

APPLICATION FOR THE DISCHARGE OF PLANNING CONDITION(S)

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04462
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Land adjacent 36, Bath Road, Bradford on Avon, BA15 1SR
PROPOSAL:	Discharge of conditions 3 (Surface water drainage strategy), 4 (Foul water drainage), 5 (Construction Environmental Management Plan), 7 (Ecological Enhancements), 8 (Material details) 9 (Boundary treatments), 10 (Hard and soft landscaping details), 14 (External lighting) and 20 (Refuse and recycling) relating to PL/2026/00028.

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Land adjacent 36, Bath Road, Bradford on Avon, BA15 1SR. The planning permission was granted on 2 June 2026 reference number PL/2026/00028. This application seeks to discharge the following condition(s):

Condition 3 (Surface water drainage strategy):

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall comply with Wiltshire Council requirements, the National Planning Policy Framework and National SuDS Standards and shall include:

- *details of surface water reuse measures or justification where not feasible;*
- *water-quality treatment calculations;*
- *detailed construction drawings and cross-sections of drainage features; and*
- *a schedule of inspection chambers including invert and cover levels.*

The approved scheme shall be implemented prior to occupation and thereafter maintained.

REASON: To ensure sustainable drainage, prevent increased flood risk and protect water quality, in accordance with Core Policy 67.

Condition 4 (Foul water drainage):

No development shall commence until details of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development.

REASON: To ensure satisfactory drainage of the site in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Condition 5 (Construction Environmental Management Plan):

No development shall commence (including demolition or site clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- measures to control noise, dust and vibration during construction;*
- hours of operation; - site compound and contractor parking arrangements;*
- loading, unloading and storage of materials;*
- measures to prevent burning of waste on site; and*
- procedures for responding to complaints.*

The development shall thereafter be carried out in accordance with the approved CEMP.

REASON: To protect the amenities of neighbouring occupiers during construction in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Condition 7 (Ecological Enhancements):

Prior to the commencement of development, the number, design and locations of ecological enhancement measures, including bat roosting features and other biodiversity enhancements, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation of the final dwelling.

REASON: To provide proportionate biodiversity enhancement in accordance with Core Policy 50 and the NPPF.

Condition 8 (Material details):

No above-ground works shall commence until details and samples of all external facing materials (including stone, roofing, timber cladding, metal cladding, windows, doors and rainwater goods) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a high-quality appearance and appropriate response to local character and heritage.

Condition 9 (Boundary treatments):

No boundary treatment shall be erected along the western boundary adjoining agricultural land other than a traditional natural stone wall of cock-and-hen construction with native hedgerow planting to the external side. Details of the wall construction, height and associated

planting shall be submitted to and approved in writing prior to commencement of above-ground works and implemented prior to occupation.

REASON: To protect the rural character, landscape setting and heritage context of the site and to avoid suburban boundary treatments.

Condition 10 (Hard and soft landscaping details):

No development shall commence until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include surfacing materials, boundary treatments, planting schedules, and details of hedgerows. The approved scheme shall be implemented in full prior to occupation and thereafter maintained.

REASON: To ensure visual integration of the development and enhance local character.

Condition 14 (External lighting):

No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any lighting shall be designed to minimise light spill and avoid harm to bats and neighbouring amenity.

REASON: To protect ecological interests and residential amenity in accordance with Core Policies 50 and 57.

Condition 20 (Refuse and recycling):

No dwelling shall be occupied until details of refuse and recycling storage facilities for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and thereafter retained for those purposes.

REASON: To ensure adequate provision for waste storage in the interests of visual amenity and residential amenity in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

This report outlines how the condition(s) have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

Ecology (Wiltshire Council) – No Objection

Public Protection (Wiltshire Council) – No Objection

Drainage Officer (Wiltshire Council) – No

ASSESSMENT

Condition 3 (Surface Water Drainage)

Submitted Details:

- Chamber Schedule - Conditions 3 and 4
- Dixon Civils Response (with enclosures) - Conditions 3 and 4
- Drainage Construction Details - Conditions 3 and 4
- Engineering Layout - Conditions 3 and 4

Assessment:

The submitted information has been reviewed by the Council's Lead Local Flood Authority (LLFA). The submitted details include surface water reuse measures through the provision of water butts, water quality treatment calculations using the Simple Index approach, detailed drainage construction information and cross-sections, and a schedule of inspection chambers. The LLFA confirmed that the submitted details **satisfy** the requirements of Condition 3 and raised no objection to its discharge. As the assessment of drainage infrastructure is a specialist matter, significant weight is afforded to the conclusions of the LLFA. Accordingly, sufficient information has been submitted to demonstrate compliance with the requirements of the condition, and it can be discharged.

