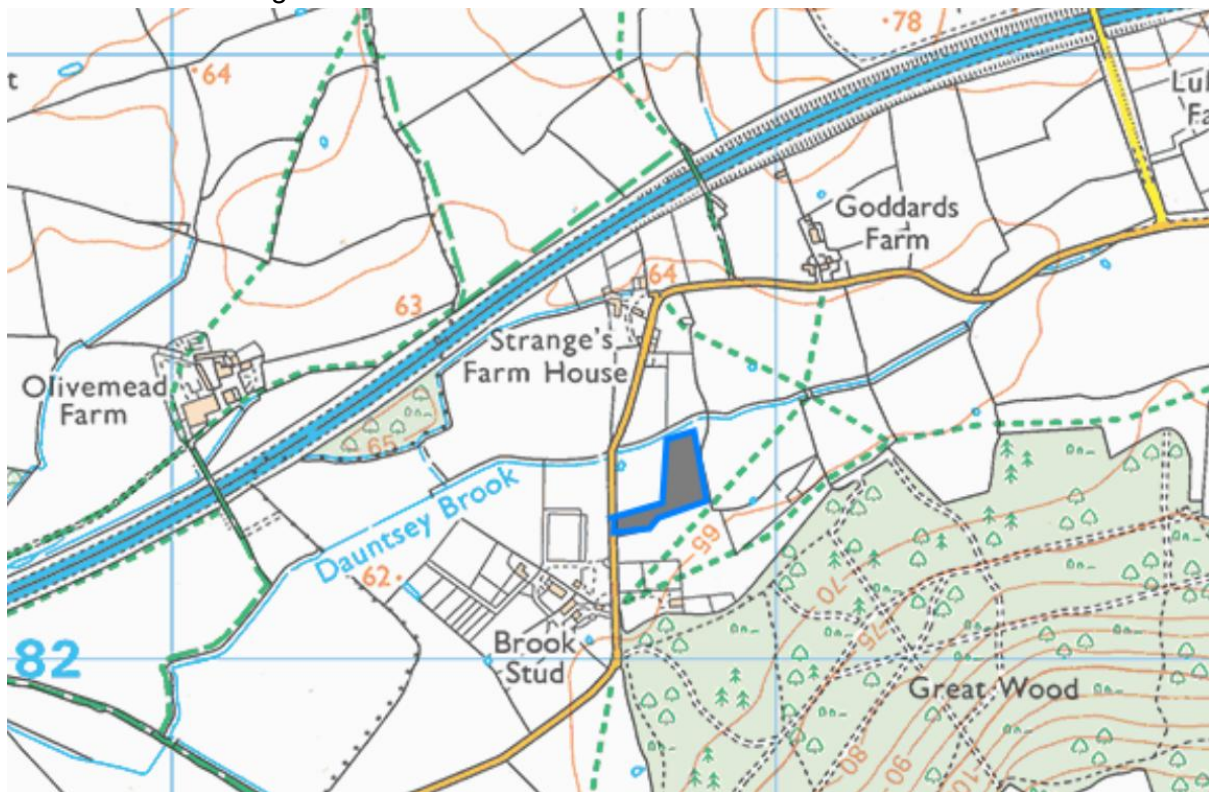


APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00876
APPLICATION TYPE:	Removal/variation of conditions
SITE ADDRESS:	Charlie's Place, Land off Sodom Lane, Grittenham, Royal Wootton Bassett, SN15 4JY
DEVELOPMENT DESCRIPTION:	Change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and commercial barn (Revised Proposal following allowed appeal pursuant to PL/2023/00900).
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT & PROPOSAL

The application site is located within the open countryside situated approximately 5km east of Royal Wootton Bassett and is accessed from the C120 public road linking Sodom Lane and Whitehill Road through Grittenham – with the site shown below.



