

Development Services
Wiltshire Council
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02 October 2026

Dear Sir/Madam

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

Application No:	PL/2026/02778
Proposal:	Discharge of conditions 15, 19, 20, 21, 22, 29 relating to PL/2023/08481
Site Address:	Land at Red Barn, east of Kington St Michael and west and east of the A350 and south of St Modwen Park, Chippenham
On Behalf Of:	Eden RB Solar Ltd The Barn, Ford Farm, Aldbourne, Marlborough, Wiltshire , United Kingdom, SN8 2DP

I refer to your application, dated 15 May 2026, for the discharge of conditions 15, 19, 20, 21, 22, 29 relating to PL/2023/08481 and the following details which were submitted for consideration:

Plan H11 Rev A	Site Access General Arrangement	Dated 22.10.2025
Plan H14 Rev C	Site Access Sections, Surface Contours and Setting out	Dated 22.10.2025
Plan H12 Rev A	Site Access Surfacing, Kerbs and Utilities	Dated 22.10.2025
Plan H13 Rev B	Site Access Sections, Surface Contours and Setting Out	Dated 22.10.2025
Plan H03 Rev A	Site Access Sections, Surface Contours and Setting Out	Dated 22.10.2025
Plan H02 Rev B	Site Access Surfacing, Kerbs and Utilities	Dated 22.10.2025
Plan H04 Rev B	Typical Construction Details	Dated 22.10.2025
Plan H01	Site Access General Arrangement	Dated 22.10.2025
Plan LA02	Land Ownership Plan	Dated 01.04.2026
Plan LA01	Land Ownership Plan	Dated 01.04.2026
Plan H21	General Arrangement	Dated 14.04.2026
Plan EDR1008-101 Rev AD	PV Layout	Dated 03.02.2026
Indicative Plans (appendix A)	- SK02 Rev B - SK03 Rev B - SP02 Rev E	Dated April 2026

Construction Management Statement	Prepared by TPA	Dated April 2026
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After careful consideration, the following decision has been made:

Condition 15: APPROVED

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 15:
 - o Plan H01 Site Access General Arrangement;
 - o Plan H02 Rev B Site Access Surfacing, Kerbs and Utilities;
 - o Plan H03 Rev A Site Access Sections, Surface Contours and Setting Out;
 - o Plan H04 Rev B Typical Construction Details;
 - o Plan H11 Rev A Site Access General Arrangement;
 - o Plan H12 Rev A Site Access Surfacing, Kerbs and Utilities;
 - o Plan H13 Rev B Site Access Sections, Surface Contours and Setting Out;
 - o Plan H14 Rev C Typical Construction Details;
 - o Plan LA01 Land Ownership Plan;
 - o Plan LA02 Land Ownership Plan; and
 - o Plan H21 General Arrangement.
- The requirement of condition 15 for the improvements to the accesses to be constructed and laid out in accordance with the approved details prior to any development commencing on the site remains

Condition 19: REFUSED

- There are inconsistencies regarding the proposed widths of the access tracks and passing bays, and it is unclear which sections of the tracks are proposed to be 4.5m wide and which sections are to be widened.
- Insufficient information has been provided to meet the pre-commencement aims of condition 19

Condition 20: APPROVED

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 20:
 - o Drawing 2508-038-SK01 Rev D insofar as it relates to the proposed construction and surfacing of the access tracks;
 - o Plan H02 Rev B Site Access Surfacing, Kerbs and Utilities; and
 - o Plan H12 Rev A Site Access Surfacing, Kerbs and Utilities

- The requirement of condition 20 for development not to be commenced until the access tracks between the public highway and the site compounds have been consolidated and surfaced (not loose stone or gravel) in accordance with the approved detail remains.

Condition 21: APPROVED

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-operation aims of condition 21:
 - o Drawing 2508-038-SP02 Rev E insofar as it relates to the proposed construction and surfacing of the first 10 metres of the Day's Lane access from the carriageway edge
- The requirement of condition 21 for the Day's Lane access for a distance of 10 metres from the Day's Lane carriageway edge to be consolidated and surfaced (not loose stone or gravel) in accordance with the approved details prior to the development hereby permitted first being brought into operation remains

Condition 22: REFUSED

- The submitted information does not adequately identify or provide details of the parking and turning arrangements for maintenance vehicles at the Day's Lane access and no submitted drawing has been identified to demonstrate compliance with the requirements of the condition.
- Insufficient information has been provided to meet the pre-operation aims of condition 22

Condition 29: REFUSED

- Whilst the submitted CMS is generally comprehensive and several aspects are acceptable in principle, referenced drawings have not been provided and inconsistencies remain regarding access track arrangements and compound parking provision.
- Insufficient information has been provided to meet the pre-commencement aims of condition 29

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.