

21st August 2026

Dear Mr Jones,

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

Application No:	PL/2026/03381
Proposal:	Discharge of Conditions 3 (Materials Day Rooms), 8 (CEMP), 10 (discharge of surface water and cleaned foul water), 13 (Wildlife Protection and Enhancement Scheme), 14 (visibility splays), 16 (prevent water from entering the highway, gates), and 19 (hard and soft landscaping) for PL/2023/02704 - Change of use of land to a travellers caravan site
Site Address:	Land at Lopcombe Corner, Salisbury, Wiltshire

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 11th June 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Prior to the commencement of the construction of the day rooms, details of the materials to be used in their construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Details Submitted for Approval: Email received by the Local Planning Authority dated the 16th July 2026 confirming the materials to be used as follows:

Type of Brick: Caprice DCNG Bourgeois Multi Handmade Brick
Type of Window: Double Glazed Manufactured by VEKA
Type of Doors: Composite material as per CJR brochure detail
Type of Roof Tile: Grey Marley Double Roman and photo provided

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

Reason for Decision: The details of the materials provided for the construction of day rooms are considered to be acceptable.

Condition 8:

Prior to the commencement of development or works, including groundworks/excavation, site clearance, and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not limited to: a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection b. Working method statements for protected/priority species, such as nesting birds ;c. Mitigation strategies related to ecological receptors ;d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors, including details of when a licensed ecologist shall be present on site. e. Key personnel, responsibilities and contact details (including Site Manager and ecologist).

The development shall be carried out in accordance with the approved CEMP.

Details Submitted for Approval:

Construction Ecological Mitigation and Management Plan undertaken by Arbtech Dated May 2026 Date Received 11th June 2026.

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

Reason for Decision: The Council's Ecology Team have reviewed the submitted CEMP and the detail is considered acceptable to enable the condition to be discharged.

Condition 10:

No development shall commence until a scheme for the discharge of surface water and cleaned foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been fully implemented in accordance with the approved details.

Details Submitted for Approval:

Rainwater Harvesting Tank Size Calculator Date Received 11th June 2026
DWG No: Garden Comfort Rainwater Harvesting System Rev P0 Date Received 11th June 2026
Platin Garden Comfort Package and Fill Level Indicator Date Received 11th June 2026
DWG No: SK 001 Drainage Layout plan Date Received 21st August 2026
Additional Drainage Information Date Received 21st August 2026

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

Reason for Decision: Following the provision of additional information, the Council's Drainage Team after assessment have confirmed that the information provided can enable the condition to be discharged.

Condition 13:

No development or removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall include :a. Details of proposed measures that will be taken to manage the site for

biodiversity, including retention of grassland and woodland features, b. Management proposals to enhance calcareous grassland features c. Quantification of biodiversity net gain provision including a plan showing the location(s) and type(s) of feature(s) to enhance the site for reptiles, nesting birds, invertebrates and hedgehog.

Details Submitted for Approval: Ecological Mitigation, Enhancement and Management Plan undertaken by Arbtech Dated May 2026 Date Received 11th June 2026.

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

Reason for Decision: The Council's Ecology Team have reviewed the submitted Wildlife Protection and Enhancement Scheme and the detail is considered acceptable to enable the condition to be discharged.

Condition 14:

No other development shall commence until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to points on the edge of the carriageway 160 metres to the east and 160 metres to the west, 1m into the carriageway from the centre of the access. The splays shall thereafter be permanently maintained free from obstruction above a height of 900mm above the level of the adjacent carriageway.

Details Submitted for Approval:

Access Review Report undertaken by The Hurlstone Partnership Report ref: JPH/200301/D1 Date Received 11th June 2026

Carriageway Entrance Construction (Option 2) undertaken by J Wearn Surfacing Dated May 2026 Date Received 11th June 2026

Overlay Plan Date Received 11th June 2026

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

Reason for Decision: The information detailed above is considered to be acceptable to enable the condition to be discharged. Whilst the condition does not technically need discharging, the onus is on the applicant to ensure the required visibility splays are provided and maintained for the lifetime of the development.

Condition 16:

Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to prevent water from entering the highway. Any gates shall be set back at least 18m from the edge of the carriageway, such gates to open inwards only.

Details Submitted for Approval:

DWG No: SK 001 Drainage Layout plan Date Received 21st August 2026

Additional Drainage Information Date Received 21st August 2026

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

Reason for Decision: The Council's Drainage Team have assessed the information and confirm the condition can be discharged.

Condition 19:

Notwithstanding approved plan LB284_D01 Rev E, no development shall commence until a scheme of hard and soft landscaping to include compensatory hedgerow planting has been submitted and approved in writing by the Local Planning Authority, the details of which shall include a. location and current canopy spread of all existing trees and hedgerows on the land; b. full details of any to be retained, together with measures for their protection in the course of development; c. a detailed planting specification showing all plant species, supply and planting sizes and planting densities; d. means of enclosure to include details of fencing and gates; e. all hard and soft surfacing materials; 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 site or the completion of the development whichever is the sooner. Any trees, hedgerow 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. All hard landscaping shall 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.

Details Submitted for Approval:

DWG No: LB284_D01 Rev F Site Layout Landscaping Plan (Sheet 1 of 3) Date Received 11th June 2026

DWG No: LB284_D01 Rev F Site Layout Landscaping Plan (Sheet 2 of 3) Date Received 11th June 2026

DWG No: LB284_D01 Rev F Site Layout Landscaping Plan (Sheet 3 of 3) Date Received 11th June 2026

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

Reason for Decision: The submitted detail is considered acceptable to enable the condition to be discharged.

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

On behalf of the Head of Development Management

Case Officer: Joe Richardson
Senior Planning Officer
Wiltshire Council

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.