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26 March 2026

Dear Chris

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/00791
Proposal:	Discharge of Condition 2 of PL/2025/09571 relating to scheme of hard and soft landscaping
Site Address:	29 Huntingdon Rise, Bradford on Avon, BA15 1RJ
On Behalf Of:	Selwood Housing Society Limited Bryer Ash Business Park, Bradford Road, Trowbridge, BA14 8RT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 4 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 2

Within 3 months of this decision, a scheme of hard and soft landscaping (including boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. Within 12 months of this decision, the hard and soft landscaping shall be carried out in accordance with the approved scheme, the details of which shall include:

- a. location and current canopy spread of all existing trees and hedgerows on the land;*
- b. full details of any to be retained;*
- c. a detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
- d. means of enclosure/boundary treatment (including product details); e. all hard and soft surfacing materials;*
- f. minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);*
- g. retained historic landscape features and proposed restoration, where relevant.*

All planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any new trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

Details Submitted for Approval:

- Existing & Retrospective Drawings, ref. 2525-BiBO-XX-XX-DR-A-1100-04
- Application Form

Decision: The details submitted satisfy condition 2 and it is therefore discharged.

Reason for Decision: The submitted plan shows that the ramp would be enclosed with horizontal hit and miss timber fencing (pressure treated softwood) and a 1m high hedgerow bare root deciduous specimen (Wild Privet *Ligustrum Vulgare* – a semi-evergreen hedgerow native to the UK), planted in a single row of 4 plants per metre. The hedgerow is to be planted during the dormant season November to April, with mulch ground covering.

The proposed boundary treatment and hedgerow planting is considered to soften the evacuation ramp approved under application PL/2025/09571 and better integrating it into its suburban context. In this regard, the proposal is considered to satisfy the relevant development plan policies.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours sincerely

Gary Collins

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.