

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

28 January 2026

Dear Sir/Madam

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

Application No:	PL/2025/09549
Proposal:	Discharge of condition 7 (Below Ground Services/ Utilities Locations) relating to application PL/2024/05017.
Site Address:	Southgate House, Pans Lane, Devizes, SN10 5EQ
On Behalf Of:	Newland Homes Ltd Brighthouse Court, Barnett Way, Barnwood, Gloucester, GL4 3RT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 05 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 7:

With the exception of the demolition of the existing building, construction of the development hereby approved shall not commence until full details of the locations and types of all below ground services/utilities have been submitted to and approved in writing by the local planning authority.

As a minimum, the details shall include the locations and specifications any existing services to be reused and any new services required to be provided, shown on a scale plan and, if any services are required to be installed within areas of protected woodland, written details of mitigation measures to ensure no harm to the trees/habitat occurs during the construction phase shall be submitted.

Thereafter, the development shall be completed and maintained in accordance with the approved details.

Details Submitted for Approval: Location Plan (drg no: 935-01) and Proposed Utilities Layout (drg no: 249-001).

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

Reason for Decision:

The Utilities Layout Plan submitted includes the necessary information, specifications, references and demonstrations to satisfy the requirements of the condition.

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.