

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

10 February 2026

Dear Sir/Madam

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

Application No:	PL/2025/09879
Proposal:	Discharge of condition 3 Construction and Environmental Management Plan (CEMP) relating to application PL/2024/11523.
Site Address:	Little Tynning, Box Hill, Corsham, SN13 8HG
On Behalf Of:	Mr Samuel Smith Little Tynning, Maslen Lane, Box Hill, Wiltshire, SN13 8HG

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 18 December 2025. After careful consideration, the following decision has been made:

Condition submitted for consideration:
Condition 3

Details Submitted for Approval:
Construction Environmental Management Plan (CEMP) by Ellendale Environmental, received 18 January 2026.

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

Reason for Decision:

The submitted Construction Environmental Management Plan (CEMP) received 18 December 2025 has been reviewed in consultation with the Council's Ecologist.

The document identifies ecological constraints on site, including confirmed bat roosting activity and nesting bird considerations, and sets out appropriate avoidance, mitigation and protective measures to be implemented prior to and during construction.

The CEMP includes details of ecological protection areas and buffer zones, ecological supervision arrangements, species-specific mitigation measures (including licensing requirements for bats and seasonal controls for vegetation clearance), work scheduling to avoid harm to protected species, and clear identification of responsible personnel including the Project Manager and Ecological Clerk of Works with contact details provided.

The Ecologist has confirmed that the submitted information is satisfactory. The Local Planning Authority is therefore satisfied that the requirements of the condition have been met.

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.