordance with the Wiltshire's LTP3 Appendix 4: Cycle parking standards, details of which are first submitted to and approved in writing by the Local Planning Authority.

No such dwelling shall be occupied until the cycle storage for that respective dwelling has been installed.

REASON: *In the interests of providing bicycle storage for all properties to promote sustainable means of transport.*

Condition 12 states:

Prior to the implementation of the relevant landscaping works hereby approved, details of a visitor cycle parking strategy in accordance with Wiltshire's LTP3 Appendix 4: Cycle parking standards, shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved visitor cycle parking shall be provided in accordance with the approved details within 6 months of the occupation of the final residential unit.

REASON: In the interests of providing bicycle storage for visitors to the site and to promote sustainable means of transport.

ASSESSMENT

The application was submitted in January 2026. Consultation has taken place with the council's highways and public protection teams, and they have both replied with 'no comment'.

The application has been submitted with documents set out in their covering letter:

- Condition 9 – various details of roof mounted solar PV arrangements as listed in the applicant's covering letter
- Condition 10 – Cycle store details in a timber structure 1455 High x 1828 Wide x 868 Deep
- Condition 12 – Plan showing 10 Sheffield Cycle Stands (as approved plans) at adjacent LEAP.

Condition 9:

The proposals show a site arrangement for the solar panels which have then been further detailed on the elevations for the buildings. The details are satisfactory in planning terms noting that the developer has a responsibility under other legislation to meet building regulations energy requirements here. The details pose no significant design concerns.

The arrangements on some units appear to show unresolved issues regarding positions of vents and flues but this is a matter for the developer to resolve under other legislation. Some units have an unequal number of panels on each row which does not provide the optimum visual appearance, but this is not of such concern that the condition cannot be discharged. The Webster units pose the greatest concern with a slightly awkward arrangement of panels with the dormer windows and rooflights. This is a matter that could have been anticipated by the developer with more forward thinking. However, these are semi-detached units and the symmetry of the pairs would be reflected in the solar panel arrangements and so on balance this detail is acceptable.

On balance the details are satisfactory to discharge this part of the condition with implementation still required.

Condition 10:

Based on the approved layout for the site this condition impacts the following plots:

Number of bedrooms	Plots	LTP3 requirement
1	101-102	1 covered space, guidance of 1.9m x 0.75m x 1.2m (depth, width, height)
2	103-108, 119, 123-125, 129-136, 139-140, 143, and 213-216	1 covered space, guidance of 1.9m x 0.75m x 1.2m (depth, width, height)
3	118, 120-122, 137-138, and 141-142	1 covered space, guidance of 1.9m x 0.75m x 1.2m (depth, width, height)

Figure 1: Table of the impacted plots and what the condition requires.

All of these plots had indicative details of a bike shed within their rear gardens. This approves the details of siting and the provision of at least a covered space. The purpose of the condition is therefore to address the detail e.g. dimensions and appearance.

The proposed bike sheds are of a suitable domestic appearance and would not be seen within the public realm and as such are acceptable in terms of appearance.

Highway officers have raised no comment in response to the consultation. However, regard has been had to the LTP3 Cycle Parking Appendix 4 standards against the submitted details of:

Dimensions: 1455 High x 1828 Wide x 868 Deep.



Figure 2: Applicant's solution to meet the conditional requirement.

The proposed height and depth are more than required. The width is nominally deficient (7.2cm or less than 4%) and short of best practice which targets a length of 2 metres. Whilst there is some minor issue in terms of length the proposals would exceed the spirit of the conditional requirement because they can practically store more than 1 bicycle in a safe, secure and convenient way. On balance the details are deemed acceptable.