The site is in a rural location, located outside of any settlement identified in the Wiltshire Core Strategy and forms part of a large-scale geometric field, which is surrounded on three sides by hedgerows and an open drainage ditch. It is level, pastoral land, with open skies, so it displays some of the characteristic features of the Open Clay Vales Landscape Type. It therefore contributes positively to the appearance of this part of the countryside. Its visual connection with the wider landscape is, however, limited, as it is screened to the north and east by dense, unbroken hedgerows. The western roadside boundary is also a thick hedge,

but it does have two gateways, through which the field can be seen. To the south, though, there is no physical demarcation of the field, and the site is readily visible in its wider landscape setting from Footpaths BRIN19 and BRIN22

The site lies in a generally level landscape that comprises large fields bounded by dense hedgerows of varying height, which include many mature trees. Scattered farmsteads and equestrian developments and their attendant buildings are a characteristic feature of the area. However, the level topography and dense field enclosures mean that they are only readily apparent in close views. Consequently, from most public viewpoints, the area has the character of open countryside with few visible buildings. Whilst it is not a designated landscape it does, nonetheless, have intrinsic character and beauty that should be recognised in accordance with paragraph 187 of the Framework.

The applicant's previous submitted flood risk assessment (FRA) indicates that the site falls within flood zones 1,2 & 3 with the northern most part of the site falling within the functional flood plain.

To the west of the site, on the opposite side of the road is an equestrian centre including stabling and a riding arena. Agricultural land extends to the north and east. To the south of the site, is Gable End Farm which is understood to be in use for rearing livestock including, turkeys, goats, sheep, pigs, ducks and alpacas. Other residential properties close to the site are Old Farm approximately 220m to the north and the dwellings at Hunters Hall approximately 700m to the south.

The application site benefits from an allowed appeal for the same description of development pursuant to application PL/2023/00900) which was subject to an elected member overturn refusal (i.e. that went against officer recommendation) at the strategic planning committee meeting on 14 August 2024. The allowed appeal (dated 2 June 2025) was also accompanied by a partial award of costs against the Council for its refusal decision.

This variation application was encouraged by officers following the appeal decision to resolve an erroneous and unenforceable planning condition (no.5) relating to landscape planting and its future maintenance (to deliver the landscape mitigation due weight was afforded to by the inspector), which resulted in a written Council complaint that PINS quickly accepted being at fault, as the following email from PINS dated 25 July 2025 confirms:

Thank you for your correspondence of 7 July 2025, regarding the above appeal and the subsequent Inspector's decision letter. This has been passed to me, as part of the Customer Team at the Planning Inspectorate, whose role is to review and respond to post decision issues and correspondence.

Concerns are expressed regarding condition 5 of the decision, and I have taken steps to investigate the matter. Having now completed my review, I regret to say that we are unable to defend a point of complaint.

Upon review, the Schedule of Conditions within the decision does not make clear reference to inclusion of a landscaping maintenance commitment. Consideration of the Council's requirement for indefinite landscape replacement should have been addressed within the

decision reasoning. In regard to the replacement clause for a period of five years being tied to completion, tying to occupation of the site would allow clearer enforcement of the condition.

With the above in mind, I can advise that a significant upheld complaint has been recorded in this instance. Please accept our sincere apologies that the processing of this appeal falls short of the standards to which we aspire in this particular aspect.

Thank you for bringing this matter to our attention. I recognise that such mistakes create a poor impression and can assure you that we take such matters seriously. We are keen to seek learning from our mistakes and consequently my findings have been brought to the attention of the Inspector and their professional manager.

Following PINS' acceptance of being at fault with regard to the use of conditions, an direct approach was made to the applicant's planning agent to remedy matters pursuant to securing the submission of either a NMA application or a s73 application to allow the Council to secure the applicant's committed landscape mitigation via a robust planning condition (and not be limited to just 5 years as the appeal decision erroneously referenced).

Following several communications with the applicant's agent, officers acknowledged that to lawfully remedy the aforementioned PINS failing, the applicant would be burdened by additional application preparation and submission costs, and despite this extra burden, officers welcome this s73 application from the applicant, which is submitted to enable the Council to reconsider the wording of condition 5 and for the applicant to address the suspensive conditions imposed at appeal, namely conditions numbered 3 (surface water drainage details, 4) scheme for stopping up existing access, and 6) details for the disposal of sewage.

