

30 April 2026

Dear Sir/Madam

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

Application No:	PL/2025/08819
Proposal:	Discharge of conditions 6 (Scheme for the Future Management and Maintenance), 7 (Scheme for the Collection of Waste), 8 (Landscape and Ecological Management Plan (LEMP)), 17 (External Lighting) and 20 (Scheme to Limit the use of the Approved Access) relating to application PL/2024/00191.
Site Address:	St Peter's Junior School, The Parade, Marlborough, SN8 1LQ
On Behalf Of:	Sherbourne St Peter's Ltd. 15 Hertford Court, Hertford Road, Marlborough, Wiltshire, SN8 4AW

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 05 November 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 6:

No residential unit on the development hereby approved shall be first occupied until a scheme for the future management and maintenance of the internal road serving the development hereby approved, as shown on drawing 1427/P/25 rev P1, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the arrangements for adoption by an appropriate public body or statutory undertaker, or, full details of the legal and funding mechanism(s) by which the long-term management and maintenance will be secured by the developer with the management body/ies responsible for its delivery.

The management and maintenance scheme shall be implemented in full in accordance with the approved details in perpetuity.

REASON: In the interests of highway safety.

Details Submitted for Approval: Statement relating to discharge of condition. Condition 6: internal road received by the Local Planning Authority on 5th November 2025

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

Reason for Decision: The Councils Highway Officer has assessed the information and considered it to be acceptable

Condition 7:

No residential unit on the development hereby approved shall be first occupied until details of the scheme for the collection of waste from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the legal and funding mechanism(s) by which the long-term private waste collection scheme will be secured by the developer with the management body/ies responsible for its delivery.

The private waste collection scheme shall be implemented in full in accordance with the approved details in perpetuity.

REASON: To ensure the safe and efficient collection of waste from the developer from a private waste collection service.

Details Submitted for Approval: Statement relating to discharge of condition. Condition 7: waste collection received by the Local Planning Authority on 5th November 2025

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

Reason for Decision: The Councils Waste Officer has assessed the information and considered it to be acceptable

Condition 8:

No residential unit on the development hereby approved shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;

e) Prescriptions for management actions;

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period);

g) Details of the body or organisation responsible for implementation of the plan;

h) Ongoing monitoring and remedial measures;

i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

Details Submitted for Approval: LEMP carried out by WHLandscape , Dated April 2026 received by the Local Planning Authority on 14th April 2026

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

Reason for Decision: The Councils Ecology & Landscape Officers have assessed the information and considered it to be acceptable

Condition 17:

No external lighting shall be installed within the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Details Submitted for Approval: Proposed lighting layout drawing reference LLW-1370-50 and Statement relating to discharge of condition. Condition 17: external lighting received by the Local Planning Authority on 5th November 2025

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

Reason for Decision: The Councils Ecology Officer has assessed the information and considered it to be acceptable

Condition 20:

No residential unit on the development hereby approved shall be first occupied until full details of the scheme to limit the use of the approved access onto London Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of permits and their management and the type of lock/code pad to be used. The access onto London Road shall only be used in accordance with the approved scheme.

REASON: In the interests of highway safety.

Details Submitted for Approval: Statement relating to discharge of condition – Condition 20: access restrictions received by the Local Planning Authority on 5th November 2025

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

Reason for Decision: The Councils Highway Officer has assessed the information and considered it to be acceptable

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.