

Development Services
Wiltshire Council
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25 February 2026

Dear Sir/Madam

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

Application No:	PL/2026/00570
Proposal:	Discharge of conditions 4 (Scheme Approval Required), 6 (Location of Fire Hydrant) and 7 (CEMP) relating to application PL/2023/06881
Site Address:	Bartlett House, Old Common Way, Ludgershall, SP11 9SA
On Behalf Of:	Rigg Construction Lancaster House, Lancaster Park, Bowerhill, Melksham, Wiltshire, UK, SN12 6TT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 27 January 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 4

(4) No development shall commence on site until a scheme which secures the necessary education facilities, off site play facilities (or on-site provision that meets policy requirements) and refuse and recycling bins and boxes has been submitted to and approved in writing by the local planning authority.

REASON: To provide for necessary education facilities, equipped play facilities and refuse and recycling bins and boxes, for the development to be acceptable.

INFORMATIVE:

Condition 4 Please note that in order to discharge condition 04, the provision of the following mitigation is required via a suitable mechanism.

- £17,522 for 1 Early Years place an early years' place.
- £1,818 towards the provision of waste and recycling equipment for the Residential Units
- On site provision of a trim trail that meets policy requirements for Equipped Play or an offsite contribution of £19,284.48 for the upgrade of play facilities within the locality of the development (at The Recreation Ground that has an under 12 play area)

Details Submitted for Approval: Completed Internal Fee Transfer Form dated 02/02/2026

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

Reason for Decision: The Internal Fee Transfer Form dated 02/02/2026 is an acceptable scheme/mechanism to provide the contributions towards necessary education facilities, off site play facilities and refuse and recycling bins and boxes.

Condition 6

(6) No development shall commence until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the housing development (including the installation arrangements and the timing of such an installation) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.

Details Submitted for Approval:

Plan showing location of fire hydrant (drawing No: S41-151977-0001)

Site Location Plan (WCBHLU-O50 - 00 - 00 -DR-A-)

Email thread confirming acceptability with Dorset & Wiltshire Fire and Rescue Service (DWFRS).

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

Reason for Decision: DWFRS is satisfied with the revised plan as such to discharge condition 6 relating to scheme design and position of requested fire hydrants.

Condition 7

(7) No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions, abbreviations and project description and location;*
- ii. A description of management responsibilities;*
- iii. A description of the construction programme;*
- iv. Site working hours and a named person for residents to contact;*
- v. Detailed site logistics arrangements;*
- vi. Details regarding parking, deliveries and storage;*
- vii. Details regarding dust and noise mitigation;*
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
- ix. There shall be no burning undertaken on site at any time.*
- x. Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no Sunday working or Bank Holidays.*
- xi. measures to be adopted during construction to control pollution to existing watercourses and groundwater.*

REASON: Ensuring high design and place shaping such that appropriate levels of amenity are achievable and to ensure adequate protection to control pollution to existing watercourses and groundwater.

Details Submitted for Approval: CEMP document

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

Reason for Decision: Public protection and the highways authority have agreed the details submitted.

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.