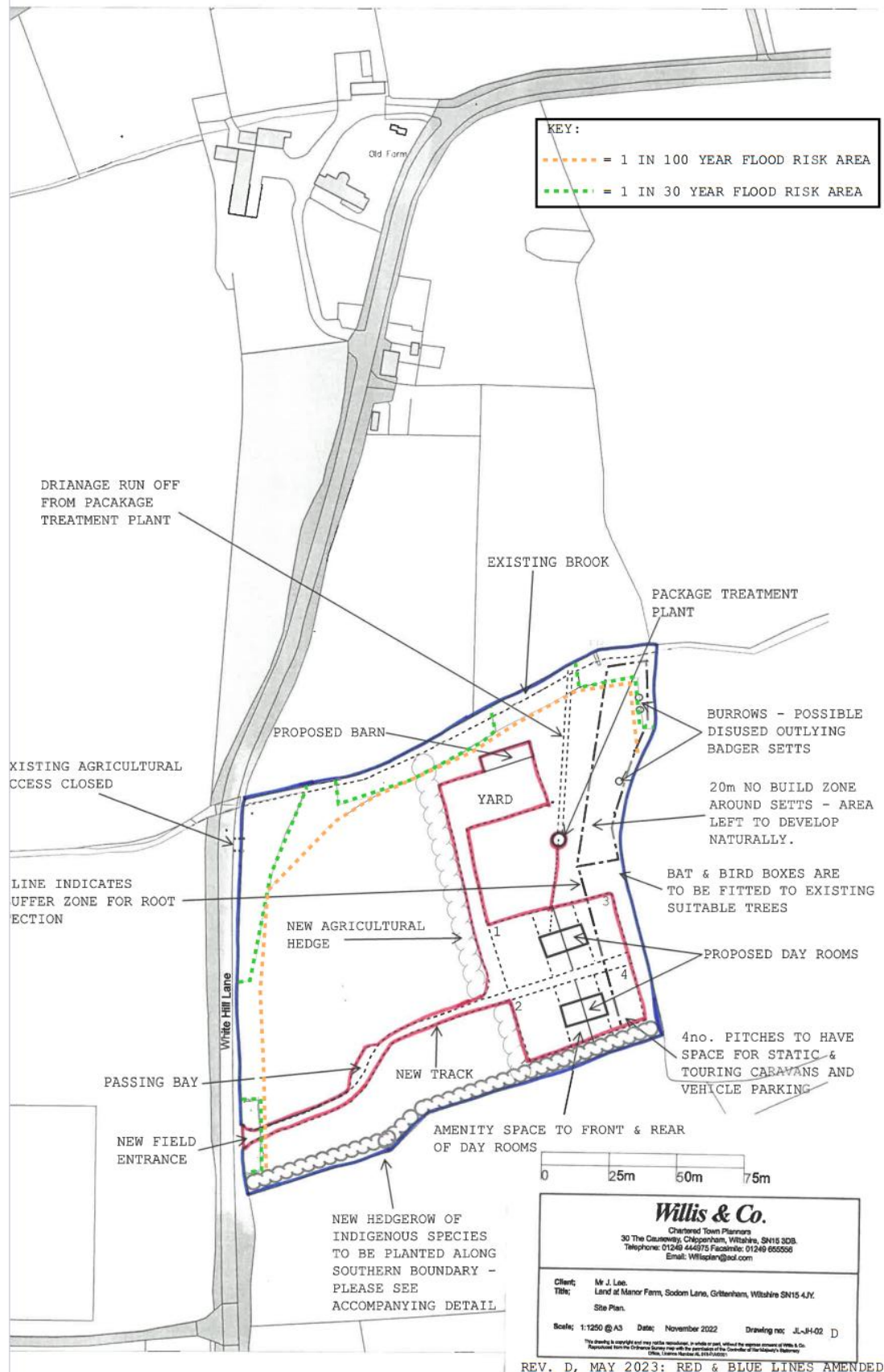
The application is not a fresh planning application but is instead a variation application to specifically address the aforementioned conditions duly imposed at appeal pursuant to the creation of a 4-pitch traveller site, to provide accommodation for one family albeit with independent households with one mobile home, a touring caravan, and the erection of a dayroom for each pitch, alongside the formation of new vehicular access and hardstanding.

As approved at appeal, the dayrooms would provide bathroom, utility and kitchen/living/dining space. The buildings are approved as a semi-detached pair occupying a footprint of approximately 16.4m x 7.95m, approximately 2.5m to eaves with a gabled roof approximately 4.7m to ridgeline. The approved drawings indicate use of reconstituted stone to the elevations and clay double roman roof tiles for the roofs with uPVC fenestration.

