



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/07732
Decision Date: 16/12/2025

Applicant:	Redcliffe Homes Limited 4 High Street, Chipping Sodbury, BS37 6AH
Particulars of Development:	Variation of Condition 1 of 20/02326/REM (Reserved matters to Phase 3 of outline planning permission 14/12118/OUT) to amend the approved plans including: Relocation of Pumping Station, Realignment of Shared Cycle/Footpath, Provision of Mown Path Through POS Area, Realignment of NEAP & MUGA and Associated changes to landscaping.
At:	Rowden Park, Patterdown, Chippenham

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Street Elevations D-D, D1-D1 SE.03-02 D

Dwelling Materials Layout Phase 3 DML.03 A

(received 8 November 2023)

Phase 3 Infrastructure Plant Schedule 138-sch-3-001 B

Engineering Layout Sheet Location Plan 210164-RAP-XXXX-DR-C-3000 F

Engineering Layout Sheet 1 of 6 210164-RAP-XX-XX-DR-C-3001 F

Engineering Layout Sheet 2 of 6 210164-RAP-XX-XX-DR-C-3002 F

Engineering Layout Sheet 3 of 6 210164-RAP-XX-XX-DR-C-3003 F

Engineering Layout Sheet 4 of 6 210164-RAP-XX-XX-DR-C-3004 F

Engineering Layout Sheet 5 of 6 210164-RAP-XX-XX-DR-C-3005 F

Engineering Layout Sheet 6 of 6 210164-RAP-XX-XX-DR-C-3006 G

CSL.03 K Coloured Site Layout – Phase 3

SE.03-04 B Coloured Street Elevations – Sections across Northern Path

SE.03-5 B Coloured Street Elevations L-L (Plot 105 to 107)

(received 18 October 2023)

Affordable Housing Layout – Phase 3 AHL.03 J

Refuse Layout – Phase 3 RL.03 G

Parking Plan – Phase 3 PAP.03 G

Highway Sheet Location Plan C100 G

Highway Layout 3 of 6 C103 K

Highway Layout 5 of 6 C105 J

Long Section 8 of 14 C207 G

Long Section 9 of 14 C208 G

Long Section 11 of 14 C210 F

Long Section 13 of 14 C212 F

Drainage Sheet Location Plan C300 G

Drainage Layout 2 of 5 C302 G

Drainage Layout 4 of 5 C304 G

Flow Route Plan C307 G

Exceedance Flow Routes Plan – Phases 3 – 5 C308 D

Adoption Plan Layout Overview C500 F

Adoption Plan 1 of 2 C501 F

Adoption Plan 2 of 2 C502 F

Site Vehicle Tracking 1 of 2 C900 G

Site Vehicle Tracking 1 of 2 C901 G

(received 24 August 2023)

House Type - 5B8P - Elevations HT.5B8P.e D

House Type - 5B8P - Semi Detached -Elevations HT.5B8PSEM.e D

(received 17 July 2023)

