

Mr Mark Kurton
Newland Homes
(sent via email)

Development Services
Wiltshire Council
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12 January 2026

Dear Mark

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

Application No:	PL/2025/08835
Proposal:	Discharge of conditions 3 (Archaeology), 4 (LEMP), 5 (CEMP) and 6 (Lighting Strategy) relating to application PL/2023/05349
Site Address:	Former Commercial Nursery, Barters Farm, High Street, Chapmanslade, BA13 4AL
On Behalf Of:	Mr Kurton Newland Homes Ltd, Brig Courthouse, Barnett Way, Barnwood, GL4 3RT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 6 November 2025. After careful consideration, the following decision has been made (noting that the submitted condition 6 details are insufficient)

Condition(s) submitted for consideration:

Condition 3

No development (including demolition) shall take place until:

- (i) An archaeological field evaluation has been carried out in accordance with a specification and timetable that shall first have been submitted to and approved in writing by the local planning authority; and*
- (ii) Safeguarding measures to ensure the preservation in situ of important archaeological remains and/or further archaeological investigation and recording identified in the archaeological field evaluation have been undertaken in accordance with a specification and timetable that shall first have been submitted to and approved in writing by the local planning authority*

Details Submitted for Approval: Written Scheme of Investigation for an Archaeological Evaluation (ref: AN0993)

Decision: The details submitted in relation to this condition are approved and further information is required. This condition is therefore partially discharged.

Reason for Decision: The Council's Archaeologist has confirmed that the submitted information listed above satisfies the requirements of part (a) of condition 3. Condition 3 is hereby considered to be partially discharged subject to the archaeological field evaluation being undertaken in accordance with the approved details, and the submission of a report on the results being submitted to Wiltshire Council Archaeology Service (WCAS) for review and approval.

Condition 4

Prior to the commencement of the development hereby permitted a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- (i) Long term landscape and ecology objectives and targets in accordance with the Biodiversity Net Gain Preliminary Design Stage Report (July 2023, All Ecology).*
- (ii) Management responsibilities and maintenance schedules for each ecological feature proposed as part of the development as identified in the Landscape Proposals and the Wildlife Mitigation and Enhancement Plan (September 2023, All Ecology).*
- (iii) The mechanism for monitoring the success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheets contained in the Biodiversity Net Gain Preliminary Design Stage Report (July 2023, All Ecology).*
- (iv) A procedure for review and necessary adaptive management in order to attain the targets referred to above.*
- (v) Details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured.*

The measures outlined in the LEMP shall be implemented in full prior to the first occupation of any of the dwellings hereby permitted and the measures implemented shall be retained for the lifetime of the development, in accordance with the approved details.

Details Submitted for Approval: Landscape and Ecology Management Plan (LEMP) (ref: 20123 version 1.0)

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: The Council's Ecologist has confirmed that the submitted information listed above satisfies the requirements of condition 4.

Condition 5

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include measures to avoid and mitigate the effects of the development on ecological features and a programme for their implementation and maintenance. The agreed measures shall be implemented and maintained in accordance with the agreed programme.

Details Submitted for Approval:

- Construction and Environmental Management Plan (CEMP) (ref: 20123 version 1.0)

Decision: The details submitted in relation to this condition are approved.

Reason for Decision: The Council's Ecologist has confirmed that the submitted information listed above satisfies the requirements of condition 5.

Condition 6

Prior to the commencement of the development hereby permitted a lighting strategy for the construction and operational phases of the development shall be submitted to and approved in writing by the local planning authority. No external lighting shall be installed within the application site, unless in accordance with the approved details.

Details Submitted for Approval:

- Landscape and Ecology Management Plan (LEMP) (ref: 20123 version 1.0)
- Construction and Environmental Management Plan (CEMP) (ref: 20123 version 1.0)

Decision: The details submitted in relation to this condition are insufficient and the discharge of this condition is refused.

Reason for Decision: The Council's ecologist has confirmed that the submitted information is insufficient to satisfy the requirements of condition 6. In order to satisfy the condition, a plan must be submitted showing locations of all lighting and specifications of luminaires.

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 sincerely

Gary Collins

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.