

Development Services
Wiltshire Council
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17 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/04446
Proposal:	Partial Discharge of Condition 12 Construction and Environmental Management Plan (CEMP) of PL/2023/01880
Site Address:	Land rear of 117 High Street, Dilton Marsh, BA13 4DP
On Behalf Of:	Redcliffe Home Limited

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 16 July 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 12:

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- (i) An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;
- (ii) A description of management responsibilities;
- (iii) A description of the construction programme;
- (iv) Site working hours and a named person for residents to contact;
- (v) Detailed Site logistics arrangements;
- (vi) Details regarding parking, deliveries, location of any generators, temporary site accommodation and storage/loading;
- (vii) Details regarding noise, dust and mud mitigation;
- (viii) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
- (ix) Communication procedures with the local planning authority and local community regarding key construction issues – newsletters, fliers etc;
- (x) Details of how surface water quantity and quality will be managed throughout construction;
- (xi) Details of the safeguarding measures to deal with the following pollution risks:
 - a) the use of plant and machinery;
 - b) wheel washing and vehicle wash-down and disposal of resultant dirty water
 - c) oils/chemicals and materials
 - d) the use and routing of heavy plant and vehicles

- e) the location and form of work and storage areas and compounds
- f) the control and removal of spoil and wastes

(xii) Details of safeguarding measures to highway safety to include:

- A Traffic Management Plan (including signage drawing(s))
- Routing Plan
- Details of temporary/permanent Traffic Regulation Orders
- pre-condition photo survey - Highway dilapidation survey
- Number (daily/weekly) and size of delivery vehicles.
- Number of staff vehicle movements.

(xiii) In addition, the Plan shall provide details of the ecological avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) How the retained lowland meadow will be protected during construction works and detailed turf translocation method statement.
- b) Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of 'alternative space for recreation'.
- c) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. protection fencing.
- d) Working method statements for protected/priority species, such as nesting birds, reptiles, amphibians, roosting bats, badger and dormice.
- e) 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.
- f) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Other areas of grassland outside of the lowland meadow to be lost under the Proposed Development Area would be subject to a further botanical survey by an appointed ecologist/ECoW to establish whether any further areas are worthy of translocation. The retained Lowland Meadow, including that to be subject to the translocation works, would be pegged out and subject to protective fencing and condition monitoring throughout the duration of construction works.

Development shall be carried out in strict accordance with the approved CEMP.

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 hrs Monday to Friday, 0730 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall subsequently be implemented in accordance with the approved details of the CEMP.

Details Submitted for Approval: Construction Environmental Management Plan: Biodiversity Rev D, Supporting Letter

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

Reason for Decision: The Council's Ecology Officer has assessed the submitted information and found it to be acceptable with regards to the grassland translocation. This decision does not approve the remainder of the submitted CEMP.

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.