

Development Services
Wiltshire Council
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01 July 2026

Dear Sir/Madam

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

Application No:	PL/2025/09654
Proposal:	Discharge of conditions (4) Biodiversity Mitigation and Enhancement Plan, (5) hard and soft landscaping, (7) drainage scheme & (8) emergency access/egress of planning application PL/2023/09594 (Change of use and alterations to 3 no. agricultural buildings to form 4 no. dwellings and associated works).
Site Address:	Chestnut Farm, Church Lane, Dauntsey, Chippenham, SN15 4HW
On Behalf Of:	E & V Kidner Union Farm, Church Lane, Dauntsey, Chippenham, Wiltshire, SN15 4HW

I refer to your application for the discharge of conditions attached to the above planning permission dated 09 December 2025. After careful consideration, the following decision has been made:

Conditions submitted for consideration:

Condition 4

No development shall commence on site, including vegetation removal and demolition, until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to a Soft Landscape Plan which also includes the location and specification of bird and bat boxes to be installed. The approved details shall be implemented before occupation of the final works.

The installation of these features detailed within the plan will be supervised by a professional ecologist. These features will continue to be available for wildlife for the lifetime of the development.

REASON: To mitigate for impacts to biodiversity arising from the development.

Details Considered:

- Building C Proposed GF Plan and Elevations Drawing No: P-C-03
- Building A Proposed GF Plan and Elevations Drawing No: P-A-03
- Building B Proposed GF Plan and Elevations Drawing No: PB-03
- Landscape Implementation and Management Plan November 2025 REF: 25.2030.

The Council's Ecologist has reviewed the submission and has confirmed that the details are acceptable.

Condition 5

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- *a detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
- *means of enclosure;*
- *all hard and soft surfacing materials;*
- *minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting etc); and*
- *proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).*

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features and the amenity of the development's future occupants

Details Considered:

- Landscape works scheme (25.2030-01 Rev A)

This plan demonstrates that the development site would be adequately landscaped with a number of beech hedgerow proposed, as well as some new trees. This accords with the Landscape Implementation and Management Plan as agreed with the Council Ecologist and these details are therefore considered acceptable.

Condition 7

The development shall not be first occupied until details of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The details shall include an operation and maintenance plan confirming who is responsible for maintenance and a timetable for ongoing maintenance.

REASON: To ensure ongoing compliance with the sustainable drainage recommendations of the Flood Risk Assessment hereby approved.

The Council's Drainage Engineer has stated that **Condition 7 cannot be discharged** until the following information is submitted and accepted by the LLFA:

- Calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.
- Detailed drawings, including cross sections, of any conveyance or attenuation features. These should show dimensions, ground levels, water levels and inlet/outlet levels.
- Plan showing that finished floor levels have been set in line with the details outlined in the drainage strategy, to mitigate flood risk to people and property.
- Confirmation of groundwater levels, accounting for seasonal variation, to confirm there is no interaction with buried attenuation features.
- Operation and Maintenance plan for the sustainable drainage scheme that confirms who will be responsible for maintenance activities (either the property owner or an appointed private maintenance company), and the frequency of maintenance activities.

Significant weight is attached to the advice of the Lead Local Flood Authority, who advise that the submitted details do not satisfy the requirements of Condition 7. This condition is not discharged.

Condition 8

The development shall not be first occupied until an emergency plan that details the procedure for emergency access/egress from the site during a flood event, along with confirmation from the Environment Agency that the resulting dwellings will have access to the Environment Agency's early flood warning service.

REASON: To ensure the safety of residents in the case of a flooding event and to ensure compliance with the recommendations of the Flood Risk Assessment.

The Council's Drainage Engineer has been consulted, and confirms that the submitted Emergency Plan is acceptable.

Decision: The details submitted in relation to conditions 4, 5 and 8 are approved. The details submitted in relation to Condition 7 are not approved.

Reason for Decision:

Sufficient information has been provided in respect of Conditions 4, 5 and 8. Condition 7 is not accompanied by sufficient information, and so cannot be approved. The applicant's submissions have been considered alongside the fallback position referred to. However, Condition 7 remains attached to the planning permission and this application is for the discharge of conditions rather than to vary or remove a condition. The Lead Local Flood Authority has advised that the submitted details do not satisfy the requirements of the condition. If the applicant considers the condition is no longer necessary or should be modified in light of the fallback position, that would need to be pursued through the appropriate application process to vary or remove the condition rather than through the discharge of condition process.

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 conditions.

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 conditions.

Yours faithfully

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.