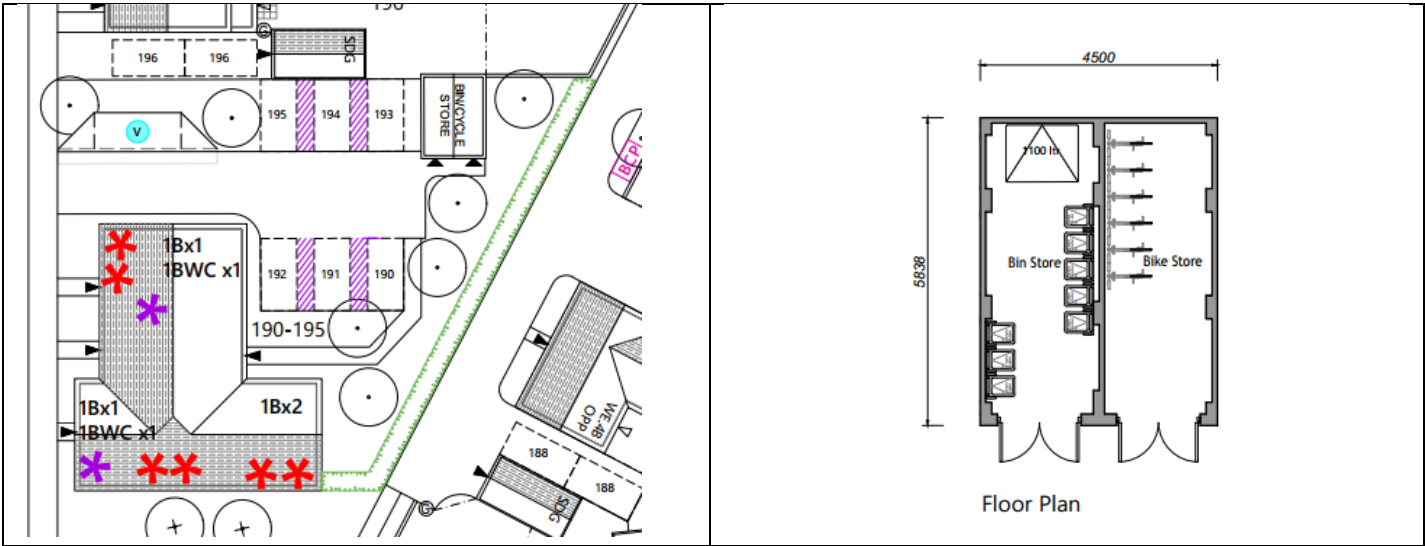


Figure 3: Approved layout showing a communal store for apartment block of plots 190-195 with space for at least 6 bikes.

It is also noted that plots 190-195 (6x 1-bedroom apartments) have a different solution which needs to be addressed because it is also not using a garage. Strict interpretation of the condition therefore requires further details of on-plot solutions. However, on the approved plans these plots are shown to have a communal store that can accommodate the required cycle parking to meet LTP3 standards. As such, no further details have been sought and the previously approved information is adequate.

Based on the information provided, on balance the details are suitable to discharge this part of the condition with implementation still required.

Condition 12:

The proposals show the provision of 10 Sheffield cycle standards at the adjacent LEAP which is conveniently positioned on the approved cycle infrastructure route. This is considered to be a reasonable location for visitor cycle storage and accords with the approved plans.

Highway officers have raised no comment in response to the consultation. However, regard has been had to the LTP3 Cycle Parking Appendix 4 standards against the submitted details. LTP3 requires 1 visitor space per 20 bedrooms in addition to meeting the needs of the residents.

Total number of approved bedrooms (taken from the approved accommodation scheme)	LTP3 requirement	Proposed
413	1 per 20 bedrooms = 20.65 spaces	10 Sheffield Stands = 20 visitor cycle spaces

Figure 4: Table of the visitor cycle needs against the proposal.

The total number is nominally deficient (0.65 spaces). Whilst there is some minor issue in terms of formal provision on balance the details are deemed acceptable because critically it is less than a space and also because there are locations that visitors can reasonably use informally, such as against the fencing of the play area or against street lighting columns.

Based on the information provided, on balance the details are suitable to discharge this part of the condition with implementation still required.

RECOMMENDATION:

Partial discharge of conditions.

Text for Decision Notice on Discharge of conditions 9, 10 and 12 relating to application PL/2026/00676:

I can confirm that the details submitted partially satisfy the following conditions of the above planning decision, as follows:

Condition 9 (Solar PV):

I can confirm that the submitted details:

- As listed within the covering letter dated 19 December 2025

are acceptable and satisfy the requirements of this condition subject to implementation.

Condition 10 (Cycle Storage for plots):

I can confirm that the submitted details:

- As listed within the covering letter dated 19 December 2025

are acceptable and satisfy the requirements of this condition subject to implementation.

Condition 12 (Cycle Storage for visitors):

I can confirm that the submitted details:

- As listed within the covering letter dated 19 December 2025

are acceptable and satisfy the requirements of this condition subject to implementation.

Please ensure that the development is implemented in accordance with the approved details.