

Development Services
Wiltshire Council
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21 April 2026

Dear Sir/Madam

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

Application No:	PL/2025/08685
Proposal:	Discharge of condition 3 of PL/2024/05017 (Landscape and Ecology Management Plan)
Site Address:	Southgate House, Pans Lane, Devizes, SN10 5EQ
On Behalf Of:	Newland Homes Ltd Brighthouse Court, Barnett Way, Barnwood, Gloucester, GL4 3RT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 31 October 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

With the except of demolition, prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the LEMP will include:

i. An Ecological Enhancement Plan showing:

- a) The location, number and type of features for wildlife in accordance with Section 7 of the Ecological Impact Assessment;
- b) The location, type and extent of fencing along the woodland edge, this fencing must be permeable by badger;
- c) Locations of fence gaps for hedgehog;
- d) Identification of the habitats to be created/enhanced and managed for the benefit of target species such as invertebrates and badger

- ii. Long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature shown on the Ecological Enhancement Plan.
- iii. The mechanism for monitoring success of the management prescriptions and a procedure for review and necessary adaptive management in order to attain targets.
- iv. Details of the mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of ecological features retained and created by the development, for the benefit of biodiversity for the lifetime of the scheme.

Details Submitted for Approval: Landscape and Ecology Management Plan V5, February 2026, Ethos Environmental Planning Ltd.

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

Reason for Decision: The submitted document has been assessed by the Council's ecologist who considers that the information provided accords with that required by the condition and therefore the condition can be discharged. Development should be carried out in accordance with the approved details.

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.