

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02674
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	The Hullavington Arms, The Street, Hullavington, SN14 6DU
DEVELOPMENT DESCRIPTION:	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
RECOMMENDATION:	Condition 15 of PL/2024/11332 be DISCHARGED and Condition 16 be PARTIALLY DISCHARGED

REASON FOR APPLICATION

Application PL/2024/11332, *variation of condition 2 and 3 relating to application PL/2022/07328*, was granted consent on 24.02.2025

Conditions 8, 15, 16, 17, and 18 require submission and approval of certain details prior to specific triggers. This application is requesting discharge of condition 15 and partial discharge of condition 16.

At the time of writing, no request for discharge of conditions 8 or 18 has been made.

CONDITIONS OF PL/2024/11332 REQUESTING DISCHARGE

Condition 15 states:

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.

Condition 16 states:

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.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

[National Design Guide \(NDG\)](#)

[Wiltshire Design Guide \(WDG\)](#)

[Chippenham Design Guide \(CDG\)](#)

REPRESENTATIONS

Councils Ecology team: **20.05.2026** All matters addressed

[...] Two bat day roosts were confirmed on building A and three bat day roosts were confirmed on building B. An additional building was assessed as having moderate roost potential. Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193d). Although this requirement has been met for birds the number of bat roosting opportunities provided is lower than the number recorded at baseline. Additional roosting opportunities outlined in updated plan above.

While the proposals provide adequate mitigation and enhancement for birds, the loss of existing bat roosts is not sufficiently compensated for within the scheme.

The reduction in bat roosting opportunities represents a residual adverse impact on ecological receptors and indicates that opportunities to maintain or enhance biodiversity have not been fully realised. Bat boxes must be placed in positions that will remain suitably dark during operational phase. Additional roosting opportunities outlined in updated plan above.

It has already been stated that an ecologist will carry out a site walkover, deliver a toolbox talk and be contacted in the case that a protected species is discovered which is welcomed. However, other precautionary measures recommended in EclA such as building checks (internal/external), timing of works and receptor roosts have not been included. These measures have been added to the updated plan above.

Measures outlined for other species are deemed to be appropriate based on risk of offence.

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested conditions for discharge/partial discharge are Conditions 15 and 16 of PL/2024/11332	Signed and dated on 24.04.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Copy of Decision Notice	Confirming condition wording associated with PL/2024/11332	Dated 24.02.2025	
Location Plan	AA/21/05/04 Showing the extent of the site associated with PL/2024/11332	Date Mar 21	
Biodiversity Enhancement and Mitigation Plan	Prepared by Cotswold Environmental providing detail including: - Biodiversity Enhancement Prescriptions - Biodiversity Enhancement and Mitigation Map	Dated February 2026	Sufficient to allow for assessment against the aims of the conditions.

ASSESSMENT AND CONCLUSION

Following concerns raised around the level of information submitted under separate discharge of condition application PL/2025/08519, this application has been submitted with further detail. Consultation with the council's ecology team has been carried out and their specialist review concluded that the revised information is in line with the pre-commencement aims of conditions 15 and 16.

RECOMMENDATION: Condition 15 of PL/2024/11332 be DISCHARGED and Condition 16 be PARTIALLY DISCHARGED

INFORMATIVES TO APPLICANT:

- 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