Coloured Street Elevations – Phase 3 CSE.03 E

House Type - Axminster - Elevations, Option -3 HT.AXM-3.eB

House Type - Axminster - Floor Plans HT.AXM.p D

House Type - Banbury - Elevations, Option - 1 HT.BAN-1.e c

House Type - Banbury - Floor Plans HT.BAN.p D

House Type - Dyrham - Elevations, Option - 1 HT.DYR-1.Ed

House Type - Dyrham - Floor Plans HT.DYR.p C

House Type - Foxham - Elevations, Option - 1 HT.FOX-1.e C

House Type - Foxham - Floor Plans HT.FOX.p D

House Type – Lowden – Elevations, Option – 3 HT.LOW-3.e C

House Type - Lowden - Floor Plans HT.LOW.p D

House Type - Sherston - Elevations, Option 1 HT.SHER-1.e E

House Type - Sherston - Elevations, Option 3 HT.SHER-3.e E

House Type - Sherston - Floor Plans HT.SHER.p E

House Type - Sherston - Semi Detached Option 3 Elevations HT.SHER-SEM-3.e D

House Type - Sherston-Sem - Floor Plans HT.SHER-SEM.p E

House Type - Wimbourne - Elevations, Option – 1 HT.WIM-1.e D

House Type - Wimbourne - Elevations, Option- 2 HT.WIM-2.e D

House Type - Wimbourne - Floor Plans HT.WIM.p C

House Type - York - Elevations, Option 1 HT.YORK-1.e E

House Type - York - Floor Plans HT.YORK.p E

Two Bed Maisonette Elevations, Option 1 HT.2BM-1.e B

House Type - 2 Bed Maisonette - Floor Plan HT.2BM.p D

Two Bed Maisonette – Variation A Elevations, Option 1 HT.2BMA1.e B

Two Bed Maisonette – Variation A Elevations, Option 2 HT.2BMA2.e B

House Type - 2 Bed Maisonette - Variation A - Floor Plan HT.2BM-A.p D

Two Bed Maisonette – Block Elevations HT.2BMBIk.e B

House Type - 2B4P Option 1 – Elevations HT.2B4P-1.e C

House Type - 2B4P Option 2 – Elevations HT.2B4P-2.e B

House Type - 2B4P - Floor Plans HT.2B4P.p D

House Type – 2B4P – Variation A – Elevations, Option 2 HT.2B4P-A-2.e B

House Type - 2B4P - Variation A - Floor Plans HT.2B4PA.p C

House Type - 3B5P - Option 1 – Elevations HT.3B5P-1.e D

House Type - 3B5P - Option 2 – Elevations HT.3B5P-2.e C

House Type - 3B5P - Floor Plan HT.3B5P.p D

House Type - 3B5P Variation A - Option 2 – Elevations HT.3B5P-A-2.e C

House Type - 3B5P - Variation A - Floor Plans HT.3B5PA.p D

House Type - 4B6P Option 2 – Elevations HT.4B6P-2.e B

House Type - 4B6P Option 3 – Elevations HT.4B6P-3.e C

House Type - 4B6P - Floor Plan HT.4B6P.p C

House Type - 4B6P Variation A – Elevations HT.4B6PA.e C

House Type - 4B6P Variation A - Floor Plans HT.4B6PA.p C

House Type - 5B8P - Semi Detached – Floor Plans HT.5B8PSEM.p B

Highway Layout 1 of 6 C101 G

Highway Layout 2 of 6 C102 G

Highway Layout 4 of 6 C104 G

Highway Layout 6 of 6 C106 F

Long Section 1 of 14 C200 E

Long Section 2 of 14 C201 E

Long Section 3 of 14 C202 E

Long Section 4 of 14 C203 E

Long Section 5 of 14 C204 E

Long Section 6 of 14 C205 E

Long Section 7 of 14 C206 E

Long Section 10 of 14 C209 E

Long Section 12 of 14 C211 E

Long Section 14 of 14 C213 E

Drainage Layout 1 of 5 C301 E

Drainage Layout 3 of 5 C303 E

Drainage Layout 5 of 5 C305 E

Flood Routing Plan C306 E

(received 24 February 2023)

House Type - Axminster - Elevations, Option -1 HT.AXM-1.e C

House Type - Axminster - Elevations, Option -2 HT.AXM-2.e C

House Type - Foxham - Semi Detached – Floor Plans HT.FOX-SEM.p B

House Type - Lowden - Elevations, Option – 1 HT.LOW-1.e C

House Type - Sherston - Semi Detached Option 1 Elevations HT.SHER-SEM-1.e B

Two Bed Maisonette Elevations, Option 2 HT.2BM-2.e A

Phase 3 Plot Landscape Plant Schedule 138-SCH-3-002 C

(received 23 May 2022)

Location Plan – Phase 3 LP.03 B

House Type - Foxham - Semi Detached - Elevations HT.FOXSEM.e A

House Type - 4B6P Option 1 – Elevations HT.4B6P-1.e B

House Type - 5B8P - Floor Plans HT.5B8P.p B

Garage G01 - Floor Plans and Elevations GAR.01.pe B

Garage G02 - Floor Plans and Elevations GAR.02.pe A

Garage G06 - Floor Plans and Elevations GAR.06.pe B

Garage G07 - Floor Plans and Elevations GAR.07.pe B

Garage G08 - Floor Plans and Elevations GAR.08.pe B

Garage G12 - Floor Plans and Elevations GAR.12.pe B

Garage G17 - Floor Plans and Elevations GAR.17.pe A

Garage G18 - Floor Plans and Elevations GAR.18.pe A

Garage G19 - Floor Plans and Elevations GAR.19.pe A

Arboricultural Impact Assessment Report Ref: 211129-1.2-RPP3-AIA-MW

Ecology Compliance Check engain ref: eg13547.014a

(received 16 December 2021)

