

28 January 2026

Dear Sir/Madam

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

Application No:	PL/2025/09358
Proposal:	Discharge of Conditions 4 Bats & 5 Mitigation for birds of planning application PL/2023/04587 (Estate regeneration including demolition, refurbishment and conversion of Stable Courtyard buildings to provide ancillary staff accommodation, construction of detached Garage and Storage Building, construction of Laundry Building, repair and refurbishment of The Old Granary, construction of detached Stables, refurbishment of Garden Room, construction of Loggia within the Walled Garden, Construction of Staff Mess Room, Workshop and Tool Store and Machine Store within new Service Yard, and associated scheme of hard and soft landscaping).
Site Address:	Conholt Park, Conholt Lane, Conholt, Andover, SP11 9HA
On Behalf Of:	Conholt Nominees Limited Conholt Park Conholt Lane, Conholt, Wiltshire, SP11 9HA

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 27 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 4:

Bat roosts and bat access points will be incorporated into the development in accordance with the documents listed below or as otherwise specified in a relevant European Protected Species Licence superseding this permission.

- Bat Mitigation and Compensation Plan. V3. 5th November 2023. Arbtech.
- Serotine Roost Compensation. Arbtech.
- GA Roof Plan. Drawing no: 6369-P3-B26-2501. Rev C4. September 2023. ADAM Architecture.
- Section B-B. Drawing no: 6369-P3-B26-3502. Rev C4. September 2023. ADAM Architecture.
- Typical Slate Roof Bat Access Detail. Drawing no: 6369-P3-5211. July 2023. ADAM Architecture.
- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-323. April 2023. ADAM Architecture.
- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-354. April 2023. ADAM Architecture.
- Garden Room - Proposed Bat Loft Zone. 6369-OB-B20-339. August 2023. ADAM Architecture.

The installation of these bat roosts and access features will be supervised by a professional ecologist, and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

Details Submitted for Approval: Appendix 1 – photos of bat and bird mitigation, compensation and enhancement

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

Reason for Decision: The Council's ecology team have been consulted and have confirmed that the details submitted are sufficient to allow this condition to be discharged.

Condition 5:

Mitigation for birds, including barn owl, will be incorporated into the development in accordance with:

- Barn Owl Mitigation Plan. V2. 14th August 2023. Arbtech.
- Stables - Swallow Nest Sites. Drawing no: 6369-OB-B17-351. ADAM Architecture.
- Workshop & Tool Store – Swallow Nest Sites. Drawing no: 6369-OB-B27-352. ADAM Architecture.
- Machine Store - Swallow Nest Sites. Drawing no: 6369-OB-B28-353. ADAM Architecture.
- Ecology Enhancements – Key Location Plan. Plan ref: 493#PLG-042. Balston Agius.

The installation of these features will be supervised by a professional ecologist, and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. Features for birds, including barn owl, will continue to be available for the target species for the lifetime of the development.

REASON: To mitigate for impacts to birds arising from the development.

Details Submitted for Approval: Appendix 1 – photos of bat and bird mitigation, compensation and enhancement

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

Reason for Decision: The Council's ecology team have been consulted and have confirmed that the details submitted are sufficient to allow this condition to be discharged.

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.