The allowed appeal has established the acceptability of the proposed development, and it is not reasonably open for the Council to reconsider such matters under this s73 submission.

Instead, through the submission of this s73, and subject to the technical assessment pursuant to discharging condition no's 3, 4, 5 and 6, the Council is able to correct the flawed landscaping condition (no.5) to make it enforceable and at the same time add precision to the appeal conditions numbered 3, 4, and 6 and change those to compliance matters. This would leave condition 1 and condition no's 7-23 unchanged,

There are no other changes proposed under this s73 submission and there have been no material change in circumstances since the appeal was allowed. The application Site Plan is shown below:



The appeal planning conditions that are the subject of this s73 to be varied are:

Condition 3 - Surface water drainage details.

3) Prior to any above ground building works, and before any caravans are placed on the site, a scheme for the discharge of surface water from the site, incorporating sustainable drainage principles, shall be submitted to, and approved in writing by the local planning authority. The details shall demonstrate that the proposed vehicular access over the ditch shall be constructed such that surface water drainage shall not discharge onto the highway. No caravan shall be occupied until the scheme has been fully implemented in accordance with the approved details. The approved drainage scheme shall be permanently retained thereafter.

In response to the above condition, the applicant submitted a Drainage Strategy completed by SDS Consulting that asserts to provide a scheme for surface water drainage, incorporating sustainable drainage principles whereby surface water would not be discharged onto the highway.

Condition 4 - Scheme for stopping up existing access.

4) Prior to any above ground building works, and before any caravans are placed on the site, a scheme for the stopping up of the existing field access, to the north of the proposed access, shall be submitted to and approved in writing by the local planning authority. The stopping up shall take place in accordance with the approved details within one month of the first occupation of the development, and thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the approved plans.

The applicant has submitted native species hedgerow planting details with the two dominant proposed species matching those of the existing hedgerow. Three additional species are also proposed to enhance local biodiversity.

Condition 5 - Hard and soft landscaping details.

5) Prior to any above ground building works, and before any caravans are placed on the site, details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include:

- location and current canopy spread of all existing trees and hedgerows on the land, full details of any to be retained, and measures for their protection in the course of development;***
- a detailed planting specification showing all plant species, planting sizes and planting densities;***
- all hard and soft surfacing materials;***
- the location and specification of the fence to delineate the 20 metre no build zone around the badger setts;***
- details and location of bat roosts and bird boxes;***
- description of existing and proposed ecological features to be managed;***
- an implementation programme.***

The landscaping works shall be carried out in accordance with the approved details and in accordance with the agreed implementation programme. Any trees or plants

which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

This variation application allows the LPA to address the irregularities of the worded condition imposed by the planning inspector (to delete the appeal condition reference to 5 years).

The applicant has also submitted an Arboricultural Method Statement (AMS) produced by WH Landscapes in support of this s73 application.

The chronological order of the phases of the approved on-site operations will be carried out as detailed in AMS.

A Landscape and Ecological Management Plan (LEMP) has also been prepared by WH Landscapes and Wessex Ecology. This details the existing and proposed landscaping and the creation of new habitats.

Both the AMS and the LEMP address the points set out in condition 5.

Condition 6 - **Foul drainage details.**

6) None of the caravans or day rooms hereby permitted shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

The above condition was not a pre-start condition, but has instead, a pre-occupancy restriction which the applicant seeks to resolve through this s73 submission – which is supported by a drainage strategy which includes a sewage treatment plant being proposed to be installed on the site for the collection and treatment of foul drainage.

PLANNING HISTORY

PL/2021/05660 - Decision - Refused 8 April 2022 for the change of use of land for the creation of a 2-pitch Gypsy/Traveller site, comprising the siting of 2 mobile homes, 2 touring caravans, and the erection of 2 dayrooms (contained in 1 semi-detached unit)

PL/2023/00900 - Decision – Elected Member Overturn Refusal (against officer recommendation) at SPC 14 August 2024 for the change of use of land to provide a Gypsy site, consisting of four pitches and associated hardstanding, landscaping and a commercial barn. Subsequent appeal allowed 2 June 2025
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RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation and Material Considerations:

