



17th September 2025

Wiltshire Council Planning
By Email Only

FAO: Wiltshire Council

RE: The discharge of condition (vii) of planning permission PL/2021/08565 for the change of use to private Gypsy site for 1 pitch to consist of a mobile home, touring caravan and day room at Land off Shop Lane, Trowbridge, BA14 9LN.

Introduction:

HC Planning Ltd is instructed on behalf of Mr Thomas McGinley, to submit a discharge of condition application in respect of condition (vii) (a), (b) and (c) of planning permission PL/2021/08565 for the change of use to private Gypsy site for 1 pitch to consist of a mobile home, touring caravan and day room at Land off Shop Lane, Trowbridge, BA14 9LN.

For the avoidance of doubt the condition requirements have been set out below along with the relevant information to discharge these conditions.

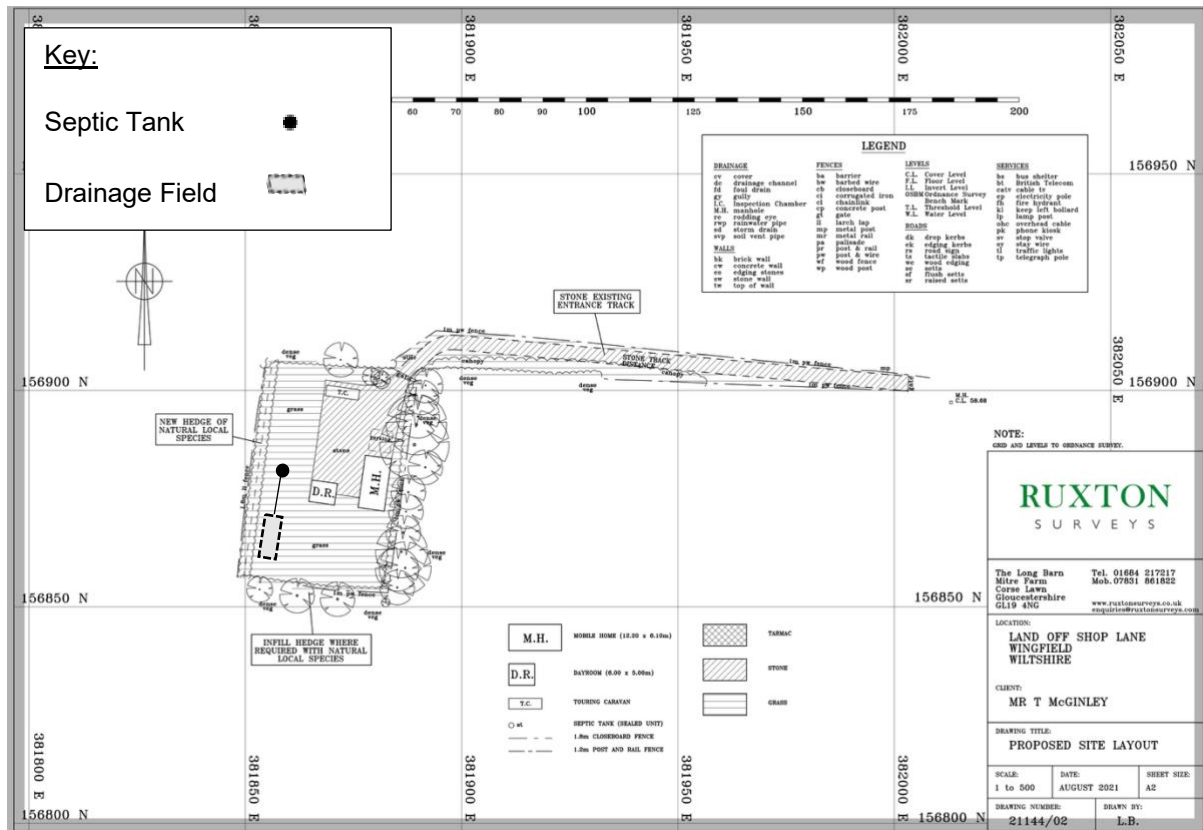
a) Details of foul and surface water disposal;

Foul waste will be managed using a Kingspan 5700 litre Shallow Dig Septic Tank (EN12566-1 Approved), in combination with a soakaway drainage field to manage the clean water discharge. The following information has been provided alongside the letter:

- Installation & Maintenance Guidelines
- Performance Certificate
- Drawing: DS1203

In this instance, a mains connection is not considered viable due to the distance to the nearest mains connection from the location of the mobile home and touring caravan. In addition, given the site levels, a gravity fed connection is not achievable. As such, foul waste is to be managed on site using a septic tank.