Phase 3 Infrastructure Landscape Plan 1 of 3 138-3-010 W

Phase 3 Infrastructure Landscape Plan 2 of 3 138-3-011 Y

Phase 3 Infrastructure Landscape Plan 3 of 3 138-3-012 Z

Phase 3 Plot Landscape Plan Sheet 1 of 10 138-3-021 P

Phase 3 Plot Landscape Plan Sheet 2 of 10 138-3-022 R

Phase 3 Plot Landscape Plan Sheet 3 of 10 138-3-023 Q

Phase 3 Plot Landscape Plan Sheet 4 of 10 138-3-024 S

Phase 3 Plot Landscape Plan Sheet 5 of 10 138-3-025 S

Phase 3 Plot Landscape Plan Sheet 6 of 10 138-3-026 Q

Phase 3 Plot Landscape Plan Sheet 7 of 10 138-3-027 T

Phase 3 Plot Landscape Plan Sheet 8 of 10 138-3-028 S

Phase 3 Plot Landscape Plan Sheet 9 of 10 138-3-029 T

Phase 3 Plot Landscape Plan Sheet 10 of 10 138-3-030 T

Phase 3 NEAP and MUGA 138-3-003 H

Location Plan – 01 LP.01 A

Strategic Landscape Plan Phase 3 138-003_N

Drainage Layout 6 of 6 C306 A

S38 Legal Agreement Sheet Layout Plan 210164-RAP-XX-XX-DR-C-5000 H

S38 Legal Agreement Plan Sheet 2 of 3 210164-RAP-XX-XX-DR-C-5002 H

S38 Legal Agreement Plan Sheet 4 of 4 210164-RAP-XX-XX-DR-C-5003 C

(received 25 September 2025)

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

- 2 The development shall be carried out in accordance with details approved under discharge of condition application PL/2024/05936 related to required service and utility routes within the highway domain. All services and hard surfaces within 5 metres of tree trunks will be protected using a 'Green-Tech Re-Root Barrier 260 Permeable' laid to the depth required to protect adjacent services and hardstanding.

REASON: To ensure that trees are planted in a manner that protects their longevity.

- 3 All new trees and tall native hedgerows planted in close proximity to adoptable highway edges and cycleways/footways whether within POS or private gardens should incorporate appropriate root barriers to prevent longer term root ingress into highway drains and lifting/cracking damage to paving.

REASON: In the interests of pedestrian and highway safety, and the amenity of the area.

- 4 The development shall be carried out in accordance with details approved under discharge of condition application PL/2024/05936 related to the construction and materials of all entrance features/gates, foot bridges, culvert crossings, headwall and

guard railing details necessary to deliver new on site allotments and public walking cycleway connections through development areas into the new riverside park.

The entrance features/gates, foot bridges, culvert crossings and headwall and guard railing details shall be erected in accordance with the details approved and in accordance with the delivery regime set out in Condition 25 of 14/12118/OUT as relevant shall be and permanently maintained thereafter.

REASON: In the interests of public amenity and accessibility.

- 5** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants in the area between the northern boundary of plots 52 to 59, plots 64, 80, 81, 82, 91, 92 & 107, all highways infrastructure (roads, cycle/footpath ramps and parking areas) and the Northern Shared Path and which is provided to screen the retaining walls as indicated in drawing 'Street Elevations D-D D1-D1' which, within a period of ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. Any trees or plants in all other areas which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and to secure appropriate screening to the retaining structures at the northern edge of the development.

- 6** No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be Retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: In order that the development is undertaken in an acceptable manner and to ensure the retention of trees on the site in the interests of visual amenity.

- 7 Notwithstanding the approved drawings, the property boundaries to the north of plots 17, 19, 24, 25, 33, 34, 43 (shown in Coloured Site Layout Phase 3 CSL.03 K) shall be constructed in Bekstone Natural light weathered recon stone.

All stone boundary walls shall be constructed or faced in Bekstone Natural light weathered recon stone.

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

- 8 The roads, footpaths, parking spaces and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

- 9 No dwelling, without an associated garage, shall be occupied until a wooden shed as shown on approved plan Drg CSL.03 K, or alternative cycle storage provision in the case of maisonette plots 52 to 59 details of which are first submitted to and

approved in writing by the Local Planning Authority, has been provided within the rear garden of the dwelling.

REASON: In the interests of providing bicycle storage for all properties to promote sustainable means of transport.

- 10** Within 6 months of the occupation of the final residential unit the unallocated visitor parking spaces shown on the approved plans shall have been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for the use of parking motor vehicles at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans unless express permission is obtained from the Local Planning Authority.

REASON: To safeguard the character and appearance of the area.

- 12** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted unless express permission is obtained from the Local Planning Authority.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 13** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

Informative

- 14** Your attention is also drawn to the conditions imposed on the outline planning permission reference 14/12118/OUT and dated 24 March 2017. Furthermore, this permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 24 March 2017.

Informative

- 15** The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

Developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- the waste management page on GOV.UK

Informative

- 16** This development site has been the subject of past industrial activity, specifically an area of historic landfill in the southeast corner of phase 3. This area is intended to be used as a park and recreational space. It is important that existing advice and procedure is followed when carrying out works in this area, including ensuring that any waste arising from the excavations is handled appropriately.

When dealing with areas of the site which may be affected by contamination the Environment Agency (EA) recommend that developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Refer to the EA Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

Informative

- 17** Any alterations to the approved plans, brought about by compliance with Building Regulations (including the installation of solar panels or ASHP's) or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 18** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

- 19** The slight alignment change to the path doesn't look to impact upon the public path order which diverts CHIP1. It would be beneficial however if CHIP1 was surfaced with a hoggin material where it leaves the shared use path and heads north before leaving the site.

Informative

- 20** 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.

Nic Thomas - Director of Planning, Economy and Regeneration

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