

Development Services
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02 October 2026

Dear Sir/Madam

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

Application No:	PL/2026/05047
Proposal:	Discharge of conditions 3 (Construction Management Plan), 9 (Construction Environmental Management Plan) and 10 (Landscape and Ecology Management Plan) relating to PL/2025/01089.
Site Address:	Land Adjacent to Lambdown Terrace, Swinton Barracks, Perham Down, Wiltshire, SP11 9JN
On Behalf Of:	The Secretary of State for Defence Aspire Business Centre, Ordnance Road, Tidworth, United Kingdom, SP9 7QD

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 11 August 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3

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

- i. An introduction consisting of 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, and storage;
- vii. Details regarding dust and noise 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; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

The development shall be carried out in accordance with the agreed details for the CMP

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Details Submitted for Approval: Construction Management Plan

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

Reason for Decision: The submitted Construction Management Plan has been passed to the Council's Public Protection Team, Ecology Team and Highway Authority for comment, they have confirmed that the submitted Construction Management Plan is sufficient to meet the criteria set out within condition 3 – see comments below.

Public Protection - *Condition 3 is substantially complied with. The submitted Construction Management Plan contains all of the information required by the condition regarding management responsibilities, programme, working hours, logistics, deliveries, parking, storage, dust and noise control measures and community engagement procedures. The condition can therefore be discharged*

Highway Authority - *The submitted Construction Management Plan provides details relating to site management, construction programme, site logistics, contractor parking, delivery management, communication procedures and measures to minimise impacts on the public highway.*

Of particular relevance to highway matters, the document confirms that construction traffic will operate in accordance with the approved Construction Traffic Management Plan (reference 34-PXZ600-43-RT-W6-001 Rev 02), secured under Condition 7 of planning permission PL/2025/01089. The submitted details also confirm that contractor parking will be accommodated within the site compound, deliveries will be managed and scheduled in advance, and measures will be in place to prevent debris or mud being deposited on the public highway.

The document also refers to the provision of an updated photographic pre-condition survey at the Lambdown Terrace/Perham Down Road Junction, with a further survey to be undertaken following the completion of the works which would identify any defects on this section of the highway as a result on the development traffic. Such defects to be addressed by the applicant.

Accordingly, Highway Development Management raises no objection to the discharge of Condition 3, subject to construction traffic continuing to operate in accordance with the approved Construction Traffic Management Plan secured by Condition 7 of planning permission PL/2025/01089.

Ecology – *The Council's ecologist has confirmed that only the ecological elements of this submitted CMP have been considered and considered sufficient to discharge condition 3.*

Condition 9:

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) 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, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones including for hedges, woodland, retained grassland and reptile habitat.
- b) Details of physical means of protection of ecological protection areas/ buffer zones.
- c) Working method statements for protected/priority species, such as nesting birds and reptiles.
- d) Mitigation strategies already agreed with the local planning authority prior to determination, such as for the temporary construction compound, calcareous grassland, neutral grassland, reptiles and birds. this should comprise the pre-construction/construction related elements of strategies only.

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.

Development shall 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:

Construction and Environmental Management Plan - Biodiversity (CEMP-B) Perham Down. Revision 1.4.
(SLR, 22 April 2026)

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

Reason for Decision: The Council's ecologist has confirmed the details provided are sufficient to satisfy the requirements of condition 9 but have provided the following comments that the applicant should note.

The site supports an exceptional population of reptiles. While it is considered likely that the measures set out within the CEMP will substantially reduce the risk of significant harm to this population, there remains a residual risk that reptiles could remain or re-enter the development area and subsequently be harmed during construction activities.

It is noted that the CEMP does not currently include provisions for monitoring the effectiveness of the mitigation measures or for adapting the approach in response to unforeseen circumstances or monitoring results. It should be recognised that the granting of planning permission does not override the statutory protection afforded to reptiles. Responsibility for ensuring that all activities are undertaken lawfully and in compliance with the provisions of the Wildlife and Countryside Act 1981 remains with the developer.

It is therefore recommended that the Ecological Clerk of Works maintains a record of reptiles encountered during the works, including any incidents of mortality or injury. The effectiveness of the mitigation measures should be reviewed throughout the construction period, with provision for adaptive management where unexpectedly high numbers of reptiles are encountered, or evidence indicates that reptiles are being adversely affected by the development.

Ideally the CEMP would be amended to include provisions for monitoring the effectiveness of the mitigation measures and for adapting the approach in response to unforeseen circumstances however this is not essential for the discharge of Condition 9.

Condition 10:

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared in accordance with the approved Ecological Mitigation and Enhancement Plan and seek to deliver all mitigation and enhancement measures in accordance with the Ecological Impact Assessment. The plan will include but not necessarily be limited to, the following:

a. A construction compound calcareous grassland restoration strategy.

b. Long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development.

c. Mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Details Submitted for Approval: Landscape and Ecological Management Plan. Perham Down. Revision 2.1. (SLR, 23 April 2026)

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

Reason for Decision:

The Council's ecologist has confirmed that the details submitted in the LEMP are sufficient to satisfy the requirements of condition 10.

Please ensure the development is carried out in accordance with the agreed 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.