

14 August 2026

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Alex Jelley
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Discharge of Conditions 11, 22, 23 and 25 pursuant to outline planning permission 15/04736/OUT for Phase 2 Infrastructure

Dear Alex

BDW and Persimmon are pleased to submit a discharge of condition application for 11 (tree protection), 22 (surface water drainage) and 23 (foul water drainage) relating to Phase 2 Infrastructure. This application is to be read alongside the Reserved Matters Application for Phase 2 Infrastructure.

Condition 11

Condition 11 states *“No demolition, site clearance or development shall commence onsite within any particular phase, and no equipment, machinery or materials shall be brought onto site for the purpose of development within the particular phase until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837:2012: “trees in relation to design, demolition and construction – recommendations”; has been submitted to and approved in writing by the Local Planning Authority.”*

The following plans are submitted to discharge condition 11:

- 2564-KC-XX-YTREE-Tree Protection Plan 01, Rev B

Conditions 22 & 23

Condition 22 states that *“No development in any particular Phase of the development shall commence on site until a scheme for the discharge of surface water from the Phase, 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 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 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:

- 566-PH2-Infrastructure National Standards for SuDS Drainage Note
- 566-PH2-P-100 General Engineering and Drainage Strategy, Rev E
- 566-PH2-P-320-01 Attenuation Ponds - Sheet 1, Rev B
- 566-PH2-P-320-02 Attenuation Ponds - Sheet 2, Rev A
- 566-PH2-P-505 Surface Water Catchments, Rev B
- 566-PH2-P-Network 1 SWS Calcs
- 566-PH2-P-Network 2 SWS Calcs
- 566-PH2-P-Network 3 SWS Calcs

Condition 25

Condition 25 states “No external lighting shall be installed on site within each 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.

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:

- P26050-DRG-PL-01-01-P01 Adoptable Lighting Calculations Summary
- P26050-DRG-PL-01-02-P02 Adoptable Lighting Calculations Summary
- P26050-DRG-PL-02-01-P02 Adoptable Lighting Light Spill Drawing (NO MF)
- P26050-DRG-PL-02-02-P02 Adoptable Lighting Light Spill Drawing (NO MF)

We look forward to receiving notification of validation, however should you require any further information or clarity, please do not hesitate to contact us.

Yours sincerely,

E. Gillespie

Emma Gillespie
Planning Manager