

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03772
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Land at Saltersford Lane, Chippenham
DEVELOPMENT DESCRIPTION:	Discharge of condition 8 (Detailed Drawings showing the proposed facing materials, existing and proposed levels, sectional drawings, street scene, proposed landscaping and boundary treatment to the top of the wall) relating to application PL/2024/11691
RECOMMENDATION:	Details submitted in compliance with Condition 8 of PL/2024/11691 be APPROVED

REASON FOR APPLICATION

Application PL/2024/11691, *Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works* was granted consent on 24.04.2026 subject to 14 conditions including conditions requiring submission and approval of further detail.

Conditions 2 and 3 require the submission and approval of detail prior to commencement of development.

Conditions 4, 5, 7, 8, 9 and 10 require the submission and approval of detail at other defined times.

Application PL/2026/02498 approved details for condition 2.

Application PL/2026/04551 is requesting the discharge of condition 3 which, at the time of writing, is pending decision.

Application PL/2026/05280 is requesting the discharge of condition 4 which, at the time of writing, is pending decision.

Application PL/2026/04552 is requesting the discharge of condition 5 which, at the time of writing, is pending decision.

Application PL/2026/05244 is requesting the discharge of condition 7 which, at the time of writing, is pending decision.

This application seeks the discharge of condition 8.

Application PL/2026/05279 is requesting the discharge of condition 9 which, at the time of writing, is pending decision.

Application PL/2026/06052 is requesting the discharge of condition 10 which, at the time of writing, is pending decision.

RELEVANT CONDITION OF PL/2024/11691

Condition 8 states:

Prior to installation of the retaining wall at the north of the site detailed drawings showing the proposed facing materials, existing and proposed levels, sectional drawings, street scene, proposed landscaping and boundary treatment to the top of the wall, should be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved plans.

REASON: In order to protect the character and in the interests of health and safety.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

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

[National Design Guide \(NDG\)](#)

[Wiltshire Design Guide \(WDG\)](#)

[Chippenham Design Guide \(CDG\)](#)

REPRESENTATIONS

Councils Landscape Team:

22.07.2026 Objection

22.09.2026 No objection

INFORMATION PROVIDED WITH THIS APPLICATION

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

Application form	Indicating that the requested condition for discharge is condition 8	Signed and dated on 11.06.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Deemed discharge notice	Prepared by Backhouse, serving notice on deemed discharge should a decision not be made before 06.10.2026	Signed and dated on 21.09.2026	
Copy of Decision Notice	Confirming condition wording associated with PL/2024/11691	Dated 24.04.2026	
Location Plan	240208 L 01 01 Confirming the extent of the application site associated with PL/2024/11691	Dated Nov 2024	
Revised Street Scenes Retaining Wall	25.016.SS.01, Rev D - street scene elevations with ground levels and increased planting - section of retaining wall and fencing with ground level - plants and trees specification - wall materials - amended fence materials	Dated 22.05.2026 Received 10.09.2026	Sufficient to allow for assessment against the aims of the condition, assessment made under the reserved matter application, and relevant design guides.
Superseded Street Scenes Retaining Wall	25.016.SS.01, Rev C Demonstrating: - street scene elevations with ground levels - section of retaining wall and fencing with ground level - plants and trees specification - wall and fencing materials	Dated 22.05.2026 Received 15.06.2026	

ASSESSMENT

The following specialist assessment was carried out in respect of drawing 25.016.SS.01, Rev C

Firstly I would note for the record that the construction of such a large retaining wall structure does not comply with the Wiltshire Design Guide para 4.1.4 that states:

'...Height differences between plots within a site should be minimised, designing out the need for large retaining structures, especially those topped with fencing or walls.'

This is an example of poor master planning / site design and it is extremely unfortunate that this risk was not designed out through the design risk assessment procedure of the applicants consultant team as the resulting design results in a significant risk from falls that has to be mitigated against through additional expensive reduction measures such as balustrade fencing which para 4.1.4 is seeking to eliminate. It also cuts off the SUDs attenuation pond from the housing creating potential safety issues with poor passive surveillance and little opportunity to integrate the SUDs feature into the wider landscape design thereby failing on the National SUDs guidance for 'Amenity.'

