

21 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/02674
Proposal:	Discharge of condition 15 (Precautionary Working Method Statement (PWMS)) and partial discharge of condition 16 (biodiversity mitigation and enhancement measures) relating to PL/2024/11332
Site Address:	The Hullavington Arms , The Street , Hullavington , SN14 6DU
On Behalf Of:	London and Wiltshire SIPP C/O Agent, ., ., ., ., .

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 24 April 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 15:

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Precautionary Working Method Statement (PWMS) 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. Development shall be carried out in accordance with the approved details.

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.

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

Condition 16:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of biodiversity mitigation and enhancement measures shall be submitted to the local authority for approval in writing. The approved details shall be implemented before occupation of the final works. This condition will be discharged once photographic evidence of installed features has

been submitted to and approved by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.

REASON: To provide mitigation and enhancement for biodiversity.

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

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).

Details Submitted for Approval and Reason for Decision:

- This Local Planning Authority is satisfied that the detail submitted under the Biodiversity Enhancement and Mitigation Plan V2 (prepared by Cotswold Environmental, dated February 2026) is consistent with the pre-commencement aims of condition 15 and 16 of PL/2024/11332
- The requirements of condition 15 for development to be carried out in accordance with the approved details remains
- The pre-occupation requirements of condition 16 for the approved details to be implemented and for photographic evidence of installed features to be submitted to and approved by the local planning authority remains.
- The requirements of condition 16 for measures to continue to be available for wildlife for the lifetime of the development remains.
- This decision should be read in conjunction with PL/2024/11332

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.