Condition 4 (Foul Water Drainage)

Submitted Details:

- Chamber Schedule - Conditions 3 and 4
- Dixon Civils Response (with enclosures) - Conditions 3 and 4
- Drainage Construction Details - Conditions 3 and 4
- Engineering Layout - Conditions 3 and 4

Assessment:

The submitted engineering and drainage drawings indicate that the proposed dwellings will connect into the existing foul water drainage network serving the surrounding area. The Council's drainage engineers reviewed the documents submitted in support of Conditions 3 and 4 and raised **no objection** to the proposals. While the consultation response focuses principally on the surface water matters secured through Condition 3, the drainage engineers were expressly consulted on the documents submitted to discharge both conditions and did not identify any concerns relating to the foul drainage arrangements. Given the limited scale of development, the proposed connection to the existing sewer network, and the absence of any technical objection from the Council's specialist drainage consultants, it is considered that sufficient information has been provided to satisfy the requirements of the condition. Accordingly, Condition 4 can be discharged.

Condition 5 (Construction Environmental Management Plan)

Submitted Details:

- Construction Environmental Management Plan (Crossman Build, June 2026)

Assessment:

A detailed Construction Environmental Management Plan (CEMP) has been submitted in support of the application. The document includes measures relating to the control of noise, dust and vibration, hours of operation, contractor parking and site compound arrangements, loading and unloading procedures, material storage, prohibition of waste burning, protection of retained vegetation and procedures for responding to complaints. The Council's Public Protection Officer reviewed the submitted CEMP and confirmed that the document is **suitable to discharge the condition**. The Council's Ecologist also reviewed the CEMP and confirmed that it **contains suitable ecological protection** measures including vegetation protection, pollution prevention measures and precautions relating to protected species. In light of the consultees' responses and the comprehensive nature of the submitted document, the requirements of the condition have been satisfactorily addressed, and Condition 5 can be discharged.

Condition 7 (Ecological Enhancements)**Submitted Details:**

- Proposed Site Plan - Drawing 2834 P01 Rev M
- Proposed Elevations Plot 1 - Drawing 2834 P102 Rev D
- Proposed Elevations Plot 2 - Drawing 2834 P202 Rev F
- Plot 1 Store Plan and Elevations - Drawing 2834 P400 Rev A

Assessment:

The applicant has submitted revised plans detailing the number, design and location of biodiversity enhancement measures to be incorporated within the development. The submitted drawings identify the installation of Bekstone bee bricks, Bekstone bat boxes and Ibstock swift boxes, together with mammal access holes within boundary treatments to facilitate the movement of wildlife throughout the site. The ecological enhancement features are now clearly shown on both the site layout plan and the building elevations.

The Council's Ecologist reviewed the submitted information and advised that further clarification was required in respect of the final product specifications, the location of mammal access holes, and the identification of ecological enhancement features on the elevation drawings.

Following the submission of amended plans, the Ecologist confirmed that the requested information had been satisfactorily provided, that all previous concerns had been addressed, and that the condition could be discharged.

The revised drawings provide sufficient detail regarding the number, type and positioning of the proposed biodiversity enhancement measures, thereby satisfying the requirements of the condition. The proposed measures will provide appropriate ecological enhancements for the site and accord with the objectives of Core Policy 50 and the NPPF. Accordingly, Condition 7 can be discharged

Condition 8 (Material Details)

Submitted Details:

- Proposed Elevations Plot 1 - Drawing 2834 P102 Rev D
- Proposed Elevations Plot 2 - Drawing 2834 P202 Rev F
- Plot 1 Store Plan and Elevations - Drawing 2834 P400 Rev A
- External Material Specification - Condition 8

Assessment:

The applicant has submitted detailed elevations and an external materials schedule identifying the proposed finishes to be used throughout the development. The schedule confirms that the principal external walling will comprise Hartham Park natural Bath stone laid in a random coursed arrangement, with matching Bath stone detailing to window surrounds and chimney features. Roofs are proposed in Sandtoft Modula double roman clay tiles in a Chiltern Red finish, with associated ridge and verge detailing specified within the schedule. Windows and entrance doors are proposed as slimline black aluminium/timber composite units, whilst dormers and contemporary architectural features will be finished in black standing seam metal cladding. The scheme also incorporates areas of charred timber cladding together with galvanised steel rainwater goods.

The purpose of the condition is to secure a high-quality appearance and ensure that the development responds appropriately to the character of the area and the heritage context identified during the assessment of the parent application. In this regard, the submitted materials reflect the palette that formed part of the approved scheme and comprise a combination of traditional materials, including natural Bath stone and clay roof tiles, together with more contemporary elements such as standing seam metal cladding and charred timber detailing. This approach was considered acceptable during the determination of planning permission PL/2026/00028, where it was concluded that the development would successfully reference the site's agricultural origins whilst providing a contemporary residential form appropriate to its edge-of-settlement location.

Having regard to the submitted specifications, the quality of the proposed materials, and the findings of the original planning permission, it is considered that the development will achieve the high standard of design anticipated by Condition 8. The submitted details are therefore considered acceptable and sufficient to discharge the condition.

