

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



11 November 2025

Dear Sir / Madam

DISCHARGE OF CONDITIONS 7, 9 AND 13 OF PLANNING PERMISSION REFERENCE PL/2025/03125 – THE RAMSBURY MANOR ESTATE

On behalf of The Ramsbury Manor Foundation, Gracechurch Town Planning Ltd is pleased to submit the information required to discharge conditions 7, 9 and 13 attached to planning permission reference PL/2025/03125 at The Ramsbury Manor Estate, Ramsbury, Marlborough, SN8 2RG.

This application is accompanied by the following documents:

- Construction Environmental Management Plan;
- Arboricultural Method Statement (document ref: SJA ams 25425-01);
- 194 HE RF 101 PR Plans-103a Car Park Plan EV;
- Rolec WallPod Data Sheet; and
- Rolec BasicCharge EV Pillar Data Sheet.

Background

Planning permission reference PL/2025/03125 was granted on 14 July 2025. In being granted, it amended conditions 2, 3, 5, 6 and 18 of planning permission reference PL/2022/04972 which was granted on 6 October 2023 for:

Partial demolition and redevelopment of the estate yard to provide an Exhibition Centre, demolition of existing cottage and provision of a new Staff Accommodation and Operational Hub, the creation of a new Estate Yard, ancillary car park and associated lodge, and associated access, tree planting, landscaping, lighting and site infrastructure to support The Ramsbury Manor Foundation's Plans for education and conservation, and the sustainable ecological management of The Ramsbury Manor Estate, including facilitating use by school children, students and the general public.

The specific amendments approved by planning permission reference PL/2025/03125 comprised changes to the layout of the New Estate Yard.

The applicant wishes to carry out the planning permission by starting with the development of the New Estate Yard, lodge and car park – this will then allow the current Estate Yard to be redeveloped to provide the Exhibition Centre (and new Staff Accommodation and Operational Hub).

The planning permission is subject to 20 conditions. Conditions 7 and 9 are pre-commencement conditions, and condition 13 is a pre-construction condition in relation to the new car park. This application seeks to discharge those conditions. Condition 11, a pre-construction condition, is subject to a separate discharge of condition application. There are no other pre-commencement conditions.

Condition 7

Condition 7 sets out that:

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation 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 condition continues to state that the CEMP “shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase” and then sets out six criteria for inclusion in the CEMP. These are set out below along with details of the information provided within the CEMP.

- a) *Adequate measures during construction to control pollution to existing watercourses and groundwater.*

These measures are set out in paragraphs 92 – 94 of the CEMP and include storing any fuels, oils and chemicals on a bunded area of hardstanding and outside of watercourses and the floodplain as well as having spill response kits at the site. Water from concrete or cement washing-out will not be allowed to enter any drains or watercourses.

- b) *Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*

The location of herptile exclusion fencing is shown in figure 1 of the CEMP. The specification of the tree protection fencing is set out on pages 10 - 12 of the Arboricultural Method Statement (document ref: SJA ams 25425-01). Appendix 6 of the same document shows the location of this fencing, and the same drawings have been utilised in figures 4 and 5 of the CEMP to show the fencing in relation to the construction phase (e.g. the location of contactor parking and the site office).

- c) *Working method statements for protected/priority species, such as nesting birds, bats, hazel dormouse, badger, hedgehog and common reptiles/amphibians.*

These method statements are set out on pages 17 – 24 of the CEMP, and cover herptiles, hedgehogs, stag beetles, nesting birds, dormice, badgers and bats.

- d) *Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre-construction/construction related elements of strategies only.*

These strategies are including in the method statements set out on pages 17 – 24 of the CEMP (and, specifically for bats, on pages 21 -24).

- e) *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 and/or ecological clerk of works (ECoW) shall be present on site.*

The proposed schedules are set out on pages 35 – 39 of the CEMP. The exact dates for the latter phases of the development (Phases 3 – 5, for the demolition of the buildings in the existing Estate Yard and construction of the new Exhibition Centre) are not yet known and so the activities listed are identified in relation to their likely timing in a construction programme.

- f) *Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*

These are described on pages 12 – 14 of the CEMP, and Table 2 on page 15 sets out contact details that are known at this stage (including the Project Manager and the Ecologist/ECoW).

Condition 9

Condition 9 sets out that:

No demolition or construction shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the local planning authority. All works shall subsequently be carried out in strict accordance with the approved details.

The condition continues to state six criteria for inclusion in the AMS. These are set out below along with details of the information provided within the AMS.

- a) *A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing. The plan should show the canopy spread and root protection of all retained trees.*

The specification of the tree protection fencing is set out on pages 10 - 12 of the Arboricultural Method Statement (document ref: SJA ams 25425-01). Appendix 6 of the same document shows the location of this fencing.

- b) *A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012.*

The specification for scaffolding is set out on pages 10 – 12 of the Arboricultural Method Statement and the specification for ground protection is set out on pages 8 and 9.

- c) *A schedule of tree works conforming to British Standard 3998:2010.*

This schedule is set out in Appendix 2 to the Arboricultural Method Statement.

- d) *Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires.*

Figures 4 and 5 of the CEMP to show the tree protection fencing in relation to the construction phase (e.g. the location of contactor parking and the site office). No fires will be used.

- e) *Details of the works requiring arboricultural supervision to be carried out by the arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits.*

These details of works requiring arboricultural supervision are set out on pages 14 – 16 of the Arboricultural Method Statement. Pages 17 – 19 set out the details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits.

- f) *Details of all other activities, which have implications for trees on or adjacent to the site.*

The Arboricultural Method Statement also includes details of other construction matters, such as the installation of underground services (see page 12; see also 194 HE RF 101 PR Plans-103a Car Park Plan EV showing the position of the proposed EV chargers which has been co-ordinated to avoid or minimise impacts on trees) and the construction of permanent hard surfaces (see pages 13 and 14).

Condition 13

Condition 13 sets out that:

No construction of the new car park shall commence until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to and approved in writing by the local planning authority. The approved scheme must thereafter be permanently retained.

194 HE RF 101 PR Plans-103a Car Park Plan EV illustrates that three electric vehicle charging units are proposed, to provide capacity to charge six ultra-low energy vehicles. This equates to just over 18% of car parking spaces having access to an electric vehicle charger.

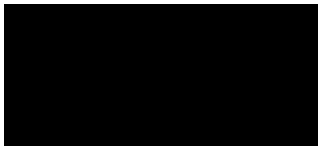
The first electric vehicle charger is a Rolec WallPod, which will be mounted to the new wall behind two disabled car parking spaces adjacent to the new lodge. A Data Sheet is included in this application to demonstrate its full specification, but its key feature is that it provides up to 7.4kW fast charging.

The two other electric vehicle chargers are Rolec BasicCharge EV Pillars, which will serve four car parking spaces on the south side of the main car park. A Data Sheet is again included, but these chargers provide up to 22kW superfast charging.

Summary

This application seeks to discharge conditions 7, 9 and 13 of planning permission reference PL/2025/03125 that was granted on 14 July 2025. The enclosed documents provide all the necessary information to satisfy the conditions, and so we trust it can be swiftly discharged.

Yours faithfully



MATTHEW JOHNSON BSc(Hons) MA(Dist) MRTPI

Gracechurch Town Planning Ltd is registered in England and Wales at Fifth Floor, 167-169 Great Portland Street, London, W1W 5PF, number 16299916.