

20th April 2026

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Ref: PL/2026/02483

Discharge of Condition application for Conditions 8, 11, 21, 22, 23, 25, 29 and 34 pursuant to Outline Application 15/04736/OUT

Dear Alex

Following the approval of the Reserved Matters application (ref. PL/2025/07352), I am pleased to submit the following details for Discharge of Condition associated with the Outline application 15/04736/OUT. Please note that this information has already been reviewed and submitted as part of the Reserved matters application and this Discharge of Conditions application is procedural to gain formal sign off of these conditions. Conditions 8 and 34 have been approved as part of the Reserved matters application listed above, however have been included within this discharge of conditions application for formal sign off.

Condition 8

Condition 8 states *"With regard to the reserved matter relating to the landscaping of the site, the details to be submitted for each Phase shall be in accordance with the following documents forming part of the application: • means of enclosure.*

- car park layouts.
- other vehicle and pedestrian access and circulation areas.
- all hard and soft surfacing materials.
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);"

The following plans are submitted pursuant to Condition 8:

GL2339 LP 01E Soft Landscape Proposals
GL2339 LP 02E Soft Landscape Proposals
GL2339 LP 01 Landscape Specifications Issue 1
GL2339 LP 03B Tree Soil Volume Plan

As required by the condition, details were submitted with the reserved matters. These landscaping plans were assessed and approved as part of this application. This discharge of condition is to gain formal sign off pursuant to condition 8.

Condition 11

Condition 11 states *"If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.*

The following plans are submitted pursuant to Condition 11:

Cond 11_Tree Protection Plan TECH NOTE

Condition 21 & 29

Condition 21 states *"A Landscape and Ecological Management Plan (LEMP) (except for areas managed under the Green Lane Woodland Complex Management Plan (Management Plan) to be in place for the lifetime of the development shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the relevant element of the development to*

which the LEMP or The LEMP(s) shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP(s) are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP(s) shall be implemented in full in accordance with the approved details."

Condition 29 states "Prior to the commencement of each Phase or sub Phase of the development or commencement of the Yarnbrook and West Ashton Relief Road hereby approved, a scheme or schemes of ecology enhancement measures as identified in the Environmental Statement Addendum Volume 1, to include (as appropriate) designs, locations, numbers and sizes of each measure and a programme for their delivery, for each Phase or sub Phase of the Yarnbrook and West Ashton Relief Road shall be submitted to the local planning authority for approval in writing. The scheme or schemes shall be implemented as approved in accordance with the programme and maintained thereafter."

The following plans are submitted pursuant to Condition 21 and 29:

P22_2219_EN_24 Landscape & Ecological Management Plan (including Ecological Enhancements Plan)

Condition 22 & 23

Condition 22 states that "No development in any particular Phase or sub Phase of the development or associated with the Yarnbrook and West Ashton Relief Road in isolation shall commence on site until a scheme for the discharge of surface water from the Phase or sub Phase or from the Relief Road in isolation, incorporating sustainable drainage details, and any related programme for delivery, has been submitted to and approved in writing by the Local Planning Authority. The development within the Phase shall not be first occupied and/or the Relief Road shall not be first used by non-construction traffic until surface water drainage has been constructed in accordance with the approved scheme(s) and related programme(s)."

Condition 23 states "No development shall commence on site (save for the construction of the Yarnbrook & West Ashton Relief Road) until details of the works for the disposal of sewerage, including the point of connection to the existing public sewer and any off-site works, and any related programme for delivery have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved details have been implemented in accordance with the approved plans and related programme."

The following plans are submitted pursuant to Condition 22 and 23:

629-PH1-P-100 General Arrangement and Drainage Strategy Rev G
629-National Standards for SuDS Drainage Note 2026.03.06 including SW Calculations
629-PH1-P-505 Impermeable Areas Rev C
629-PH1-P-150-01 Detailed Engineering Sheet 1 Rev F
629-PH1-P-150-02 Detailed Engineering Sheet 2 Rev F
629-PH1-P-150-03 Detailed Engineering Sheet 3 Rev F
629-PH1-P-200 Road and Sewer Longsections Rev B
629-PH1-P-504 Flood Exceedance

Condition 25 (partial discharge)

Condition 25 states "No external lighting shall be installed on site within each Phase or sub Phase until plans 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 Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Where light spill has the potential to impact bat habitat (such as the 'dark corridors' for bats), a lighting impact assessment must be submitted with each reserved matter application(s) to demonstrate the requirements of:

- *ES Addendum 2024 Volume 1 Figures 6.4a, 6.18 and 6.19 showing principles of lighting design.*
- *Lighting of the Yarnbrook & West Ashton Relief Road to be in accordance with Figure 6.17a and 6.19 of the ES 2024 Addendum Volume 1.*

This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy (2020) has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures."

The following plans are submitted pursuant to Condition 25:

P25902-AD-01-P10 Adoptable Street Lighting
P25902-PR-01-P10 Privately Managed Street Lighting

Condition 34

Condition 34 states "An Electric Vehicle charging strategy and plans shall be submitted with reserved matters applications for each phase of the development. The strategy shall seek to avoid design that discriminates against the delivery of Electric Vehicle

Charging. Upon the first occupation of each dwelling, non-dwelling building and relevant non-building allocated parking, the approved Electric Vehicle Charging shall be installed and made operational in full compliance with the approved strategy."

The following plans are submitted pursuant to Condition 34:

P22-2709-DE-01-C-19 EV Charging Plan

As required by the condition, details were submitted with the reserved matters. These landscaping plans were assessed and approved as part of this application. This discharge of condition is to gain formal sign off pursuant to condition 34.

We look forward to receiving receipt of our submission. Should you require any further information or clarity, please do not hesitate to contact me.

Yours sincerely,

Charlotte Counsell
Technical Co-ordinator