

In support of a Discharge of Conditions Application
pursuant to Outline Approval (ref. PL/2021/10503) for
residential development of land for 9 No. dwellings and
associated vehicular access on

Land North of Brick Hill Farm | 48 Bath Road | Warminster |
BA12 8PF

Supporting Statement

1 Introduction

- 1.1 This statement has been prepared on behalf of Greatworth Property Managers Ltd & Horton's Estate Developments Ltd and is in support of a discharge of conditions application pursuant to outline approval (ref. PL/2021/10503) for residential development of land for 9 No. dwellings and associated vehicular access on land north of Brick Hill Farm, 48 Bath Road, Warminster BA12 8PF.
- 1.2 Outline planning permission ref. PL/2021/10503 was granted on 9th January 2025 for *"Residential development for up to 9 No. dwellings and associated vehicular access"*. All matters were reserved, except for access (Appendix 1).
- 1.3 The subject application seeks to discharge conditions 15 and 16 and partial discharge of conditions 9, 10, 12 and 13.
- 1.4 This statement should be read in conjunction with the submitted drawings and following supporting documents set out in Table 1 below.

Document	Prepared by
Drainage Strategy Parts	IMA Transport Planning Ltd
App B2 - Drainage Strategy Sheet 1	
Standard Construction Details	
Covering Note responding to LLFA comments	
Landscape Ecological Management Plan	Encompass Ecology Ltd
Construction Environmental Management Plan (CEMP): Biodiversity	
NNAMS and sHRA	Enviren
Plan No. 13270_002_C_Site Plan	Big Picture Design

Table 1: Submitted plans/documents

2 Discharge of Conditions

2.1 The original outline planning consent was subject to 17 conditions.

2.2 Details submitted for consideration relate to the following conditions:

2.3 **Condition 9:**

No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall be constructed and laid out in accordance with the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner

2.4 Information regarding estate roads, footways, footpaths, verges, junctions, sewers, drains, surface water outfalls, swept paths, visibility splays, accesses, and car parking has been submitted for consideration. These details are shown on plan no. 13270-002-C Site Plan.

2.5 The location of any retaining walls, embankments, carriageway gradients, and drive gradients is shown on plan no. 20-058-500-P5, 20-058-501 and 20-058-502-P3, which are included within the accompanying "Drainage Statement" prepared by IMA Transport Planning dated March 2026.

2.6 Other details to note are:

- The service supply route is along the footway.
- There are no vehicle overhang margins, all private drives of adequate size
- No street furniture is proposed.

2.7 Before development commences, a further Discharge of Conditions application will be submitted to provide Street lighting specifications in order to discharge this condition in full.

2.8 **Condition 10:**

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

2.9 The accompanying Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) and Shadow Habitats Assessment (sHRA) by Enviren, dated 5th November 2025, confirms that nutrient neutrality will be achieved using Sustainable Drainage Systems (SuDS) and credits from a third-party marketplace.

2.10 This submission seeks approval of the updated phosphate mitigation strategy only.

2.11 Before development commences, a further Discharge of Conditions application will be submitted to provide the required evidence of compliance with the NNAMS and sHRA to discharge this condition in full.

2.11 **Condition 12:**

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase in accordance with measures outlined in Section 5 of the Ecological Assessment (Greenwood Ecology, November, 2021) and Confidential Annex letter (Greenwood Ecology, Ref: 2020#027.2#BB), including but not necessarily limited to, the following:

(a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

(b) Working method statements for protected/priority species, such as badger, nesting birds and

(c) reptiles.

(d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

(e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

(f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

2.12 For details on the proposed ecological measures to cover points (a)-(d), please refer to the accompanying "Construction Environmental Management Plan (CEMP)" prepared by Encompass Ecology.

2.13 Before development commences, a further Discharge of Conditions application will be submitted to provide the required details for points (e) and (f) to discharge this condition in full.

2.14 **Condition 13:**

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature (Wildlife Enhancement Zone, Hedgerow, bat and bird boxes) within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

2.15 For details on the proposed ecological measures to satisfy the first paragraph of this condition, please refer to the accompanying "Landscape Ecological Management Plan (LEMP)" prepared by Encompass Ecology.

2.16 Before development commences, a further Discharge of Conditions application will be submitted to provide the remaining information set out in the second paragraph of the condition to discharge this condition in full.

2.17 **Condition 15:**

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

2.18 A comprehensive drainage strategy has been submitted to address the requirements of pre-commencement condition 15 of the outline approval.

2.19 As detailed in the Council officer's report concerning the outline planning application "...The application has now been supported with a Site-Specific Flood Risk Assessment (FRA)..." "...Results from BRE365 testing and evidenced in the Drainage Statement 2 document, it is clear on-site infiltration is not feasible, therefore the drainage team have commented on the 'fallback' non-infiltrating strategy. In summary, they recommend support for the scheme subject to the imposition of necessary planning conditions..."

2.20 As noted within the accompanying Drainage Strategy, the proposed surface water strategy is "...in keeping with SuDS hierarchy, the strategy for the development site is to collect runoff from all impermeable areas and discharge these off-site to public sewers utilising an appropriate flow restriction device..." "...When utilising flow restriction devices, a level of attenuation storage will be required within the development site. It is proposed that this storage volume will be provided through permeable paving subbase attenuation for driveways, raingardens and an Attenuation Tank to be located to the south of the site..."

2.21 For further details regarding the surface water drainage strategy, please refer to the accompanying "Drainage Strategy" prepared by IMA Transport Planning, dated April 2026 and accompanying letter dated March 2026 titled "Covering Note in Response to LLFA comments dated 17/02/2026".

- 2.22 While the initial conceptual surface water drainage strategy submitted at the outline stage indicated a need an attenuation pond, the now proposed strategy replaces the pond with underground attenuation tanks. The revised surface water drainage arrangement does not impact the site layout and has been designed in accordance with the approved Parameters Plan.
- 2.23 **Condition 16:**
- No development shall commence on site until details of the works for the disposal of sewerage (including the point of connection to the existing public sewer where necessary) have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.*
- REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.*
- 2.24 A drainage strategy has been prepared to address the requirements of pre-commencement condition 16 of the outline approval.
- 2.25 The accompanying drainage statement identifies the proposed foul drainage strategy, as follows:
- "...An extract of the Wessex Water Asset Mapping, identifying the public sewers within the vicinity of the development site can be found in Appendix E. These records confirm that there is existing public foul water sewer located within Roman Way, to the south east of the development.*
- ...an existing private foul network exists just to the south of the development site which serves the properties to the south (for house numbers 46-48 Bat h Road). The foul network has been CCTV surveyed and confirms a route that drains towards the south where it is then pumped into a public manhole located in Roman Way. With reference to Wessex Water correspondence dated 29th October 2024 and subsequent correspondence they have confirmed they will accept foul flows into Roman Way subject to application.*
- The proposals are to connect into the head of the run of the existing private foul network. Records confirm that the existing pumping station has been sized to accommodate the existing and proposed development flows and the drainage is within the clients ownership..."*
- 2.26 For further information regarding the assessment and detailed proposals for foul sewerage, please refer to the accompanying "Drainage Strategy" prepared by IMA Transport Planning, dated April 2026.
- 2.27 Although the conceptual foul water strategy presented at the outline stage specified a pumping station, the revised strategy demonstrates that this is no longer necessary. Consequently, the area previously allocated for the pumping station on the approved Parameters Plan now accommodates two visitor car parking spaces and additional landscaping. The updated foul drainage strategy does not affect the layout and aligns with the Parameters Plan.

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