- National Planning Policy for Traveller Sites 2023 (PPTS)
- National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)
- National Design Guide

Wiltshire's Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted Wiltshire Core Strategy (WCS)

Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 19	Royal Wootton Bassett and Cricklade Community Area
Core Policy 47	Meeting the Needs of Gypsies and Travellers
Core Policy 50	Biodiversity and Geodiversity
Core Policy 51	Landscape
Core Policy 57	Ensuring high design and place shaping
Core Policy 58	Ensuring the conservation of the historic environment
Core Policy 61	Transport and Development
Core Policy 64	Demand Management
Core Policy 67	Flood Risk

North Wiltshire Local Plan (NWLP) saved policies.
H4 Residential development in the open countryside
NE14 Trees and the control of new development
NE18 Noise and pollution

Wiltshire Housing Site Allocations Plan Adopted February 2020

Wiltshire Local Transport Plan 2011- 2026

The Wiltshire Gypsies and Travellers Development Plan Document (Draft) and latest GTAA setting out the pitch requirements for the period 2022 to 2038.

Neighbourhood Plan:

The application site is located within a designated area for a Brinkworth and Grittenham, but no plan has been made.

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire.

The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

ISSUES

The main issues that need to be addressed in this case include:

- To consider the submissions made to vary conditions 3,4,5 and 6 imposed at appeal pursuant to the approved PL/2023/00900 application.

CONSULTATION RESPONSES

Brinkworth Parish Council: No comments

WC Drainage Officer/LLFA – No objection following the submission of additional supporting material pertaining to on-site drainage solutions.

Environment Agency: No objections subject to conditions covering no ground raising works in flood zones 2 and 3 and no commercial activities take place on site.

WC Highways: No objection.

WC Public Protection: No comments

WC Landscape officer: No objection. I have reviewed the submitted information, particularly in relation to Condition 5 (landscaping). The following submitted information is considered to collectively comprise an acceptable scheme of hard and soft landscaping for the proposed development as follows

1. Details of planting for new hedgerow to close up existing access (un-numbered, undated single page (A4) specification and drawing).
2. Landscape & Ecological Management Plan (Document Ref: 24.1874 Rev: - (Oct 2025))
3. Landscape Scheme and ecological enhancements (Drawing ref: DWG No. 1874-01 Rev: - (Oct 2025))

Subject to the above information being listed as approved particulars of development (the approved scheme of hard and soft landscaping) within any final Decision Notice for this planning application, alongside a further condition requiring the timely implementation of the approved scheme of hard and soft landscaping, including establishment, aftercare in line with Wiltshire Model planning condition 'WC2'.

WC Ecologist: No comments. No BNG required.

REPRESENTATIONS

No letters of representation were received.

Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Environmental Impact Assessment (EIA) Screening

No formal screening opinion was requested or issued. However, the local planning authority has been cognisant of PL/2023/00900 being allowed on appeal and that neither that host

application or this bs73 submission in terms of the scale and nature of the development constitute EIA development under the 2017 Regulations.

Principle of Development

Within the introduction of the NPPF, paragraph 4 states that the *"Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant"*.

In accordance with the above statutory requirement, this variation application has been considered and determined based on the local plan framework as well as the NPPF and the aforementioned appeal decision for PL/2023/00900 which merit very substantial weight pursuant to the granting of permission (at appeal) permission for change of use of land to provide a gypsy site, consisting of four pitches and associated hardstanding, landscaping and a commercial barn, subject to conditions.

The appeal settled the assessment on whether the site is suitable for such a use and the stated operational development as well as concluding that the site was in a suitable location having regard to access to services and facilities (when tested against WCS CP47 (v) and the Framework. In addition, the effect of the development on the character and appearance of the area was also found to be acceptable with landscape planting mitigation (secured by a planning condition).

The appeal site is part of a large-scale geometric field, which is surrounded on three sides by hedgerows and an open drainage ditch. It is level, pastoral land, with open skies, so it displays some of the characteristic features of the Open Clay Vales Landscape Type. It therefore contributes positively to the appearance of this part of the countryside. Its visual connection with the wider landscape is, however, limited, as it is screened to the north and east by dense, unbroken hedgerows. The western roadside boundary is also a thick hedge, but it does have two gateways, through which the field can be seen. To the south, though, there is no physical demarcation of the field, and the site is readily visible in its wider landscape setting from Footpaths BRIN19 and BRIN22.

