

30 January 2026

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir / Madam,

**Application to Discharge Condition 2 of Planning Permission PL/2024/08358
The Wiltshire Leisure Village, Royal Wotton Bassett, SN4 7PB**

On behalf of the applicant, Martyn Shah (the 'applicant'), please find enclosed an application for approval of details reserved by condition pursuant to Planning Permission PL/2024/08358 for '*Full planning application for the provision of soft landscaping to provide ecological enhancements through new areas of mixed native scrub and native tree species (retrospective)*' at The Wiltshire Leisure Village, Royal Wotton Bassett, SN4 7PB.

This submission is in relation to Condition 2 of the aforementioned planning permission. The condition wording reads as follows:

The development hereby permitted shall be removed from the site and the site restored to its pre-existing condition within three months of the date of the failure to meet any of the following requirements set out in i) to iv) below:

i) within three months of the date of this decision, a Surface Water Drainage Strategy, complying with Wiltshire Council requirements, NPPF, PPG and the Non Statutory Technical Standards for SuDS has been submitted for the written approval of the Local Planning Authority. The drainage strategy shall demonstrate that the bund will not alter overland flow routes in a way that increases flood risk to adjacent land / property / public highways. It shall also include a timetable for any necessary measures to be carried out in order to ensure the same.

ii) If within 11 months of the date of this decision the local planning authority refuse to approve the Surface Water Drainage Strategy or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

v) In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The application has been submitted via the Planning Portal (reference PP-**14659029**) and comprises the following documents:

- Completed application form
- Surface Water Drainage Strategy (dated 30th January 2026)

As confirmed within the Surface Water Drainage Strategy, historically the surface water flows ran from the ridge line to the south west of the bund, in a broadly north easterly direction. The height of the ridge aligns with the level of the main building complex associated with the Wiltshire Hotel, Golf and Leisure, located to the west of the bund (at approximately 113 AOD). By the north eastern edge of the Wiltshire Leisure Village site, where the drainage ponds sit, the levels have fallen to approximately 95 AOD.

The bund has been constructed on the upper parts of the hill side, at an approximate height of 106 AOD. The alignment of the bund runs with the levels in that location, so it spreads across the slope. In effect, the bund will hold back a proportion of the surface water from the upper slopes to the south west, and will have no impact on the surface water arising from rain fall on the lower slopes. Given the relatively limited extent of the upper slopes that sit to the south west of the bund, and the scale of the bund, the reality is that the majority of rain fall on those upper slopes is retained at the base of the bund and naturally drains away over time. This creates a small reduction in flows to the north east of the bund. Given this situation, which is evident on site, no further surface water drainage works are proposed as part of this discharge of condition submission.

BACS payment for the application fee of £383.00 (including the Planning Portal Service Charge) has been made via the Planning Portal (ref: PP-**14659029**). We understand that the payment will be 'confirmed' the same working day and the application will be released to you, as the Local Planning Authority, the next working day.

I trust the application is in order and I look forward to confirmation of receipt and validation. If however you have any queries please do not hesitate to contact me.

Yours Faithfully

A solid black rectangular box used to redact the signature of Geraint Jones.

Geraint Jones
Director