

The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: 19/12100/REM
Decision Date: 03 July 2023

Applicant: Chippenham Properties Ltd, Langley Properties Ltd and Vistry Partnerships
c/o agent

Particulars of Development: Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.

At: Land At Foundry Lane, Chippenham, Wiltshire

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (19)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:
 - Existing Site Layout (ES1.01) Rev A
 - Site Location Plan (SLP.01) Rev A
 - Site Layout (SL.01) Rev J
 - Coloured Site Layout (CSL.01) Rev J
 - Materials Layout (ML.01) Rev G
 - Refuse Strategy Layout (RSL.01) Rev E
 - Affordable Housing Layout (AHL.01) Rev F
 - Adoption Plan (AP.01) Rev E
 - Storey Height Plan (SHP.01) Rev E
 - Phasing Plan (PP.01) Rev D
 - Street Scenes (SS.01) Rev D

- Street Scenes (SS.02) Rev E
- Street Scenes (SS.03) Rev C
- Flat Block 1 Floor Plans (FB.01.P1) Rev C
- Flat Block 1 Elevations (FB.01.E1) Rev B
- Flat Block 2 Floor Plans (FB.02.P1) Rev C
- Flat Block 2 Elevations (FB.02.E1) Rev C
- Flat Block 3 Floor Plans (FB.03.P1) Rev C
- Flat Block 3 Elevations (FB.03.E1) Rev C
- Flat Block 4 Ground Floor Plan (FB.04.P1) Rev D
- Flat Block 4 First And Second Floor Plans (FB.04.P2) Rev D
- Flat Block 4 Third Floor Plan (FB.04.P3) Rev D
- Flat Block 4 Front and Rear Facing Elevations (FB.04.E1) Rev E
- Flat Block 4 Side Facing Elevations (FB.04.E2) Rev E
- Flat Block 5 Ground, First and Second Floor Plans (FB.05.P1) Rev C
- Flat Block 5 Third Floor Plan (FB.05.P2) Rev C
- Flat Block 5 Front and Rear Facing Elevations (FB.05.E1) Rev C
- Flat Block 5 Side Facing Elevations (FB.05.E2) Rev C
- Flat Block 6 Floor Plans (FB.06.P1) Rev C
- Flat Block 6 Elevations (FB.06.E1) Rev C
- Flat Block 7 Floor Plans (FB.07.P1) Rev C
- Flat Block 7 Elevations (FB.07.E1) Rev C
- Flat Block 8 Ground, First and Second Floor Plans (FB.05.P1) Rev C
- Flat Block 8 Third Floor Plan (FB.05.P2) Rev C
- Flat Block 8 Front and Rear Facing Elevations (FB.05.E1) Rev C
- Flat Block 8 Side Facing Elevations (FB.05.E2) Rev C
- Flat Block 9 Floor Plans (FB.09.P1) Rev C
- Flat Block 9 Elevations (FB.09.E1) Rev C
- Flat Block 10 Floor Plans (FB.10.P1) Rev C
- Flat Block 10 Elevations (FB.10.E1) Rev C
- Flat Block 11 Ground and First Floor Plans (FB.11.P1) Rev D
- Flat Block 11 Second Floor Plan (FB.11.P2) Rev D
- Flat Block 11 Front and Rear Facing Elevations (FB.11.E1) Rev E
- Flat Block 11 Side Facing Elevations (FB.11.E2) Rev D
- Flat Block 12 Floor Plans (FB.12.P1) Rev C
- Flat Block 12 Elevations (FB.12.E1) Rev C
- Flat Block 13 Floor Plans (FB.13.P1) Rev C
- Flat Block 13 Elevations (FB.13.E1) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe1) Rev B
- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe1) Rev B
- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe3) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe) Rev D
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe1) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe2) Rev A
- Housetype - Cherry - Floor Plans & Elevations (HT.Cherry.pe) Rev D