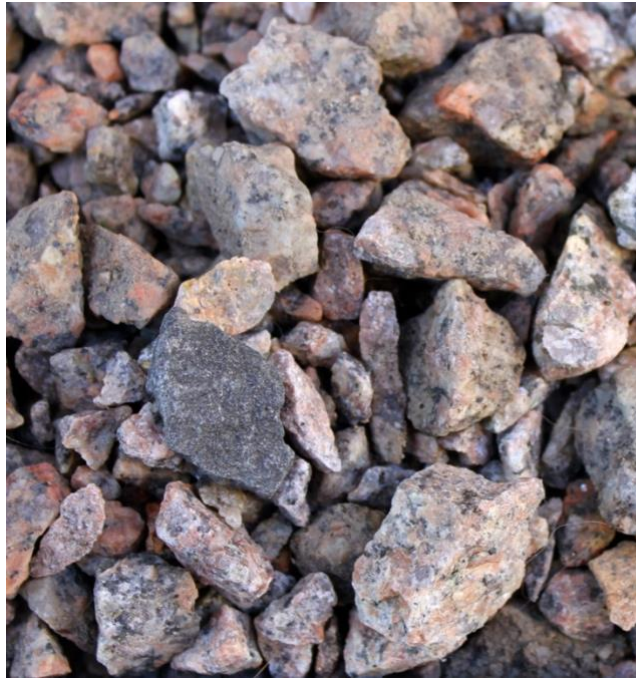
The proposed location of the septic tank and proposed drainage field are shown on the site plan in black below.



laid, with a membrane on top and finished with 10-16mm gravel. The use of gravel will ensure the continued permeability of the hardstanding areas.

Photographic samples of the proposed materials are provided below:

Marshalls Prior Aggregate:



Grey Gravel, 10-16mm:



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Soft landscaping:

The proposed soft landscaping accords with the recommendations of the Co-Ecology Report CE22015, dated 01/12/2022, for the provision of:

- 55 metres of native hedgerow comprising of at least 5 woody species, along the length of the western boundary.
- Gap planting on the southern boundary to create a continuous native hedgerow.

It is proposed to plant a native species hedge on the western site boundary; the proposed species mix is as follows:

20% Hawthorn
20% Field Maple
20% Blackthorn
20% Beech
20% Hornbeam

The same species mix will be used when restocking gaps within the existing hedgerow on the southern site boundary.

Bare root hedgerow plants are to be planted between September and March, avoiding very wet or frosty conditions. The hedge plants will be planted as whips (60cm high) in a double staggered row with a minimum of 5 plants per metre.

