

Development Services
Wiltshire Council
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11 August 2026

Dear Sir/Madam

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

Application No:	PL/2026/02497
Proposal:	Discharge of condition 16 (Hard and soft landscaping) of PL/2022/06612.
Site Address:	Land at Saltersford Lane, Patterdown, 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 for the discharge of condition 16 attached to the above planning permission dated 17 April 2026.

Following consultation with the Council's specialist officers, it can be confirmed that the following submission documents are acceptable:

- 240208 L 04 01 – Soft Landscaping (Plan 1 of 3) received 17.04.26
- 240208 L 04 02 – Soft Landscaping Plan (2 of 3) received 17.04.26
- 240208 L 04 03 – Soft Landscaping Plan (3 of 3) received 17.04.26
- 240208 L 03 01 – Landscape General Arrangement Plan received 17.04.26
- 240208 L 02 02 – Boundary Treatments Plan received 17.04.26
- 240208 L 02 05 – Refuse and Cycle Storage Strategy received 17.04.26
- Soft Landscape Schedule received 17.04.26
- Arboricultural Method Statement received 17.04.26
- 240208 L 02 04 – Parking Layout Plan received 17.04.26
- 7417-MJA-SW-XX-DR-C-400-P9 – Hard Surfacing Layout Plan received 09.08.26

Accordingly, no further submission is necessary in respect of condition 16 and the pre-commencement requirements of the condition may be regarded as being addressed. However, please be aware that condition 16 will not be fully discharged until such time as the development is carried out in accordance with the agreed 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.