- Housetype - Eveleigh - Floor Plans & Elevations (HT.Eveleigh.pe) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe1) Rev B
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe2) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe3) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe5) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe6) Rev A
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe1) Rev D
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe3) Rev B
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe5) Rev A
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe1) Rev C
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe2) Rev D
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe3) Rev B
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe4) Rev B
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe1) Rev C
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe2) Rev C
- Housetype - Pembroke - Floor Plans & Elevations (HT.Pembroke.pe) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe1) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe2) Rev D
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe3) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe4) Rev A
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe5) Rev C
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe6) Rev B
- Garage - Single- Eaves Fronted (GAR.01.pe) Rev C
- Garage - Twin- Eaves Fronted (GAR.02.pe) Rev C
- Garage – Triple (GAR.03.pe) Rev A
- Bin and Bikes Store - Plans and Elevations (BS.01) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.02) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.03) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.04) Rev C
- Bin and Bikes Store - Plans and Elevations (BS.05) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.06) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.07) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.08) Rev B
- Landscape Masterplan (2334-LLA-ZZ-00-DR-L- 0001) P07
- Detailed Hard Landscape Proposals - 1 of 10 (2334- LLA-ZZ-00-DR-L-0101) P04
- Detailed Hard Landscape Proposals – 2 of 10 (2334- LLA-ZZ-00-DR-L-0102) P04
- Detailed Hard Landscape Proposals - 3 of 10 (2334- LLA-ZZ-00-DR-L-0103) P04
- Detailed Hard Landscape Proposals - 4 of 10 (2334- LLA-ZZ-00-DR-L-0104) P06
- Detailed Hard Landscape Proposals - 5 of 10 (2334- LLA-ZZ-00-DR-L-0105) P06
- Detailed Hard Landscape Proposals - 6 of 10 (2334- LLA-ZZ-00-DR-L-0106) P06
- Detailed Hard Landscape Proposals - 7 of 10 (2334- LLA-ZZ-00-DR-L-0107) P06
- Detailed Hard Landscape Proposals - 8 of 10 (2334- LLA-ZZ-00-DR-L-0108) P05
- Detailed Hard Landscape Proposals - 9 of 10 (2334- LLA-ZZ-00-DR-L-0109) P05
- Detailed Hard Landscape Proposals - 10 of 10 (2334-LLA-ZZ-00-DR-L-0110) P04
- Detailed Planting Proposals - 1 of 11 (2334-LLA-ZZ- 00-DR-L-0201) P04

- Detailed Planting Proposals - 2 of 11 (2334-LLA-ZZ- 00-DR-L-0202) P04
- Detailed Planting Proposals - 3 of 11 (2334-LLA-ZZ- 00-DR-L-0203) P04
- Detailed Planting Proposals - 4 of 11 (2334-LLA-ZZ- 00-DR-L-0204) P06
- Detailed Planting Proposals - 5 of 11 (2334-LLA-ZZ- 00-DR-L-0205) P04
- Detailed Planting Proposals - 6 of 11 (2334-LLA-ZZ- 00-DR-L-0206) P05
- Detailed Planting Proposals - 7 of 11 (2334-LLA-ZZ- 00-DR-L-0207) P06
- Detailed Planting Proposals - 8 of 11 (2334-LLA-ZZ- 00-DR-L-0208) P05
- Detailed Planting Proposals - 9 of 11 (2334-LLA-ZZ- 00-DR-L-0209) P05
- Detailed Planting Proposals - 10 of 11 (2334-LLA-ZZ-00-DR-L-0210) P05
- Detailed Planting Proposals - 11 of 11 (2334-LLA-ZZ-00-DR-L-0211) P04
- Landscape Specification and Details (2334-LLA-ZZ- 00-DR-L-0301) P01
- Open Space and Play Areas Strategy (2334-LLA-ZZ-00-DR-L-0002) P01
- Landscape Management Plan (2334-LLA-ZZ-00- DR-L-0601) P02

REASON: For the avoidance of doubt and in the interests of proper planning.

2

The development will be carried out in strict accordance with the following documents:

- Indicative Bird Box / Swift Brick Locations, Drawing No: 14762/P08, Date: November 2022 by Tyler Grange
- Indicative Bat Box Locations, Drawing No: 14762/P07, Date: November 2022 by Tyler Grange
- Landscape Specification and Details, Drawing No: 2334-LLA-ZZ-00-DR-L-0301, Revision: P01, Date: 09.06.22 by Liz Lake Associates
- Landscape Masterplan, Drawing No: 2334-LLA-ZZ-00-DR-L-0001, Revision: P05, Date: 15.11.22 by Liz Lake Associates
- Tree Retention and Removal Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by Tyler Grange
- Tree Protection Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by Tyler Grange

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

3

The development will be carried out in strict accordance with the mitigation contained within the noise report hereby approved:

- Environmental Noise Assessment (Report No. 22441-1, dated 9th June 2023, by 'noise.co.uk')

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4

Prior to the commencement of works, an updated Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences 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.

5

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an updated 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 and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for birds and bats; this should comprise the pre-construction/construction related elements of strategies only.
- d) 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.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) 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: The matter is required to be agreed with the Local Planning Authority before development commences 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.

- 6 Prior to the occupation of any dwellings on the site, details of the proposed acoustic screening to be erected on the boundary with the adjacent business park site are to be submitted to and approved in writing by the local planning authority. The approved acoustic screening shall be erected prior to the occupation of the dwellings.

Reason: To protect both the amenity of future residents and the operation of business park.