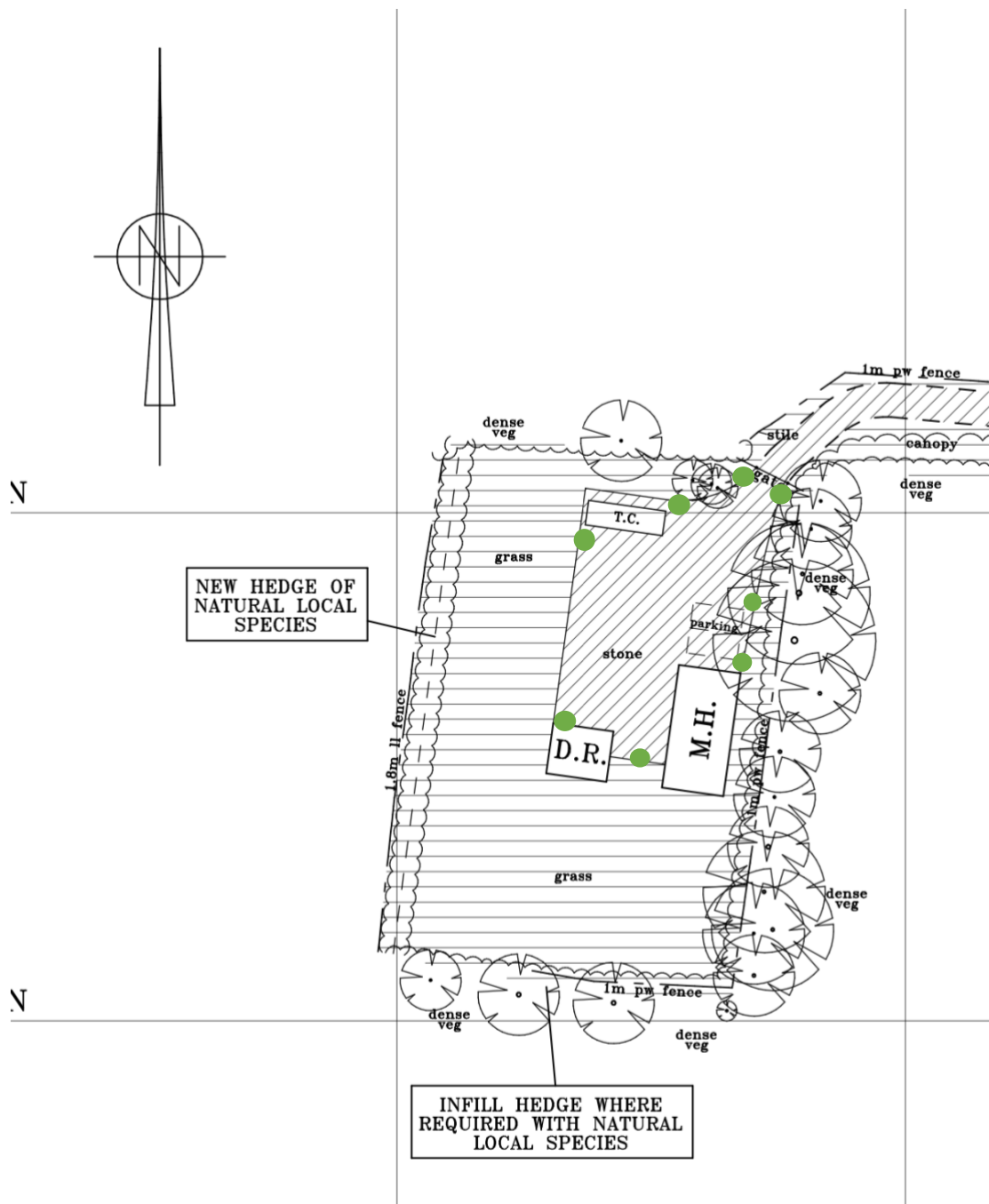
All stock is to be well watered when planted with 20L of water per m². If necessary, plants will be protected by spiral guards. Once planted, a mulch will be applied around the plants.

Following planting, regular checks will be made to ensure spiral guards remain in place. There will be regular checks and management of weed growth (bi-monthly) and regular watering during the first year, with particular attention paid during dry periods. Once established, hedgerow plants will be lightly side and top pruned to encourage bushy growth. The hedge will be encouraged to grow to a height of three metres and once established, will be maintained at this height with yearly hedge cutting in the autumn.

All landscaped areas shall be protected and maintained, and any trees which, within a period of five years from the completion of the planting, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

c) Details of all external lighting.

The location of the proposed external lights is shown in green on the plan below:



The lighting proposed is as follows:

- Aurora WallIETM PIR IP44 Down Wall Light
- Philips Lighting GU10 Specification, MASLED Expert Color 5.5-50W GU10 927 36DUK

Data sheets relating to the specified lighting will be provided separately. The specified lights will be used on site (or an equivalent model). The luminaries have been specified in 2700K warm white and will be downward directional with 0% upward light output to minimise the impact on the environment and bats. The lighting positions have been specified for wayfinding within the site and the safety of the occupants. Lighting has been specified in accordance with the recommendations within the Institution of Lighting Professionals (ILP) and Bat Conservation Trust (BTC) (2023) Guidance note GN08/23 Bats and Artificial Lighting in the UK. All luminaires are to operate via an integral PIR motion sensor activated on a short 1-minute timer and to be installed no higher than 1.5 metres from ground level, on close boarded 1.8m high timber fencing.

Summary:

It is hoped that the enclosed documents are deemed sufficient for the discharge of conditions (vii) (a), (b) and (c) of planning permission PL/2021/08565. Should any further information be required in relation to this discharge of condition application, please do not hesitate to contact me.

Yours sincerely,

Hannah Cameron MRTPI

Director

HC Planning Ltd