

10 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/02408
Proposal:	Discharge of condition 4 (rooflight/blind), 5 (external lighting), 6 (ground investigation and remediation strategy), 9 (stopping up) and 11 (parking) for application PL/2025/09341
Site Address:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
On Behalf Of:	Ashford Homes (SW) Ltd Doric House, Middleton Drive, Bradford on Avon, Wiltshire, BA15 1GB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 14 April 2026. After careful consideration, the following decision has been made:

Condition 4: REFUSED

Notwithstanding the details shown on the approved plans, the rooflights hereby permitted to serve barn 4 shall be installed with glazing designed to minimise upward and outward light emission.

- a) Details of the proposed rooflight glazing specification, including details which demonstrate light-spill reduction performance, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.*
- b) The approved rooflights shall be installed in accordance with the approved detail, and maintained as such thereafter.*

REASON: In the interests of visual amenity, to ensure appropriate and adequate protection and mitigation for ecological receptors and existing important landscape and historic features.

The requirements of Condition 4 have not been met by the detail submitted under this application

Condition 5: APPROVED

- a) Notwithstanding the details shown on the approved plans, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of*

Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE)", have been submitted to and approved in writing by the Local Planning Authority.

b) Any approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Condition 6: APPROVED

a) Prior to any intrusive groundworks taking place on site, an investigation of the history and current condition of the site shall be carried out, and the following steps shall be taken:

i) A written report detailing the previous uses of the site and any adjacent sites for at least the last 100 years shall be submitted to and approved in writing by the Local Planning Authority. The report must include, but not necessarily be limited to, a description of the current condition of the site with regard to any activities that may have caused contamination, and confirmation of whether or not it is likely that contamination may be present on the site, along with the potential impact of any adjacent sites.

ii) Where the findings of (i) indicate that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance. The resulting report shall be submitted to and approved in writing by the Local Planning Authority.

iii) Where the findings of (i) or (ii) indicates that remedial works are required, a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) Where remedial works have been identified as necessary under (a)(iii), development must be carried out in accordance with the approved remediation scheme. Prior to the occupation of the development hereby approved, a report demonstrating that works have been completed in accordance with the remediation strategy shall be provided to and approved by the Local Planning Authority.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Condition 9: APPROVED

a) No dwelling hereby approved shall be first occupied until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority.

b) Stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. c) No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

Condition 11: APPROVED

No dwelling hereby approved shall be first occupied until a plan showing the provision of car parking for each plot has been submitted to, an approved in writing by the Local Planning Authority.

- a) The parking shall be provided on the basis of 2 spaces for the 2 and 3 bedroom units and 3 spaces for the 4 bedroom units in accordance with the adopted parking standards.
- b) Parking spaces shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and highway safety

This Local Planning Authority is satisfied that the following detail submitted under this application meets the aims of conditions 5, 9 and 11 of PL/2025/09341 and are consequently approved:

Lighting strategy, 1103/201, Prepared by EDS lighting, dated 13.04.2026

Remediation Strategy, P1156/CS-2583, dated 10.12.2024

Desk Study and Ground Investigation Report, P1156/CS-2253, dated 04.09.2024

Parking and EV Charging points, ALD-054 Rev A, dated 07.02.2025

Closure Plan, 19803-TUM-DD-XXX-1101 Rev A, dated 28.02.2025

The requirements of Condition 5 for the approved lighting to be installed and maintained in accordance with the approved details and for no additional external lighting shall be installed remains.

The requirements of Condition 9 for the stopping up to take place in accordance with the approved details within one month of the first occupation of the development remains.

The requirements of Condition 9 for the sole means of vehicular and pedestrian access to the development to be as shown on the plans approved under PL/2025/09341 no later than one month after the first occupation of the development remains.

The requirements of Condition 11 for parking spaces to not be used other than for the parking of vehicles in connection with the development hereby permitted remains.

The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

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 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.