- 7 No development shall commence on site until details of the estate roads, footways, footpaths, connections to cycle/footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The connecting road carriageway through the site between Foundry Lane and Pew Hill shall be no less than 6.2m in width with a 3m Shared Use Path to the western side. The relevant part of the development shall not be first brought into occupied use until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture associated with the dwellings to be occupied have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences to ensure that the roads are laid out and constructed in a satisfactory manner. The developer/applicant will be expected to enter into a S38 Agreement with the Highway Authority before commencement of works hereby approved.

- 8 No development shall take place until plans showing the following information has been submitted to and approved in writing by the Local Planning Authority.
- Long sections
 - General arrangement
 - Threshold levels to buildings
 - Drainage

- Structures
- Swept path for two directional movement of a 11.4m long refuse vehicle passing a 4.98m long large saloon car.
- Vehicle tracking to demonstrate that the collection vehicles have adequate manoeuvrable space.

The plans should be to an appropriate scale, to a scale of 1:200.

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

- 9 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

- 10 No development shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established).

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in the interests of highway safety

- 11 No development shall take place, including any demolition works, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall be delivered in conjunction with the CMS required under condition 12 of outline planning consent 16/03515/OUT. The approved detail shall be adhered to throughout the demolition/construction period. The plan shall provide for:
- A construction programme including phasing of works;

- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site;
- Deliveries, waste, cranes, equipment, plant, works, visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
- Programming;
- Waste management;
- Construction methodology;
- Shared deliveries;
- Parking facilities for staff and visitors;
- On-site facilities;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

12

Prior to the commencement of development of Phases 1A and 3A details of the visibility splays for plots 1 to 3 (between vehicular access and a point on the nearside carriageway edge southbound on Langley Road) and for plots 8 to 13 to provide clear visibility of oncoming vehicles to the east shall have been submitted to and agreed in writing by the Local Planning Authority. The extent of the agreed visibility splays shall be

provided for adoption. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600 mm above the level of the adjacent carriageway.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences on these phases in the interests of highway safety.

- 13 Prior to the occupation of any dwelling in Phase 2A (ref. 'Phasing Plan' Dwg No. PP.01 Rev D) the turning head and footpath connection to Hawthorn Road shall be provided adoptable standards and open for public access/use.

Reason: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices and in the interests of highway safety.

- 14 Prior to the occupation of each dwelling hereby approved the provision for cycle storage for that property shall be provided in accordance with the approved drawings.

Reason: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices.

- 15 Prior to the occupation of any property contained within Phase 3B (ref. 'Phasing Plan' Dwg No. PP.01 Rev D) the 3 metre wide Shared Use Path connecting to Tugela Road shall be provided to adoptable standards and open for use by the public as per the approved layout on drawing CSL.01 Rev J.

Reason: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices.

- 16 No building or use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development.

Reason: To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change.

- 17 Prior to the occupation of any dwelling hereby approved a plan showing details of road markings (to include a soft kerb line and give way arrangement) at the location known as the “village square” shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before first occupation.

Reason: In the interest of highway safety.

- 18 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity and of the amenities of the area.

- 19 Notwithstanding the details hereby approved, prior to the alteration of any physical boundary feature between the site and an existing residential property bounding the site, details of the proposed boundary feature shall be provided to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order to ensure that development is carried out in an appropriate and secure manner and in the interests of visual amenity and the character and appearance of the area.

Informatives: (7)

- 20 **ECOLOGY INFORMATIVES:**
The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, badgers and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England

prior to commencing works. Please see Natural England's website for further information on protected species.

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Birds and the nesting season

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

21 WASTE INFORMATIVE:

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the Councils Waste storage and collection: guidance for developer's supplementary guidance document, with a sample indemnity provided in Appendix C of said document.

22 HIGHWAY INFORMATIVE:

You are advised that a Traffic Regulation Order (TRO) is required for a "no waiting" restriction to include the following: (extents of restriction to be agreed with the LHA through the TRO process)

- New turning head Hawthorn Road
- Main link road
- Foundry Lane Extension
- Secondary Residential roads

You must submit a plan to a scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward, involving the public advertisement of the proposal(s) and the resolution of any objections. You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process. We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Transport Development Management Team at highwaysdevelopment@wiltshire.gov.uk N.B. The cost of implementing any lining, signing, or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend, and seal the TRO.

23 PARTY WALL INFORMATIVE:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

24 CONTAMINATION INFORMATIVE:

The developer should note that the works hereby approved may involve the removal and disposal of asbestos cement roofing; this should only be removed by a licenced contractor. Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

- 25 Your attention is also drawn to the conditions imposed on the outline planning permission reference 16/03515/OUT and dated 11th January 2017.
- 26 This permission shall be read in conjunction with the previous outline consent and associated Legal Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 10th January 2017.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk