

15 May 2026

Dear Wiltshire Council Residential Development Team,

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

Application No:	PL/2026/01817
Proposal:	Discharge of conditions 4,6,7,8, and 11 on PL/2024/09124 - Erection of 6no. affordable residential dwellings; open space including biodiversity enhancements; internal road layout and associated parking and pedestrian access, including improved accesses to garages and rear gardens of neighbouring properties; and drainage, including the use of Sustainable Urban Drainage Systems.
Site Address:	Land West of 24 Rawlence Road, Salisbury, SP2 9DX
On Behalf Of:	Martyn Whalley Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, England, BA14 8JN

I refer to your application for the discharge of conditions attached to the above planning permission dated 30 March 2026. After careful consideration, the following decision has been made:

Conditions submitted for consideration:

Condition 4:

No development shall commence until a scheme for the provision of 100 per cent Affordable Housing on the application site has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to ensure that all the dwellings proposed as part of the approved scheme will be provided as affordable housing.

Details Submitted for Approval: A 'Scheme of Affordable Housing' was submitted specifying the numbers, type, tenure and location on site of the affordable housing provision.

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

Reason for Decision: This details within the submitted document were reviewed and supported by the Wiltshire Council Housing Enabling Team, with their response noting the details meet the requirements of condition 4.

Condition 6:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) 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.

Details Submitted for Approval: Document titled '*condition 6 – bee bricks*' details the specific bee bricks to be used. Document titled '*condition 6 – BEMP strategy*' details the specific bird and bat boxes to be used. The proposed site plan submitted shows the locations of the enhancements/mitigations.

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

Reason for Decision: WC Ecology have reviewed the documents/plans listed above and confirmed the mitigations/enhancements to be acceptable.

Condition 7:

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 preconstruction/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 and/or ecological clerk of works (ECoW) shall be present on site.
- e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence. 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.

Details Submitted for Approval: *'Construction Environment Management Plan'* – Ethos Environmental Planning' and a letter titled *'Badger pre-works check at Rawlence Road'*.

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

Reason for Decision: The above documents have been reviewed by WC Ecology and confirmed to be appropriate and acceptable plans, mitigations and methods in accordance with the details set out in condition 7.

Condition 8:

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Details Submitted for Approval: Signed completed S111 agreement.

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

Reason for Decision: Proof has been provided that payment has been made and the S111 legal agreement has been completed by both the applicant (Wiltshire Council Residential Development Team) and Wiltshire Council (Legal Services) which is evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme.

Condition 11:

No development shall commence on site until details of the stopping up of the existing vehicular access, together with the resurfacing of approximately 22 metres of footway as indicated on the 'General Arrangement' drawing ref: 12155 6001 rev P7, has been submitted to and approved in writing by the Local Planning Authority. That stopping up and resurfacing of the footway shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

Details Submitted for Approval: *'6060 Rev P1 Stopping Up Plan'*, *'WCRRSB-O50 - 00 - 00 - DR- A – 0003 Rev P08 Proposed Site Plan'* and *'General Arrangement drawing ref: 12155 6001 rev P7'* submitted with the original (parent) application.

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

Reason for Decision:

WC Highways were consulted and provided the following recommendation regarding this condition in their response:

'The proposed detail of the extent of the kerbing requiring alteration to facilitate the new dropped kerb access and the reinstatement of the existing dropped kerbs with full height kerbing, together with the resurfacing of the footway is considered acceptable. These details have been approved with the Vehicle Access Team. It is therefore recommended that the initial part of the condition in relation to the submission and approval of details can be discharged. However, the remaining elements of the condition cannot be discharged at this time as the works are not complete.'

This condition is therefore partially discharged, allowing development to commence. The condition can be fully discharged at a later date as per the original condition and as clarified in WC Highway's response to this discharge of condition application.

Conclusion

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 conditions.

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 conditions.

Yours faithfully

Head of Development Management