

Mr Murphy
Knightspur Homes Ltd
C/O Agent

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

19th December 2025

Dear Sir/Madam

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

Application No:	PL/2025/08709
Proposal:	Discharge of condition 4 (Landscape), 8 (Nitrates) and 10 (Construction Management Plan) on PL/2025/03225
Site Address:	Land at Styles Close (2A Styles Close), Porton, SP4 0BG
On Behalf Of:	Knightspur Homes Limited 2 Dollis Park, London, N3 1HF

I refer to your application for the discharge of conditions attached to the above planning permission dated 31st October 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

I can confirm that the details submitted satisfy the following conditions of the above planning decision, as follows:

Condition 4 – Landscaping

I can confirm that the hard and soft landscape details that are identified on plan ref: PR124789 11 Rev A - Landscape Proposals, which was received 31st October 2025, are acceptable and satisfy the requirements of this condition. Please ensure that the development is implemented in accordance with these approved details.

Condition 8 – Nutrient Neutrality

A S111 agreement was signed and completed on 11th December 2025, which secured the purchase of Council credits to mitigate the identified 0.11 kg/TP/yr phosphate burden that will be generated by this development. In line with the Appropriate Assessment agreed with Natural England during pre determination, this adequately mitigates for the development and satisfies the Habitat Regulations. This condition is therefore satisfied.

Condition 10 – Construction Management Statement

I can confirm that the submitted Construction Management Statement (Knightspur Homes Ltd), which was received 31st October 2025, is acceptable and satisfies the requirements of this condition. Please ensure that the development is implemented in strict accordance with these approved details.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The

assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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 the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.