

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03267
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Lock Farm, Foxham, Chippenham, SN15 4NL
DEVELOPMENT DESCRIPTION:	Discharge of conditions 5 (Bat and bird boxes), 6 (Storage details), 9 (Drainage details), 10 (Soakaway results) and 11 (Construction management plan) of PL/2024/11660.
RECOMMENDATION:	Conditions 5, 6, 9, 10, and 11 of PL/2024/11660 be DISCHARGED

REASON FOR APPLICATION

Application PL/2024/11660, *erection of two agricultural buildings and provision of a private track* was granted planning permission on 15.07.2025 subject to 12 conditions.

Conditions 5 and 6 require submission and approval of detail prior to first use.

Conditions 9, 10 and 11 require submission and approval of detail prior to commencement of development.

Application PL/2026/03511 relates to discharging the deemed BNG condition. At the time of writing, revised ecology representation has not yet been received and the application is pending decision.

This application is requesting discharge of conditions 5, 6, 9, 10, and 11.

CONDITION OF PL/2024/11660 REQUESTING DISCHARGE

Condition 5 states:

Prior to the first use of the buildings hereby approved, 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 the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity

Condition 6 states:

Prior to the first use of the buildings, details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including

frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON: In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

Condition 9 states:

No development shall commence on site until the following detail has been submitted to and approved by the Local Planning Authority: o Existing greenfield runoff rates for the site. o Post development runoff rates in accordance with Wiltshire Council's betterment policy that states: (a) With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 30% betterment over pre- development discharges for all storm events between the 1 in 1year and 1 in 100year return period events. (b) For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event. o How surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event. o Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere. o Measures to prevent pollution of the receiving groundwater and/or surface waters. o A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.

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

Condition 10 states:

No development shall commence on site until results of Soakaway Testing has been submitted to and any detail within approved by the Local Planning Authority. The results must include the following detail: o Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.

- Groundwater level monitoring (taking into account seasonal variations).
- Detailed Drainage calculations o Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.

- Calculations should include an allowance for increased surface water runoff, as a result of urban creep, in accordance with LASOO guidance.
- Hydraulic Models should set the MADD factor / additional storage volume factor to 0m³ / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.
- If the drainage model includes runoff from the full site (both permeable and impermeable areas), the default Cv values of 0.75 (summer) and 0.84 (winter) may be used. If runoff is only included from impermeable catchment areas within the drainage model, a Cv value of 1 must be used. Design Drawings
- A plan showing the cross sections and design of any attenuation pond and its components.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property.

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

Condition 11 states:

No development shall commence on site until a Construction Management Plan has been submitted to and approved by the Local Planning Authority. The Construction Management Plan must include details of:

- *Adequate measures during construction to control pollution to existing watercourses and groundwater.*
- *Implement strategies to manage contamination risks from animal waste and address waste from vehicle and farm machinery.*

REASON: 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.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)
[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Drainage Team:

24.06.2026: Condition 9 cannot be discharged, Conditions 10 and 11 can be discharged.

[...] As required by Condition 9, the applicant has submitted a detailed surface water drainage strategy supported by a clearly labelled drainage layout plan, exceedance flow path information, and hydraulic modelling outputs. The proposed system has been designed to discharge at a controlled rate of 0.5 l/s, achieving a 30%

betterment over the greenfield runoff rate for the 1 in 1 year rainfall event. The hydraulic modelling demonstrates that the network can accommodate design storm events up to 1 in 200 rainfall events, ensuring no increase in flood risk both on site and to the surrounding area. The drainage strategy incorporates SuDS, including permeable paving and a swale, to provide effective attenuation and conveyance of surface water runoff. These features also collectively provide sufficient mitigation to surface runoff water and intercept the first 5 mm of rainfall in accordance with Standard 2 requirements. However, based on the layout drawing and model output the proposed network doesn't have enough cover for the pipes.

No details have been provided for Condition 10, stating that infiltration won't be possible based on desktop study conducted by the applicant. As per Condition 11, Construction Management Plan has been submitted by the applicant specifying measures during construction to control pollution to existing watercourses and groundwater. The main use of the barns will be for hay and machinery storage and if animal waste is present in either of the barns it will only ever be undercover to limit rainwater ingress. Any animal waste that is generated on site will be collected and disposed of in a purpose-built storage area on a neighbouring farm.

The application seeks discharge of conditions 5 (Bat and bird boxes), 6 (Storage details), which are not related to surface water drainage. Therefore, the LLFA has no comment on these conditions.

04.09.2026:

Following a review of the information provided, Conditions 9 can be discharged.

Councils Ecology Team:

26.06.2026 Further information required

The number and designs of bat and bird boxes are acceptable and approved. However, incomplete location information (height and orientation) is provided. Bat and bird boxes should be placed as high as possible (minimum of 2m and 3m respectively) and placed on appropriate aspects (bats = south/west; birds = north/east) as per best practice guidance to function as enhancement. I do not believe in this case that further plans are required but minor amendment to an existing plan or cover letter will suffice.

06.08.2026 Condition 5 can be discharged

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested conditions for discharge are 5, 6, 9, 10 & 11 of PL/2024/11660	Signed and dated on 21.05.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Covering Letter	Summarising submission	Dated April 2026	
Copy of Decision Notice	Confirming condition wording associated with PL/2024/11660	Dated 15.07.2025	
Location Plan	GG-JH-01 Showing the extent of the site associated with PL/2024/11660	Dated November 2024	
Site Plan	GG-JH-02 Rev A showing the position of bat and bird boxes and annotating the height and location	Dated November 2024	Representation from the Councils drainage and ecology teams confirm that detail is sufficient to discharge conditions 5, 9, 10, and 11. Officer assessment of detail associated with condition 6 has been carried out.
Bat box spec	Nestbox eco bat box plans	Received 21.05.2026	
Bird box photo	Nestbox company indicative photograph	Received 21.05.2026	
CMP	Including detail on parking, storage, hours of construction etc	Dated 2026	
Drainage Strategy	Prepared by SDS consulting, including detail on surface water management	Dated May 2026	
SuDS typical details	7075-SK03	Dated August 2026	

ASSESSMENT AND CONCLUSION

Consultation with the Councils drainage and ecology teams resulted in confirmation that the detail provided meets the aims of conditions 5, 9, 10, and 11.

Officer assessment of detail associated with condition 6 has been carried out.

The covering letter suggests that there will be no manure stored on site and no livestock is to use the building and the CMP suggests that if animal waste is present, it will only ever be undercover to limit rainwater ingress. The CMP further suggests that any animal waste that is generated on site will be collected and disposed of in a purpose-built storage area on a neighbouring farm, and that it will be routinely collected and disposed of so that there will be no long-term storage of animal waste on the site.

RECOMMENDATION: Conditions 5, 6, 9, 10, and 11 of PL/2024/11660 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following detail submitted under this application (PL/2026/03511) meets the aims of conditions 5, 6, 9, 10 and 11 of PL/2024/11660 and are consequently approved:

Site Plan, GG-JH-02 Rev A, dated November 2024

Bat box specification, received 21.05.2026

Bird box photo, received 21.05.2026

Construction Management Plan, Prepared by SDS consulting, dated May 2026

SuDS typical details, 7075-SK03, dated August 2026

- The requirements of Condition 5 for the approved details to be implemented before occupation of the final works remains.
- The requirements of Condition 6 for no storage of manure and soiled bedding to take place outside of any approved storage area remains.
- This decision should be read in conjunction with PL/2024/11660