Wiltshire Council

The Town and Country Planning Act 1990

Approval of Outline Planning Permission (Some Matters Reserved) with Conditions

Application Reference Number: PL/2023/04525

Decision Date: 12/06/2025

Applicant:	Bradford on Avon Rugby Limited Bradford Rugby Football Club , Ashley Lane, Winsley, Wiltshire, BA15 2HR
Particulars of Development:	Outline application with matters relating to access, appearance, layout and scale for the construction of an indoor training facility at the existing rugby ground
At:	Bradford on Avon Rugby Football Club, Ashley Lane, Winsley, Bradford on Avon, Wilts, BA15 2HR

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 39 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:

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 Application(s) for the approval of all reserved matters specified in Condition 3 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 No development shall commence on site until full details of the landscaping (to include native planting species, stock sizes, planting density) for the site (in respect

of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995

4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan, L010 Rev C, as received on 6 June 2023 and; Location Plan, L001, Rev D; Proposed Site Plan, L110 Rev E; Proposed Plans and Section, L120 Rev E; Proposed Elevations, L121 Rev C; Ecological Parameters Plan, 15209/P02; Landscape Mitigation Plan, 251-001 P4, as received on 20 February 2025

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

5 The development hereby permitted shall be carried out in strict accordance with the Ecological Parameters Plan, drawing no. 15209/P02 (produced by Tyler Grange, January 2025) as this set out the ecologically sensitive areas of the site that shall be retained, protected and enhanced where possible and informs the basis for the site layout and shall not be altered at Reserved Matters without detailed justification based on additional habitat and wildlife species surveys.

REASON: To protect the ecologically sensitive features of the site.

6 No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved inwriting by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

7 No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority, which shall include the following:

a. The parking of vehicles of site operatives and visitors.
b. Loading and unloading of plant and materials.
c. Storage of plant and materials used in constructing the development.
d. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
e. Wheel washing facilities.
f. Measures to control the emission of dust and dirt during construction.
g. A scheme for recycling/disposing of waste resulting from demolition and construction works.
h. Measures for the protection of the natural environment.
i. Hours of construction, including deliveries.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: In order that the development is undertaken acceptably, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

8 No development shall commence above ground floor slab level on site until details and samples of the proposed green cladding material to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

NOTE: The applicant is advised to review the colour guidance produced by North Wessex Downs National Landscape (or similar) when selecting the cladding colour for the building roof and walls to ensure the cladding for the building helps to reduce its visual impact into the landscape.

9 No development shall commence above ground floor slab level on site until a final Sustainable Energy Strategy has been submitted to and approved in writing by the Local Planning Authority explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations. Thereafter, the development shall be carried out in accordance with the agreed details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41 and CP57 of the Wiltshire Core Strategy are achieved.

10 No development shall commence above ground floor slab level on site until a scheme for the formal marking/laying out of the existing car park for a minimum of 120 car parking spaces, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the agreed detailed details prior to the first use of the building hereby approved.

REASON: To ensure adequate car parking is available on site at all times in the interests of highway safety.

11 No development shall commence above ground floor slab level on site until details of secure covered cycle parking facilities have been submitted to and approved in writing by the local planning authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These shall thereafter be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

12 No construction lighting shall be used throughout the construction phase of the development, and no construction work shall take place outside daylight hours unless otherwise agreed in writing by the Local Planning Authority.

REASON: The introduction of artificial light/noise disturbance is likely to mean such species are disturbed and/or discouraged from using established flyways or foraging areas, and such disturbance constitutes an offence under relevant wildlife legislation.

13 No external lighting shall be installed on site until details of the existing and proposed new lighting have been submitted to and approved by the local planning authority in writing. The submitted details shall demonstrate how the proposed lighting would impact on bat habitat compared to the existing situation and show the type of light appliance, the height and position of fitting, illumination levels and light spillage.

The plans shall be in accordance with the appropriate Environmental Zone Standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 'Bats and artificial lighting at night', issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, minimise unnecessary light spillage above and outside the development site and to avoid illumination of habitat used by bats.

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