

02 June 2026

Dear Sir/Madam

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

Application No:	PL/2026/02498
Proposal:	Discharge of condition 2 (Materials) of PL/2024/11691 and condition 15 (Materials) of PL/2022/06612 following appeal (Ref: APP/Y3940/W/23/3322502)
Site Address:	Land at Saltersford Lane, Chippenham
On Behalf Of:	Backhouse Housing Limited Ground Floor, Unit B2 Methuen South, Methuen Park, Chippenham, Wiltshire, United Kingdom, SN14 0GT

I refer to your application, dated 17 April 2026, for the discharge of the below condition(s) attached to the above planning permissions.

Condition 2 of PL/2024/11691:

No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

Condition 15 of PL/2022/06612:

No dwelling shall be built above ground floor slab level until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

After careful consideration, the decision has been made that **Condition 15 of PL/2022/06612 and Condition 2 of PL/2024/11691 can be DISCHARGED**

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 15 of PL/2022/06612 and Condition 2 of PL/2024/11691 to such a degree that the following detail is **APPROVED**:

Materials Schedule; dated 13.04.2026

Proposed Building Materials Plan; 240208 L 02 07 rev: H; dated Sept 2024

- The requirement of Condition 15 attached to PL/2022/06612 for development to be carried out in accordance with the approved detail remains.
- The requirement of Condition 2 attached to PL/2022/06612 for development to be carried out in accordance with the approved detail remains.
- This decision should be read in conjunction with PL/2022/06612 and PL/2024/11691.

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.