The appeal also confirmed that *the introduction of a barn and hardstanding, four dayrooms, and four pitches (each accommodating a touring caravan and a static caravan), together with parked cars and other domestic paraphernalia, would inevitably affect the undeveloped countryside. Whilst the open-fronted timber barn would not be an unexpected feature in this rural location, the day rooms would have a residential character, and the use of land to station caravans would not be in character with the open, pastoral surroundings.*

The appeal inspector also concluded that *"the pitches and dayrooms would be effectively screened from northerly and easterly views by the high boundary hedges. They would be set back in the field, approximately 100 metres from the roadside boundary, and the existing field accesses would be closed with hedging managed to 2.5 metres in height. Consequently, the development would only be glimpsed, at significant distance, through the proposed new access. Furthermore, the drawings submitted with the application include the provision of a dividing hedge through the wider field to visually contain the development.*

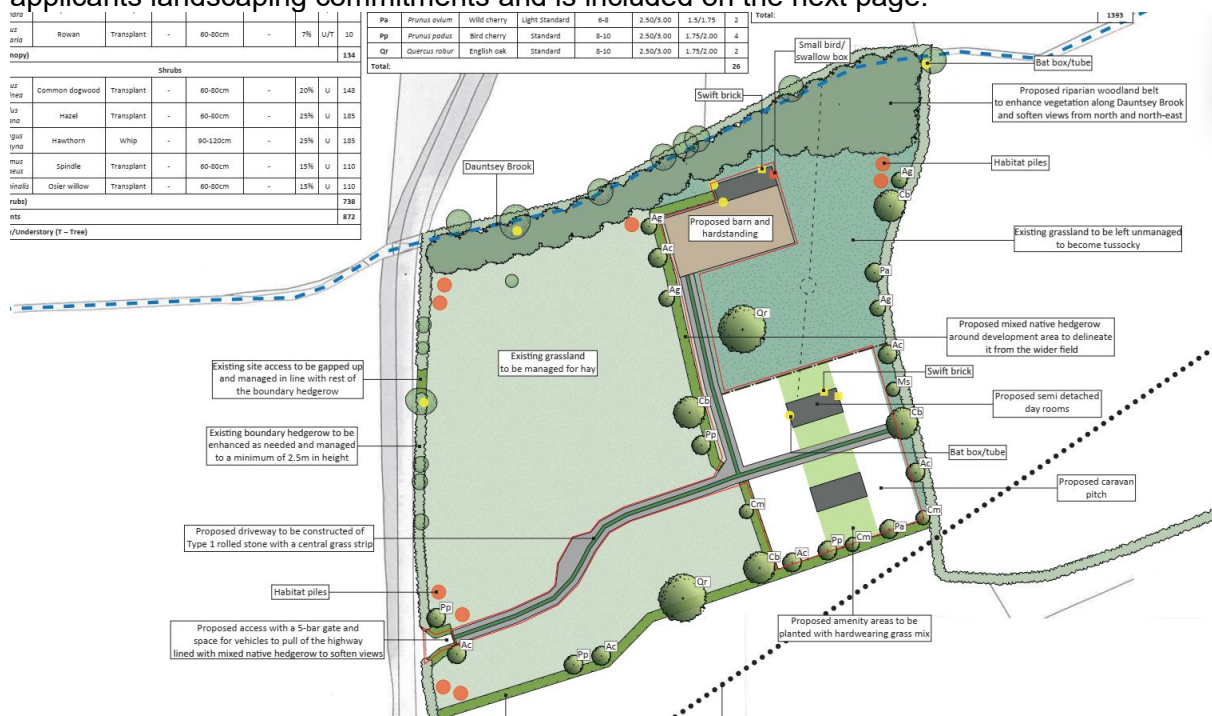
In combination with the existing mature boundary hedging, the additional landscaping would ensure that the development would be effectively screened from the road. Consequently, its impact on the landscape from public viewpoints to the north, west and east would be negligible".

