

Development Services
Wiltshire Council
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04 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/04599 & PL/2026/04972
Proposal:	Discharge of Condition 8 (Floor Levels) of PL/2023/10642 Discharge of Condition 10 (Water Efficiency) of 20/03876/OUT
Site Address:	Land East of Church View, Sutton Benger, SN15 4RR
On Behalf Of:	E G Carter Bybrook House, Lower Tuffley Ln, Gloucester, GL2 5EE

I refer to your application for the discharge of conditions attached to the above planning permission dated 10 August 2026. After careful consideration, the following can now be confirmed.

Conditions submitted for consideration

Condition 8 of reserved matters PL/2023/10642 required the following:

Prior to the commencement of development, full and complete details of the finished floor levels of all new dwellings in relation to the ground around the plot shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance of the details so agreed.

REASON: So as to ensure that the dwellings will not be unacceptably elevated above ground levels to the detriment of their visual appearance in the locality and to avoid reliance on features such as steps and ramps.

Condition 10 of planning permission 20/03876/OUT required the following:

Apart from the construction of the access or the excavation of foundation trenches, no development hereby permitted shall commence until a scheme for water efficiency to be incorporated as part of the development has been submitted to and approved by the local planning authority. The approved scheme shall be implemented prior to the occupation of any individual dwelling hereby permitted.

Details submitted for consideration

In respect of condition 8 to PL/2023/10642

- 6455-CHVIE-ICS-01-XX-DR-C-0100-S4-P04 – Levels Design received 21.07.26

In respect of condition 10 to 20/03876/OUT

- Water Efficiency Calculator Type DD received 07.08.26
- Water Efficiency Calculator Type AA.BB.BBB.C.C2 received 07.08.26

Reason for decision

Regarding condition 8 of PL/2023/10642, the submitted information outlines the measures to be incorporated within the development to reduce water consumption, whilst also demonstrating that the approved dwellings will achieve the required water efficiency standard and is considered to constitute an acceptable water efficiency scheme. As such, the Local Planning Authority is satisfied that an acceptable scheme for water efficiency has been provided, and the details submitted adequately address the requirements of the pre-commencement element of the condition with no further submission necessary.

Regarding condition 10 of 20/03876/OUT, the submitted Levels Design Plan appears to suggest that the finished floor levels of each of the respective units are not set significantly above that of the immediately surrounding land. This does mean that the visual appearance and scale of the units will not be beyond that which was anticipated at the time of considering the reserved matters application. As such, the Local Planning Authority is satisfied that the submitted information adequately addresses the requirements of the pre-commencement element of the condition with no further submission necessary.

Notwithstanding the above, please be aware that conditions 8 and 10 may only be regarded as being fully discharged 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 conditions.

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.