

Development Services
Wiltshire Council
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28 July 2026

Dear Sir/Madam

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

Application No:	PL/2026/03089
Proposal:	Discharge of conditions 3 (Habitat Management and Monitoring Plan) 4, (Construction Environmental Management Plan) and 5 (Details of bat and bird boxes) of PL/2025/07206.
Site Address:	Center Parcs, Picket Post, Corsley, Warminster, BA12 7PU
On Behalf Of:	Center Parcs Limited. One Edison Rise, New Ollerton, Eakring, New Ollerton, Notts, UK, NG22 9DP

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 13 May 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and

corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority.

The habitat creation and enhancement works set out in the approved HMMP shall be implemented in the first planting season following the completion of landscaping for 50 lodges. Notice in writing shall be given to the Council Ecologist when this trigger is reached.

The created and/or enhanced habitat shall be managed and maintained in accordance with the HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Details Submitted for Approval: HMMP V4 dated February 2026 amended June 2026

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

Reason for Decision: The Council Ecologist has assessed the information and considered it to be acceptable.

Condition 4:

No works shall commence on site including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. 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:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, such as nesting birds, reptiles, great crested newts, dormice, bats and badgers.
- A method statement for the control of invasive species, such as Virginia creeper and rhododendron
- Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre-construction/ construction related elements of strategies only.
- 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.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall then 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: CEMP carried out by Morph ecological consultants dated March 2025

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

Reason for Decision: The Council Ecologist has assessed the information and considered it to be acceptable.

Condition 5:

No works shall commence on site including vegetation removal and demolition, until details of the number, design and locations of bat roosts and nesting opportunities for birds shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved.

REASON: To provide mitigation/enhancement for biodiversity.

Details Submitted for Approval: Letter from morph ecological consultants dated 21st June 2026

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

Reason for Decision: The Council Ecologist has assessed the information and considered it to be acceptable.

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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant planning permission or the reasonableness of imposing the condition itself.