

Mr K H Cole
Sent via email

Development Services
Wiltshire Council
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2 February 2026

Dear Sir

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

Application No:	PL/2025/08867
Proposal:	Discharge of Conditions 4 (Construction Environmental Management Plan), 5 (Landscape & Ecology Management Plan) and 7 (Surface Water Strategy) of PL/2025/02641 - Retrospective Change of Use from agricultural use to a log processing, storage and delivery use and erection of a portal framed open-sided barn to replace existing structure
Site Address:	Hawkeridge Mill, Mill Lane, Hawkeridge, Westbury, BA13 4LD
On Behalf Of:	Mrs S Lund Hawkrigde Mill Mill Lane Heywood Westbury BA13 4LD

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 17 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 4:

Prior to any works commencing on site pursuant to the erection of the portal framed barn, including demolition of the existing structure(s), ground works/excavation, site clearance, and any boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing.

The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post development BNG Habitat Plan and shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*
- b) Identification of ecological protection areas/buffer zones zone around Bitham Brook.*
- c) Pollution prevention measures.*

- d) *Working method statements for protected/priority species, such as nesting birds and reptiles.*
- 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.*
- f) *Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*
- g) *Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.*

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

Documents Reviewed -

Construction Environmental Management Plan, October 2025, Seasons Ecology.

Decision: The details submitted in relation to this condition are approved and discharged following consultation with the Council's ecologist.

Condition 5:

Prior to any works commencing on site pursuant to the erection of the portal framed barn, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post Development BNG Habitat Plan and seek to deliver habitats and features to benefit biodiversity as detailed in Section 6.3 of the Biodiversity Net Gain Statement – Statutory Biodiversity Metric (Seasons Ecology, June 2025). The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Documents Reviewed – Landscape and Ecology Management Plan (January 2026, Stark Ecology)

Decision: The details submitted in relation to this condition are approved and discharged following consultation with the Council's ecologist.

Condition 7:

No development hereby approved pursuant to the erection of the portal framed barn shall extend beyond slab level until a drainage strategy has been submitted and been approved in writing by the Council.

The Strategy will need to demonstrate how surface water will be collected, conveyed, controlled and discharged and provide details on the following:

- *The Existing greenfield runoff rates for the site.*
- *Post development runoff rates in accordance with Wiltshire Council's betterment policy.*
- *A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.*
- *Adequate measures during construction to control pollution to existing watercourses and groundwater.*
- *Detailing how surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.*

Should the applicant propose to discharge any surface water from the proposed development into a watercourse, separate land drainage consent would be required for any discharge to an ordinary watercourses as well as any works within 8m.

REASON: To define the terms of the permission and to ensure the development is subject to an appropriate drainage strategy.

Documents Reviewed – Surface Water Strategy, App form.

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