

Development Services
Wiltshire Council
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17 August 2026

Dear Sir/Madam

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

Application No:	PL/2026/02623
Proposal:	Discharge of conditions 3 (Ecological enhancements), 4 (Archaeological investigations), 5 (Drainage strategy) and 6 (Hard and Soft Landscaping) of Planning Application PL/2025/06704
Site Address:	Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF
On Behalf Of:	Mr Guley C/O A Harlow & Son, Park Gates, Rood Ashton Park, West Ashton, GB, BA14 6AT

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 06 May 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – 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:

- Proposed Block Plan. AH2025/58 Sheet 1. Received 6 May 2026.

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

Reason for Decision:

Having had regard to the Wiltshire Council Ecology Team's advice, the Local Planning Authority have reviewed the information submitted and consider that it is sufficient to satisfy the requirements of the condition. The development shall proceed in accordance with the approved details.

Condition 4:

No development shall commence until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Details Submitted for Approval:

- Project Design for Archaeological Monitoring and Recording during Overburden Stripping. By Terrain Archaeology (ref. 53655/0/2). Received 23 April 2026.

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

Reason for Decision:

The County Archaeologist has reviewed the information submitted for approval and confirms it is acceptable. The Local Planning Authority are satisfied that the details submitted for approval would ensure the development proceeds in an acceptable manner by ensuring matters of archaeological interest are recorded. The development shall proceed in accordance with the approved details.

Condition 5:

a) No development shall commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not necessarily be limited to, the following:

i) In line with Standard 3 of the National Standards for SuDS, overland exceedance routes, both pre and post- development, must be identified and illustrated on the drainage plan. These routes should account for flows exceeding the 1-in-100-year rainfall event plus 40% climate change allowance, to demonstrate that there is no increased flood risk to the development or surrounding areas.

ii) A storage capacity within the lake and bund system must be shown to be sufficient to manage the design storm events and a full detail of the proposed outfall to the ditch, including connection location, levels, protection measures, etc, and a capacity assessment of the outfall ditch to demonstrate that flows from the proposed development can be accommodated without increasing flood risk elsewhere.

iii) Detailed cross-section and standard engineering drawings of the proposed lake shall be provided, clearly indicating the existing ground level, groundwater table range, lake base level, normal top water level, exceedance level during extreme events, and the designated freeboard.

iv) A Construction Management Plan is required to control silt, pollution, and construction runoff. Measures must prevent turbid discharges to the ditch.

v) A Maintenance & Management Plan must set out: inspection frequency for the inlet, bunds, overflow, and trash screen. Arrangements for sediment management and vegetation upkeep; long-term ownership.

b) The lake shall not be brought into use under the approved details have been implemented in full and the approved measures shall thereafter be retained and maintained for the lifetime of the development

REASON: To ensure that the lake and associated infrastructure are designed and operated so as to manage surface water safely and to prevent increase in flood risk on or off the site.

Details Submitted for Approval:

- Drainage Layout. DC1245-01-01 A. Received 22 July 2026.
- Proposed Block Plan. AH2025/58 Sheet 1. Received 6 May 2026.
- Existing and Proposed Site Levels. AH2025/58 Sheet 2. Received 23 April 2026.
- Construction Details. 1245-03-01. Received 23 April 2026.
- Proposed Sections. 1245-02-01. Received 23 April 2026.
- Drainage Strategy Report - Boundary Farm - Issue 1 (with appendices). DC1245-01. Received 23 April 2026.

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

Reason for Decision:

The Wiltshire Council Drainage Team has reviewed the information submitted for approval and confirms it is sufficient and acceptable. The Local Planning Authority are satisfied that the details submitted for approval would ensure the development proceeds in an acceptable manner by ensuring that the lake and associated infrastructure are designed and operated so as to manage surface water safely and to prevent increase in flood risk on or off the site. The development shall proceed in accordance with the approved details.

Condition 6:

a) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

i) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

ii) finished levels and contours;

iii) means of enclosure;

iv) all hard and soft surfacing materials;

v) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

b) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the

development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. 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, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Details Submitted for Approval:

- Proposed Block Plan. AH2025/58 Sheet 1. Received 6 May 2026.

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

Reason for Decision:

The Wiltshire Council Landscape Team has reviewed the information submitted for approval and raised no objection. The Local Planning Authority are satisfied that the details submitted for approval would ensure the development proceeds in an acceptable manner by ensuring a satisfactory landscaped setting for the development and the protection of existing important landscape features. The development shall proceed in accordance with the approved details.

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.