

10 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/03267
Proposal:	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.
Site Address:	Lock Farm, Foxham, Chippenham, SN15 4NL
On Behalf Of:	Mr Toby Goss Lock Farm Foxham East C111 To Entrance Of Stockham Marsh Farm, Foxham, Wiltshire, SN15 4NL

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 21 May 2026. After careful consideration, the following decision has been made:

Condition 5: APPROVED

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: APPROVED

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: APPROVED

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: APPROVED

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: APPROVED

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.

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

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.