The inspector also confirmed that *"[f]rom the south, however, the site is currently entirely open to close views from Footpath BRIN22, which runs within ten metres of the southeast corner of*

the site. The landscaping proposals include a new mixed native hedge managed to a height of at least 2.5 metres along the entire southern boundary of the wider field, together with hedgerow trees, on the line of a historic hedgerow.

In time, this would screen the development from view from the footpath. However, the scheme shows that, initially, the hedging plants would be 60 – 80 centimetres tall. It would, therefore, take some considerable time before the hedge attained 2.5 metres in height, and developed sufficient thickness to function as an effective screen. The appellant's Landscape Statement indicates that full mitigation would be achieved by year 15. In the meantime, the caravans and dayrooms would be readily visible from the footpath and would harm the open rural character and appearance of the area".

This post appeal variation application is supported by a landscape plan that illustrates the applicants landscaping commitments and is included on the next page:



The applicant's landscape planting proposals/commitments also extend to enhancing the western site boundary hedgerow and be managed to a minimum 2.5m height, as well as breaking up the visual impacts of the consented access and track through planting native hedgerow on either side of the track and providing a central grass strip along the access track. Within the site, a central mixed native hedgerow is also another applicant commitment to delineate the developable area of the site from the wider field.

At appeal, the Council previously lost the argument about the subdivision of the field and the operational development leading to material landscape harm. The appeal inspector found instead that "whilst large geometric fields are referred to in the landscape character type, the level topography and dense hedgerow boundaries mean that panoramic views of the wider landscape are not readily obtained. The relative size and shapes of surrounding fields is not apparent from eye level, so, once the hedgerows were established, walkers on the footpath would not discern any discordance in the field pattern. The majority of the wider field would also remain as grassland, despite concerns about the extent of hardstanding proposed. Being at ground level, even in views from the footpath, the proposed hard surfaces would be quickly assimilated into their surroundings by the proposed landscaping".

The impacts on views from the south and at Great Wood (which has no public access or public footpaths running through it) was also settled at appeal whereby the appeal inspector concluded that *"the edge of the woodland is approximately 200 metres away, so any views of the proposed development would be from a considerable distance, and through the filter of the woodland trees. Consequently, the visual impact from within the woods would be minimal"*.

At appeal, ecology and biodiversity interests were fully considered with the 2023 application being supported by an ecology report (produced by Wessex Ecology) which identified the ecological baseline for the site and identified the mitigation measures that would be necessary to avoid any harm to biodiversity (and were conditioned accordingly).

These above matters are settled and are not open for the Council to reassess or reach an alternative conclusion. This application is a variation submission to the allowed appealed application, and the remainder of this report will solely concentrate on the variation considerations which relate to the applicants request to discharge conditions 3, 4, 5 and 6 (as imposed at appeal).

All the other conditions imposed at appeal (namely, 1 and 7-13) would remain unaffected/extant.

Taking the conditions that are subject to variation in turn, appeal condition 3 (with the triggers duly underlined below) requires the applicant to satisfy the following:

Prior to any above ground building works, and before any caravans are placed on the site, a scheme for the discharge of surface water from the site, incorporating sustainable drainage principles, shall be submitted to, and approved in writing by the local planning authority. The details shall demonstrate that the proposed vehicular access over the ditch shall be constructed such that surface water drainage shall not discharge onto the highway. No caravan shall be occupied until the scheme has been fully implemented in accordance with the approved details. The approved drainage scheme shall be permanently retained thereafter.

The above was subject to a lengthy in-depth consultation with the Council's drainage team (Atkins) and the EA and through the submission of additional details, officers conclude that this variation application can be approved.

The development hereby approved shall not be brought into use unless and until the surface water drainage management measures as set out within the approved drainage strategy 6578-C-SK01 Rev C, SuDs Plan Drawing 6578-C-SK02 Rev B and the associated simulation modelling (6578 SW DS 5.0 SO dated 27 July 2026) have been fully implemented in accordance with the approved details. Thereafter, the approved drainage strategy shall be permanently retained for the lifetime of the hereby approved development.

Appeal Condition 4 is the next condition to be varied requires the following:

Prior to any above ground building works, and before any caravans are placed on the site, a scheme for the stopping up of the existing field access, to the north of the proposed access, shall be submitted to and approved in writing by the local planning authority. The stopping up shall take place in accordance with the approved details within one month of the first occupation of the development, and thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the approved plans.

