

Development Services
Wiltshire Council
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17 March 2026

Dear Sir/Madam

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

Application No:	PL/2025/09901
Proposal:	Discharge of Condition 9 archaeological investigation of planning application PL/2022/09532 (Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage).
Site Address:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire
On Behalf Of:	Bargate Homes Ltd The New Barn, Vicarage Farm Business Park, Winchester Road, Southampton, United Kingdom, SO50 7HD

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 19 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

No development shall commence within the redline boundary marked on Pegasus Group Drawing: P22-1712_DE_001_A-01, dated 09/08/2022 until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

Details Submitted for Approval:

Archaeological Evaluation (AN1014) Date Received: 19/12/2025

Application Form Date Received: 19/12/2025

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

Reason for Decision:

The application seeks to discharge condition 9 of permission PL/2022/09532, relating to the approved programme of archaeological investigation, which is to be carried out in accordance with the approved details. The condition was partially discharged under PL/2025/06097, for the written programme of archaeological investigation. This has been completed, and the programme carried out in accordance with the written programme. The archaeology consultee has confirmed that the applicant has submitted with their application a report (Cotswold Archaeology, November 2025) on the results of an exploratory archaeological field evaluation at this site at Romsey Road, Whiteparish. The exploratory investigation identified a small number of ill-defined and poorly dated features. A very small number of finds was recovered, and the few sherds of Roman pottery were small and highly abraded. On this basis, no further archaeological investigation is justified in relation to this development and recommended that Condition 9 of permission PL/2022/09532 is fully discharged. The discharge of condition 9 is therefore approved.

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.