

Development Services
Wiltshire Council
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31 July 2026

Dear Sir/Madam

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

Application No:	PL/2026/04036
Proposal:	Partial discharge of condition 4 (hard and soft landscaping) of PL/2025/07049
Site Address:	The Derry, Ashton Keynes, Wiltshire, SN6 6PW
On Behalf Of:	Mr Shane Hobbs The Derry, Ashton Keynes, Wiltshire, SN6 6PW

I refer to your application for the discharge of condition attached to the above planning permission dated 26 June 2026. After careful consideration, the following decision has been made:

Condition submitted for consideration:

Condition 4 of planning permission PL/2025/07049 requires as follows:

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land*
- full details of any to be retained, together with measures for their protection in the course of development*
- a detailed planting specification showing all plant species, supply and planting*
- sizes and planting densities*
- finished levels and contours*
- means of enclosure*
- other vehicle and pedestrian access and circulation areas*
- all hard and soft surfacing materials;*
- details and location of a minimum of two water butt*

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner;

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

Details submitted for Approval:

KCC2928/16 06/26cb – Landscaping Plan received 26.06.26
Discharge of Condition 4 Written Statement received 26.06.26

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

Reason for Decision:

Given that this submission relates to a partial discharge of this condition, the relevant sections are each discussed in the subsections below.

*Location and current canopy spread of all existing trees and hedgerows on the land/
Full details of any to be retained, together with measures for protection in the course of development*

The submitted details confirm that there are no trees or hedgerows within the approved development site. Existing vegetation within the wider holding is to be retained and protected during construction through the use of temporary protective fencing. The submitted details are considered acceptable.

Detailed planting specification showing all plant species, supply and planting and sizes and planting densities

Details of proposed Hornbeam hedging, including species, planting size and density, have been provided (landscape plan KCC2928/16) and are considered acceptable.

Finished levels and contours

Finished levels and contours have been identified within the submitted information and are considered acceptable

Means of enclosure

The submitted landscape plan KCC2928/16 also illustrates the location of proposed Sussex-style fencing to the west boundary and partially to the southern boundary adjacent to the Hornbeam hedging. This details are considered to be acceptable.

All hard and soft surfacing materials

The drive and parking/turning area are proposed to be finished in Cotswold Stone chippings or similar local gravels. Additionally, the wraparound patio area would be finished in Cotswold patio slabs. The Landscaping Plan KCC2928/16 confirms where the driveway, car parking and turning areas would be located within the curtilage, as well as the extent of the laid patio area. Collectively, these materials are considered acceptable.

Details and location of a minimum of two water butts

The submitted details identify the location and specification of two SuDS planters which will function as water butts. These details are considered acceptable.

Conclusion:

It is considered that the details provided acceptable and are approved. However, please be aware that condition 04 may only be regarded as being fully discharged upon the submission and approval of all requirements within condition 04 and upon the development being carried out in accordance with the approved details.

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.

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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant planning permission or the reasonableness of imposing the condition itself.