

19 August 2026

Dear Sir

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

Application No:	PL/2025/09260
Proposal:	Discharge of Conditions 3 (Scheme of Hard and Soft Landscaping), 5 (Details and Samples of the Materials to be Used for the External Walls and Roofs), 7 (Scheme for the Discharge of Surface Water), 8 (Details of the Works for the Disposal of Sewerage), 10 (Details of all Sustainable Construction Measures), 17 (Details of the Number, Design and Locations of Bat Roosts and Nesting Opportunities for Birds) & 18 (Lighting Plan)
Site Address:	28 Horsepool, Bromham, Chippenham, SN15 2HD
On Behalf Of:	Block 9 Developments Ltd 28 Horsepool, Bromham, Wiltshire, SN15 2HD

I refer to your application for the discharge of conditions attached to the above planning permission dated 25 November 2025. After careful consideration, the following decision has been made:

Conditions submitted for consideration:

Condition 3:

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:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels;

- means of enclosure;
- car park layouts;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Details Submitted for Approval: Drawing Ref. 0049/21G Rev A and revised Arboricultural Report (Marshall Tree Services; 25 February 2026)

Decision: The details submitted in relation to this condition are **APPROVED**

Reason for Decision:

Revised details have been provided and these are considered acceptably by the Council's Arboricultural Officer.

Condition 5:

No development shall commence on site until details and samples of the materials to be used for the external walls and roofs (including retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Details Submitted for Approval: Ibstock Leicester Weathered Red Stock Facing Brick (walls including retaining wall) and Weinerberger Terracotta Red Double Roman Clay Tiles for roof

Decision: The details submitted in relation to this condition are **APPROVED**.

Reason for Decision:

The materials would be in keeping with the surrounding area.

Condition 7:

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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Details Submitted for Approval: Revised Surface Water Drainage Strategy (Meridian Civil Engineering Consulting; ref MC0695; January 2026) including Drawing Refs. CIV01 Rev P03 and CIV02 Rev P03.

Decision: The details submitted in relation to this condition are **APPROVED**.

Reason for Decision: The Council's Drainage Engineer considered the revised details to be acceptable.

Condition 8:

No development shall commence on site until details of the works for the disposal of sewerage including (as appropriate) the point of connection to the existing public sewer 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 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.

Details Submitted for Approval: Letter (ref. MC0695) from Wessex Water confirming approval of sewer connection.

Decision: The details submitted in relation to this condition are **APPROVED**

Reason for Decision: Wessex Water has approved the foul water connection and it is therefore now a question of complying with its own regulations.

Condition 10:

Notwithstanding the hereby approved plans final details of all sustainable construction measures (such as but not limited to solar PV, air source heat pumps, and electric vehicle charge points) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainable construction and the achievement of net zero.

Details Submitted for Approval: Cinergi Ltd solar energy proposals

Decision: The details submitted in relation to this condition are **APPROVED**.

Reason for Decision: Sufficient details of proposed sustainable construction measures (solar panels) have been provided.

Condition 17:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To provide mitigation /enhancement for biodiversity.

Details Submitted for Approval: Drawing Ref. 0049/21C Rev A and specification of the bat and bird boxes submitted via e-mail.

Decision: The details submitted in relation to this condition are **APPROVED**.

Reason for Decision: The Council's Ecologist considers the submitted details to be acceptable.

Condition 18:

Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to and approved in writing by the local planning authority. The plan shall demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Details Submitted for Approval: Lighting Strategy (ref. L0137-LTBL-REP-001; 19 November 2025)

Decision: The details submitted in relation to this condition are **APPROVED**.

Reason for Decision: The Council's Ecologist considers the submitted to be acceptable.

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 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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant planning permission or the reasonableness of imposing the condition itself.