Condition 9 (Boundary Treatments)

Submitted Details:

- Proposed Site Plan - Drawing 2834 P01 Rev M

Assessment:

The submitted site plan includes detailed boundary treatment information across the site together with extensive native hedge planting. Particular consideration has been given to the western boundary adjoining open agricultural land, which was identified during the determination of the original planning application as a sensitive transition between the development and the wider rural landscape. The submitted scheme replaces the previously proposed close-boarded fencing with a native hedgerow planting strategy along this edge of the site. Existing metal fencing on the boundary is to be retained and supplemented by the proposed planting.

Whilst the condition specifically references a cock-and-hen stone wall, the overarching purpose of the condition is to avoid suburban forms of enclosure and secure a boundary treatment that preserves the site's rural character and landscape setting. The proposed native hedgerow achieves this objective and is considered more characteristic of the adjoining countryside than a conventional domestic fence. The proposal would maintain a verdant and visually permeable site edge and is therefore considered acceptable. Accordingly, Condition 9 can be discharged.

Condition 10 (Hard and Soft Landscaping)**Submitted Details:**

- Proposed Site Plan - Conditions 7, 9, 10 and 20 (Drawing 2834 P01 Rev M)

Assessment:

The submitted site plan provides details of the proposed hard and soft landscaping works, including surfacing materials, tree planting, shrub planting, native hedgerows, grassed areas and boundary treatments. New tree planting and significant new hedgerow planting are proposed throughout the site, together with resin bonded gravel surfacing, paving and associated hard landscaping features.

The landscaping proposals were an important element of the approved development, providing visual separation between Bath Road and the new dwellings while helping to integrate the scheme into its surroundings. The submitted landscaping scheme introduces a considerable amount of new planting and greenery across a site currently characterised by fragmented hardstanding, garages and storage structures. The Council's Ecologist also confirmed that, from an ecological perspective, the landscaping proposals are acceptable and welcomed the additional planting shown within the scheme.

Overall, the landscaping proposals would enhance local character, improve visual amenity and contribute positively to the appearance of the site. The submitted details are therefore considered to satisfy the requirements of Condition 10 and the condition can be discharged.

Condition 14 (External Lighting)

Submitted Details:

- Proposed Lighting Design (Ansell Lighting, June 2026)

Assessment:

A detailed external lighting strategy has been submitted for consideration. The lighting scheme was reviewed by the Council's Ecologist, who confirmed that the submitted lux plots demonstrate that adjacent hedgerows and important commuting routes for bats would remain below ecologically significant illumination thresholds. The ecologist further noted that the proposed luminaires comprise predominantly downward-facing fixtures using warm white lighting, and that no lighting is proposed in locations that would adversely affect ecological enhancement features.

The submitted details demonstrate that light spill has been minimised and that ecological interests and neighbouring amenity have been appropriately safeguarded. The Council's Ecologist confirmed that sufficient information has been submitted to discharge the condition. Having regard to this specialist advice, it is concluded that Condition 14 has been satisfactorily addressed and can be discharged

Condition 20 (Refuse and Recycling)

Submitted Details:

- Proposed Site Plan - Conditions 7, 9, 10 and 20 (Drawing 2834 P01 Rev M)

Assessment:

The submitted site plan identifies dedicated refuse and recycling storage areas serving both proposed dwellings. Bin storage is provided adjacent to the external store building associated with Plot 1 and the retained outbuilding serving Plot 2. The submitted drawings also provide indicative storage arrangements and identify the location of the communal collection point.

The purpose of the condition is to ensure that refuse and recycling containers can be accommodated without causing harm to visual amenity or the living conditions of neighbouring occupiers. The proposed facilities are discreetly positioned within the site and are largely screened from public view. They are appropriately separated from neighbouring residential properties and can comfortably accommodate the required waste and recycling provision for each dwelling. The submitted details are therefore considered satisfactory and comply with the objectives of the condition. Accordingly, Condition 20 can be discharged.

CONCLUSION

The details submitted in support of this application have been carefully reviewed having regard to the requirements of Conditions 3, 4, 5, 7, 8, 9, 10, 14 and 20 attached to planning permission PL/2026/00028. Specialist consultation responses have been received from the Council's Drainage Engineer, Ecologist and Public Protection Officer, all of whom raise no objection to the discharge of the relevant conditions. The submitted drainage information, Construction Environmental Management Plan, ecological enhancement measures, materials schedule, boundary treatments, landscaping proposals, lighting strategy and refuse storage details are considered to satisfactorily address the requirements and objectives of the respective conditions. Accordingly, sufficient information has been provided to demonstrate compliance with the conditions and their associated planning purposes.

RECOMMENDATION

That conditions 3 (Surface Water Drainage Strategy), 4 (Foul Water Drainage), 5 (Construction Environmental Management Plan), 7 (Ecological Mitigation), 8 (Material Details), 9 (Boundary Treatments), 10 (Hard and Soft Landscaping), 14 (External Lighting) and 20 (Refuse and Recycling) attached to planning permission PL/2026/00028 be discharged in full.