As part of this variation application, the applicant has submitted details for the stopping up of the existing field access which would be planted up by a mixed species native hedgerow.

Officers have reviewed the details and are satisfied with this part of the submission which in turn triggers the need for a reworded condition as set out below:

The stopping up of the existing field access shall take place in accordance with the approved details within one month of the first occupation of the development. Thereafter, the sole means of vehicular and pedestrian access to the hereby approved development shall be as shown on the approved plans.

Appeal Condition No.5 requires the following:

Prior to any above ground building works, and before any caravans are placed on the site, **details of both hard and soft landscape works** shall be submitted to and approved in writing by the local planning authority. These details shall include:

- **location and current canopy spread of all existing trees and hedgerows on the land, full details of any to be retained, and measures for their protection in the course of development;**
- **a detailed planting specification showing all plant species, planting sizes and planting densities;**
- **all hard and soft surfacing materials;**
- **the location and specification of the fence to delineate the 20 metre no build zone around the badger setts;**
- **details and location of bat roosts and bird boxes;**
- **description of existing and proposed ecological features to be managed;**
- **an implementation programme.**

The landscaping works shall be carried out in accordance with the approved details and in accordance with the agreed implementation programme. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

To address the above condition requirement, the applicant commissioned the services of WHLandscape in conjunction with Wessex Ecology which led to the publication and submission of a landscape and ecological management plan (project ref 24.1874 dated October 2025), which requires to be read alongside the previously lodged Preliminary Ecological Appraisal dated October 2022. The submission illustrates and commits to the planting being undertaken during the first planting season after the completion of the proposed development and the implementation of hard landscaping proposals.

In terms of satisfying the ecological element set within the condition, the submission confirms that two inactive badger setts were identified on the site. No badger signs were found during the appraisal. The first sett consisted of two entrances, and the other with one entrance. None of the entrances had spoil heaps to speak of, indicating that the tunnels were not extensive. The entrances/ burrows had leaves in them, with no clean soil, indicating a lack of use by badgers. These burrows were assessed as probable outlying satellite setts, which had not been occupied for some time. It is possible that badgers forage on the site, and there is a commitment to fencing off the area at both setts from the rest of the site with a 20m buffer.

No evidence of bats was identified although one tree has bat potential. No change is proposed to the tree. The vast majority of the site is regularly grazed grassland, which is generally unsuitable for reptiles. Boundary hedgerows represented potential reptile habitat, although the hedges were not particularly wide or dense. There was an area identified in the north-east corner of the field where there were a number of old electricity poles with long grass growing between them: this area had some potential to support reptiles, and viviparous lizard in particular. There was a pile of old logs observed on site and another pile of steel lintels in the

southwest corner of the site. These overgrown parts of the site could potentially act as habitat piles for reptiles.

The overall aim of the LEMP is the creation and management of semi-natural habitats and attract wider diversity of wildlife to inhabit and use the application site. The main objective of habitat creation and management during the first 5 years is to ensure the successful establishment of the different habitat types. Longer-term management objectives deal mainly with maintaining a species- and structurally diverse, robust and maturing habitat mosaic for the benefit of a wide range of wildlife.

The LEMP also commits to all landscape maintenance operations, where they do not conflict with ecology operations, being conducted in accordance with BS 4428:1989 'Code of practice for general landscape operations'. Ongoing landscape maintenance operations will be in accordance with sound ecological principles, and where relevant to be in accordance with BS 7370-4:1993 'Grounds Maintenance Recommendations for maintenance of soft landscape'.

In addition, any necessary replacement tree and shrub planting shall be carried out by the applicant in the current/first planting season following the discovery of the defect.

The LEMP is a thorough submission that satisfies appeal condition 5 and warrants being reworded so as to be a compliance-based planning condition for the purposes of this variation.

The hard and soft landscaping scheme alongside the CEZ fencing safeguarding provisions shall be completed in accordance with the details and implementation programme as set out within the supporting AMS dated September 2025 and the LEMP dated October 2025 (both produced by the WH Landscape Consultancy Ltd) in accordance with British Standard [BS 4428: Code of practice for general landscape operations (excluding hard surfaces) (or an equivalent British Standard if replaced)].

Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

REASON: To define the terms of this permission and to secure the necessary mitigation.