

**The Town and Country Planning Act 1990**  
**Notice of Approval of Reserved Matters**  
**Application Reference Number: PL/2024/03117**  
**Decision Date: 17 December 2024**

**Applicant:** Redcliffe Homes Limited  
Holly House, 4 High Street, Chipping Sodbury, Bristol,  
BS37 6AH

**Particulars of Development:** Residential development of 54 dwellings together with new vehicular accesses onto Parkfields and Quakers Road, parking, pedestrian links, areas of public open space and associated landscaping (Reserved Matters Application pursuant of outline application 21/02477/OUT relating to Appearance, Landscaping, Layout and Scale)

**At:** Land North of Quakers Road and South of Parkfields, Devizes, Wilts

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

**Conditions: (8)**

- 1 . The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- Existing levels (605-P-004 rev E)
  - Engineering for planning – Sheet 1 of 3 (605-P-050-01 rev G)
  - Engineering for planning – Sheet 2 of 3 (605-P-050-02 rev G)
  - Engineering for planning – Sheet 3 of 3 (605-P-050-03 rev G)
  - Drainage strategy for planning (605-P-075 rev F)
  - Road and sewer longitudinal sections – Sheet 1 of 2 (605-P-200 rev C)
  - Tank sections (605-P-320 rev F)
  - Refuse tracking (605-P-405-01 rev H)
  - Fire tracking (605-P-405-02 rev G) (Unchanged but resubmitted)
  - Visibility and dimensions (605-P-425 rev E)
  - Impermeable areas plan (605-P-505 rev E)
  - Flood exceedance routing (605-P-510 rev D)
  - Extents of Proposed Road Widening Works (605-P-600) (New Document)
  - Street elevations (240910-23605-3600 rev E)

- Affordable mix strategy (241004-23605-4101 rev I)
- Parking strategy (241004-23605-4102 rev I)
- Space management strategy (241004-23605-4103 rev K)
- Household waste strategy (241004-23605-4104 rev I)
- Building height strategy (241004-23605-4105 rev I)
- Building material strategy (241004-23605-4106 rev I)
- Site layout plan (241004-23605-5001 rev X)
- Substation (6110) (New Document)
- Single garage – Gable fronted (6100 rev B) (Unchanged but resubmitted)
- Large single garage – Gable fronted (6101 rev B) (Unchanged but resubmitted)
- Large single plus garage – Gable fronted (6103 rev B) (Unchanged but resubmitted)
- Large twin garage – Hipped roof (6105 rev B) (Unchanged but resubmitted)
- Large twin Plus garage – Hipped roof (6106) (Unchanged but resubmitted)
- Bungalow (AH-A24-900 rev D) (Unchanged but resubmitted)
- Affordable house (AH-B31-900 rev B) (Unchanged but resubmitted)
- Axminster (HT-AXM-900 rev B) (Unchanged but resubmitted)
- Ashbury (HT-ASH-901 rev B) (Unchanged but resubmitted)
- Ashbury (HT-ASH-903 rev C) (Unchanged but resubmitted)
- Banbury (HT-BAN-901 rev C) (Unchanged but resubmitted)
- Sherston (HT-SHE-900 rev C) (Unchanged but resubmitted)
- Sherston (HT-SHE-901 rev C) (Unchanged but resubmitted)
- York (HT-YORK-900 rev C) (Unchanged but resubmitted)
- York (HT-YORK-901 rev C) (Unchanged but resubmitted)
- Affordable rented (AH-C44-900 rev D)
- Ashbury (HT-ASH-900 rev C)
- Ashbury (HT-ASH-902 rev E)
- Banbury (HT-BAN-900 rev D)
- Foxham (HT-FOX-900 rev D)
- Foxham (HT-FOX-901 rev D)
- Foxham (HT-FOX-904A)
- Foxham (HT-FOX-905A)
- Affordable house (AH-A22-900 rev C)
- Affordable maisonette (AH-M16 / M17-900 rev E)
- Dyrham (HT-DYR-900 rev E)
- Dyrham (HT-DYR-901 rev E)
- S38 lighting plan (HLS-943-A D6)
- Transport Position Statement (ref. P23-2217 TR03 Rev B)
- Ecological Verification Report (ref. eg230168 rev 04)
- Swift bricks plan Rev 04
- Biodiversity Net Gain metric rev 05 (Excel spreadsheet dated 10th Oct 2024)
- Tree Protection Plan ('TPP') (REC2444-03B)
- Landscape proposals – Sheet 1 of 3 (REDC24444-11E Sheet 1 of 3)
- Landscape proposals – Sheet 2 of 3 (REDC24444-11E Sheet 2 of 3)
- Landscape proposals – Sheet 3 of 3 (REDC24444-11E Sheet 3 of 3)
- Landscape proposals – Site wide (REDC24444-11E Site wide)

REASON: For the avoidance of doubt and in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

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

- S38 lighting plan (HLS-943 rev 3)
- Construction Method Statement (ref. P23-2217 TR02)
- Swift Brick Plan. Engain.
- Ecological Verification Report (ref. eg230168 rev 04)
- Biodiversity Net Gain metric (Excel spreadsheet dated 10th Oct 2024)
- Tree Protection Plan ('TPP') (REC2444-03B)
- Landscape proposals – Sheet 1 of 3 (REDC24444-11E Sheet 1 of 3)
- Landscape proposals – Sheet 2 of 3 (REDC24444-11E Sheet 2 of 3)
- Landscape proposals – Sheet 3 of 3 (REDC24444-11E Sheet 3 of 3)
- Soft Landscape Management and Maintenance Plan (ref. REDC2444\_Man); and
- Soft Landscape Specification (ref. REDC24444\_Spec)

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

- 3 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. These details should be clearly shown on a technical elevations drawings. The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

- 4 Lighting will be installed in accordance with S38 lighting plan (HLS-943 rev 3). 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.

- 5 The development shall be carried out in strict accordance with the 'Sustainability and Energy Statement by Redcliffe Homes'.

REASON: To ensure that the objectives of sustainable development set out in policies

CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 6 Prior to the first occupation of each dwelling the electric vehicle charge point for that property shall be provided and made available for use in accordance with the commitment made in the Sustainability and Energy Statement by Redcliffe Homes dated 14.06.24 and shown on drawing 23605/4102F. Further details of the charge points (such as location and manufacturer's specification) shall be submitted to and approved in writing by the local planning authority prior to its installation. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 7 Prior to the first occupation of each dwelling the cycle parking for that property shall be provided and made available for use in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 8 The dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach as per the commitment in the Sustainability and Energy Statement by Redcliffe Homes dated 14.06.24.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy Framework.

#### **Informatives: (6)**

- 9 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.

- 10 Informative: It should be noted that bin storage for the scheme should not result in residents walking more than 25 metres to their presentation points for waste removal and crew should not walk more than 10 metres.
- 11 Informative: The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds 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.
- 12 Informative: Your attention is drawn to the conditions imposed on the outline planning permission (planning reference 21/02477/OUT, appeal reference APP/Y3940/W/22/3301605) and dated 10th February 2022 and to any subsequent discharge of condition application approved in relation to the conditions thereby attached to that consent.
- 13 Informative: This permission shall be read in conjunction with the previous outline consent and associated Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 and dated the 7th November 2022.
- 14 Informative: The applicant should consider how landscaped areas with the redline boundary of the site will be managed prior to the formation of a management company (i.e., during and after construction) within the Landscape and Ecological Management Plan to avoid any potential lengthy periods where the land is left unmanaged.

*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](mailto:climate@wiltshire.gov.uk)
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)

