

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00717
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Barton Hill, Bath Road, Marlborough, SN8 1NN
PROPOSAL:	Discharge of conditions 4 (Enhancement Plan) & 5 (CEMP) relating to application PL/2025/02151.

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Barton Hill, Bath Road, Marlborough, SN8 1NN. The planning permission was granted on 14 October 2025 under reference number PL/2025/02151. This application seeks to discharge the following condition(s):

Condition 4 – Ecological Enhancement

Condition 5 – Construction and Environmental Management Plan (CEMP)

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

WC Ecology – No objection

No objection to the approval of the CEMP. Ecology advise that the evidence provided is sufficient to discharge the Ecological Enhancement condition. However, if the BNG proposals require amendment and the northern hedgerow is subsequently brought into the BNG calculations, this may necessitate a review of both the metric and the associated plans.

ASSESSMENT

Condition 4:

Prior to the commencement of any works, including vegetation removal, an enhancement plan including details of new tree and shrub species to be planted (including but not limited to enhancements to the retained hedge) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

Case Officer Response:

A hedge enhancement plan has been submitted. Supporting evidence indicates that these hedge works are separate from the proposed Biodiversity Net Gain (BNG) measures, which comprise creation of a new hedgerow, an area of neutral grassland and urban trees.

Ecology advise that the evidence provided is sufficient to discharge the Ecological Enhancement condition. However, if the BNG proposals require amendment and the northern hedgerow is subsequently brought into the BNG calculations, this may necessitate a review of both the metric and the associated plans. An informative can be added to the DoC decision to ensure the Applicant is made aware.

Condition 5:

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan 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) Working method statements for protected/priority species, such as nesting birds and reptiles.*
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.*
- d) 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 shall be present on site.*

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.

Case Officer Response:

Ecology support approval of the submitted Construction Method Statement.

RECOMMENDATION:

To approve the details required to be submitted by conditions 4 and 5 of planning permission PL/2025/02151.