Be that as it may I recognise that we are where we are, and therefore must seek to deliver the best outcome to try and mitigate the walls size and scale as much as possible by trying to assimilate it into its landscape context and ensuring the safety requirements of the site are not compromised.

Other than the sheer scale of the structure I have three main concerns regarding the detail of the wall:

1 - Its colour

2 - the lack of any proper softening landscape applied to the wall itself

3 - The type of fencing used to secure the top of the wall.

1 - Colour

The drawings state that the wall is to be constructed out of a reconstituted stone dry laid retaining product called 'Anchor Vertica.' The colour chosen for this wall is 'Basalt' which has a dark to mid grey colour pallet. The site sits in the Bristol Avon Vale Character Area with the nearest building stone that is often used for construction being the Cotswold Limestone with its pale yellow hues. Whilst outcrops of such stone are not to be found in the Avon Vale which by its nature defined by clay sub-soils (with considerable amounts of red brick used in vernacular architecture more imposing structures have used Cotswold limestone either dressed or as rough stone for both boundary and building wall

construction in the Chippenham area. For this reason I would request that the colour specification for the Anchor Vertica is changed from Basalt to 'Canalretto' as its pastel yellow colour most closely matches the Cotswold Limestone colour used in the construction of local buildings.

2 - Soft Landscape

I consider the elevation A-A to be misleading as because of the location of the elevation line so far from the wall it picks up a considerable number of trees which are planted upto 40m away from the wall and will not have a softening impact on the walls mass and scale when viewed from within the site. Stone outcrops are not a landscape characteristic of the Avon Vale and therefore this wall needs to be considerably softened through climber planting along its base and top ledge in order to encourage the hard edges and to be covered up and reduce the visual 'face' of the wall. Such extensive climber planting will also reduce the potential for the wall becoming a place that attracts graffiti and other anti-social behaviour. Particular attention will need to be given to the planting bed detail for the planters at the top of the wall to ensure that they do not dry out due to excessive drainage associated with the retaining walls construction. I would request such a detail to be provided as part of any revised scheme. I would recommend self-clinging climbers such as large leaved ivy cultivars, and Boston Ivy to avoid having to provide additional fixing to the wall and will grow fast and cover the wall quickly.

3 - Fencing

The drawing shows a tensioned post and wire fence to be placed along the top of the wall. This is totally inadequate as it does not prevent climbing and post and wire fences will lose their tension or the tensioners subject to vandalism resulting in any protection being offered being voided. Approved Document K of the Building Regulations sets out the requirements for minimum standards for Balustrade compliance. In particular I would note the minimum heights that are required along with load strength requirements, maximum gaps allowed in balustrades and the avoidance of vertical elements to deter climbing. In terms of colour I would expect any fencing to have muted tones, black, or dark green, to blend in with the surrounding landscape. Plain galvanised finished will not be acceptable. No mention is made in the plans as to how the applicant will prevent children walking around the fence and onto the top of the wall at each end. Whilst the wall is not high at the ends I would highlight the risk that children would likely enjoy the challenge of trying to circumnavigate the top of the wall unless there is something robust installed to stop them.

I am happy to review my holding objection provided my 3 main concerns are dealt with.

In response to this representation, the applicant provided 25.016.SS.01, Rev D and a revised representation from the landscape team, indicating '*no comment*', was received on 22.09.2026.

Further written response was received on 23.09.2026 to clarify that '*no comment*' should be taken to mean that the detail shown on Rev D '*Addressed the objection - no further comment*'.

Taking the above into account, the revised scheme shown on revision D is considered to meet the pre-installation aims of condition 8.

CONCLUSION

Details should be APPROVED in connection with condition 8

RECOMMENDATION: Details submitted in compliance with Condition 8 of PL/2024/11691 be APPROVED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following plan submitted under this application provides detail which is consistent with the pre-installation aims of condition 8:
 - o Street scenes retaining wall, 25.016.SS.01 revision D, dated 22.05.2026, received 10.09.2026
- The requirement of condition 8 for the development to be carried out in accordance with the approved plan remains
- This decision should be read in conjunction with PL/2024/11691