

Mr Macrae

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Development Services
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4 March 2026

Dear Sir

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

Application No:	PL/2025/09952
Proposal:	Discharge of condition 5 (Construction Method Statement) and 6 (Surface Water Scheme) relating to planning application PL/2023/06678
Site Address:	Owl Cottage, 68 Sand Street, Longbridge Deverill, Warminster, BA12 7DS
On Behalf Of:	Mr Alastair Macrae Owl Cottage, 68 Sand Street, Longbridge Deverill, Warminster, BA12 7DS

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 12 January 2026. After careful consideration, the following decision has been made:

Discharge of condition(s) 5 (Construction Method Statement) and 6 (Surface Water Scheme) of planning permission PL/2023/06678 (Outline permission with some matters reserved for proposed 2 bedroom ancillary residential annex (access, landscaping and scale only).

Condition 5:

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;*
- b) loading and unloading of plant and materials;*
- c) storage of plant and materials used in constructing the development;*
- d) measures to control the emission of dust and dirt during construction;*
- e) a scheme for recycling/disposing of waste resulting from demolition and construction works; and*
- f) measures for the protection of the PROW and keeping the PROW unobstructed during construction; and*

g) hours of construction and operation, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Submitted Details:

- Construction Method Statement

The submitted Construction Method Statement sets out proportionate and practical measures for a modest residential annexe, including arrangements for parking, deliveries, storage, dust and waste control, protection of the PROW and restricted working hours, which together are sufficient to avoid unacceptable construction impacts on neighbouring amenity, the highway or the wider environment. Taken as a whole, the CMS aligns with the relevant Wiltshire Core Strategy policies and the NPPF and given the small scale and limited intensity of the works, it is considered acceptable and capable of discharging the condition in full.

Condition 6:

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Submitted Details:

- Surface Water Drainage Plan Rev A (12 January 2026)
- Surface Water Drainage and SUDS (19 December 2025)
- Percolation Data (19 December 2025)
- Test Pit 1, 2 and 3

The surface-water submission, including soakaway tests showing steady infiltration rates and simple SUDS layout using permeable surfacing and existing site falls, demonstrates that the ground drains reliably and that runoff can be managed within the established curtilage without materially altering the site's long-standing drainage pattern. Given the modest scale of the annexe and the previously developed nature of the plot, the information provided is sufficient to show the development can be adequately drained and the condition discharged.

Decision:

The submitted information, detailed above, is considered to satisfy the requirement of condition(s) 5 and 6 of planning permission PL/2023/06678 and the condition(s) are hereby discharged.

The development and works must be carried out in accordance with the approved details in this application PL/2025/09721 and planning permission PL/2023/06678. Please ensure a copy of this correspondence is kept with the decision notice.

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.