

15 January 2026

Dear Sir/Madam

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

Application No:	PL/2025/09186
Proposal:	Discharge of condition 3 (landscaping scheme) relating to application PL/2025/05272.
Site Address:	Cotswold Gate, Latton, Swindon, SN6 6DH
On Behalf Of:	Mr C. Slater Cotswold Gate , Ermin Way, Latton, Swindon, Wiltshire, SN6 6DH

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 20 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Within three months of the date of this permission, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Full details of hedgerow planting along the boundary between the rear gardens of the existing and proposed dwellings;
- The species, size, and spacing of all proposed planting;
- A maintenance schedule for the hedgerow to ensure it is retained at a minimum height of 1.8 metres.

All planting and seeding comprised in the approved scheme shall be carried out in the first planting and seeding season following the granting of this permission and shall be maintained in accordance with the approved details thereafter.

Any hedgerow plants which, within a period of five years from the date of 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, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate the impacts of overlooking and loss of privacy and to protect the residential amenity of current and future occupiers, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Details Submitted for Approval:

- Landscaping Site Plan; CG 1-2/A; received 20 November 2025
- Landscaping Ground Floor Plan; RW 1-3/A; received 20 November 2025
- Planting and Maintenance Specification; received 20 November 2025

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

The submitted details have been assessed by the Council's Landscape Officer and it is considered that the details submitted sufficiently satisfy the requirements of condition of planning permission PL/2025/05272.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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 the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.