

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

15 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/03277
Proposal:	Discharge of conditions 5, 11, 12 and 13 of PL/2025/02398 (Landscape Management Plan, Refuse and Recycling Enclosure Materials and Drainage Design Report)
Site Address:	Plough Lane Caravan Site, Plough Lane, Kington Langley, Chippenham, SN15 5PS
On Behalf Of:	Trimmager Ltd c/o agent ASP, Old Bank Chambers, London Road, Crowborough, TN6 2TT

I refer to your application for the discharge of conditions attached to the above planning permission dated 12 June 2026. After careful consideration, the following can be confirmed in respect of each of the conditions:

Condition 05 – landscape management plan

Following the submission of the Landscape Management Plan and accompanying drawing (reference: LC-3049-01, produced by Landscape Connection and received 21/05/2026), it can be confirmed that the details will ensure a satisfactory landscaped setting for the development and the that existing important landscape features will be protected.

Accordingly, the pre-commencement elements of the condition have been addressed, with no further submission necessary. However, please be aware that condition may only be regarded as being fully discharged once the development has been carried out in accordance with the details so agreed.

Condition 11 – refuse and recycling enclosure materials

Photographic details of timber enclosures to be used for refuse and recycling bins have been submitted in respect of condition 11 (received 30/06/2026). The design, scale, material and overall appearance of the proposed bin store is considered appropriate for this development and meets the requirements of condition 11 and no further submission is required.

However, please be aware that condition may only be regarded as being fully discharged once the development has been carried out in accordance with the details so agreed.

Conditions 12 and 13 – surface water and sewerage disposal

The Council's Drainage Engineer has considered the following submitted details: Drainage Design Report v3 received 26/08/2026, 2118-620 - Exceedance Rev A received 07/09/2026 and Technical Note - Plough Lane exceedance received 07/09/2026. They have now confirmed that the submitted details show that the discharge of surface and foul water from the site will be suitably controlled and that the requirements of condition 12 and 13 will be addressed.

Whilst no further submission is necessary in respect of these conditions, please be aware that it may not be regarded as being fully discharged until such time as the development has been carried out in accordance with the details so agreed.

Other matters

The Local Planning Authority has been made aware of a potential discrepancy between the land ownership position and the extent of land shown on the approved plans, particularly in relation to the northern edge of the site. Land ownership is not a planning matter, and this decision does not in any way convey any ownership rights or authority to undertake development on land outside the applicant's control. The applicant is strongly advised to satisfy themselves that all elements of the approved development can be delivered within land for which they have the necessary legal rights. If the approved scheme cannot be implemented as approved, the submission of a further planning application may be necessary.

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.