

The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2024/09259
Decision Date: 26 March 2025

Applicant: Bellway Homes PLC
C/O Lichfields, 1 Castle Park, Tower Hill, Bristol, BS2 0JA

Particulars of Development: Approval of Reserved Matters (Access, appearance, landscaping, layout and scale) pursuant to outline planning permission PL/2021/04774, granted at appeal (ref. APP/Y3940/W/22/3312268).

At: Land off Coate Road, Devizes, SN10 3LU

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: (17)

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

- Proposed Site Layout: P23-1651-01_DE_01AB
- ECVP Strategy: P23-1651_DE_19B
- Connectivity Strategy: P23-1651_DE_18D
- Housepack: P23-1651_DE_15C
- Site Location Plan: P23-1651_DE_14
- Garden Areas Plan: P23-1651_DE_13B
- Character Strategy: P23-1651_DE_12C
- Movement Strategy: P23-1651_DE_11C
- Refuse Strategy: P23-1651_DE_10C
- Affordable Housing Strategy: P23-1651_DE_09E
- Surfaces Strategy: P23-1651_DE_08 C
- Boundaries Strategy: P23-1651_DE_07C
- Adoption and Management Strategy: P23-1651_DE_06D
- Material Strategy: P23-1651_DE_05C
- Parking Strategy: P23-1651_DE_04C
- Building Heights Strategy: P23-1651_DE_03C
- Statutory Biodiversity Metric Rev B

- Adoptable lighting scheme: HLS-972-D8
- Supporting Statement on Site Access Arrangements: B804-FN021
- Preliminary Coate Road SUP Access General Arrangements: B804-07
- Preliminary Swept Path Analysis – Articulated Vehicle: B804-06E
- Preliminary Swept Path Analysis – Refuse Vehicle: B804-05E
- Preliminary Cross Sections: B804-04B
- Preliminary Longitudinal Sections: B804-03B
- Preliminary Levels and Drainage Plan: B804-02E
- Preliminary General Arrangement Plan: B804-01F
- Arb Impact Assessment 24133A Coate Road: TS AIA TPPV9
- Landscape Management and Maintenance Plan: 24127 Coate Road Devizes LMMPV4
- Trim Trail Drawing: 2410.45207(LandNorthofCoateRoad-Devizes) TRIMB
- LEAP Drawing: 2410.45207(LandNorthofCoateRoad-Devizes) LEAPB
- Two way car / refuse swept paths: 240322-TP-4102 P09
- Two way car / fire swept paths: 240322-TP-4101 P09
- Two way car swept paths: 240322-TP-4100 P09
- Adoption Plan: 240322-TP-3202 P11
- Geometric Plan: 240322-TP-3201 P09
- Internal Visibility Assessment: 240322-TP-3200 P10
- Footpath connection onto Existing Towpath: 240322-RAP-XX-XX-SK-C-SK01 P02
- Drainage Strategy: 240322-RAP-XX-XX-RP-C-TN01 P04
- Longsections Sheet 4 of 4: 240322-RAP-XX-XX-DR-D-4003 P04
- Longsections Sheet 3 of 4: 240322-RAP-XX-XX-DR-D-4002 P04
- Longsections Sheet 2 of 4: 240322-RAP-XX-XX-DR-D-4001 P03
- Longsections Sheet 1 of 4: 240322-RAP-XX-XX-DR-D-4000 P03
- Flood Exceedance Routes Sheet 2 of 2: 240322-RAP-XX-XX-DR-C-5502 P08
- Flood Exceedance Routes Sheet 1 of 2: 240322-RAP-XX-XX-DR-C-5501 P08
- Flood Exceedance Routes Master: 240322-RAP-XX-XX-DR-C-5500 P08
- Drainage Layout Sheet 2 of 2: 240322-RAP-XX-XX-DR-C-3102 P09
- Drainage Layout Sheet 1 of 2: 240322-RAP-XX-XX-DR-C-3101 P09
- Drainage Layout Master: 240322-RAP-XX-XX-DR-C-3100 P09
- Engineering Layout Sheet 2 of 2: 240322-RAP-XX-XX-DR-C-3002 P08
- Engineering Layout Sheet 1 of 2: 240322-RAP-XX-XX-DR-C-3001 P08
- Engineering Layout Master: 240322-RAP-XX-XX-DR-C-3000 P08
- Ecological Summary: 17077_RO2a
- Landscape and Ecological Management Plan: 17077_R04_TLR b
- Biodiversity Net Gain Report: 17077_R01b
- Extent of Landscape Management: 24127.301Rev C
- Canal Boundary Treatment: 24127.131Rev B
- Tree Planting Details: 24127.121Rev A
- Public Open Space Proposals 2 of 2: 24127.112Rev C

- Public Open Space Proposals 1 of 2: 24127.111Rev C
- Soft Landscape Proposals 4 of 4: 24127.104 Rev E
- Soft Landscape Proposals 3 of 4: 24127.103 Rev E
- Soft Landscape Proposals 2 of 4: 24127.102 Rev E
- Soft Landscape Proposals 1 of 4: 24127.101 Rev E

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

2

Prior to commencement of works, as per the definition within the S106 Agreement dated 27th April 2023 accompanying appeal decision APP/Y3940/W/22/3312268, a plan (details) for the selection, siting, positioning and installation of integral roosting/nesting features (ratio of 1 feature: 1 building) for bats and birds should be submitted to, and approved in writing by, the Local Planning Authority. The installation plan should be prepared in accordance with the requirements of BS 42021. The integral nesting feature should identify, as a minimum:

- a) the bird/bat species likely to benefit from the proposed integral nest feature
- b) the type of integral nest feature to be installed
- c) the specific buildings on the development into which features are to be installed, shown on appropriate scale drawings
- d) the location on each building where features are to be installed, shown on all appropriate building plans and elevations.

The integral features should be implemented in accordance with the approved details and retained in that manner thereafter.

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

3

Prior to commencement of works, as per the definition within the S106 Agreement dated 27th April 2023 accompanying appeal decision APP/Y3940/W/22/3312268, a mitigation and compensation strategy for barn owls should be submitted to and approved in writing, by the Local Planning Authority. This shall include (where relevant):

- a) Update surveys for all trees (and included on a marked-up plan) where potential nest sites, active roost sites and temporary rest sites were recorded in all previous surveys as recorded by Nicholas Pearson Associates (NPA) in 2012 & Tyler Grange in 2025.
- b) Identification of ecological protection/buffer zones detailed on plans (including distances).
- c) Mitigation measures (based on those described in the baseline report (NPA 2012) to minimise/avoid disturbance impacts during construction.
- d) Location details and specification of alternative nest sites comprising a minimum of

2 nest boxes to be sited on trees away from the development.

e) Monitoring of any nest sites/potential nest sites during the construction phase.

Development shall be carried out in strict accordance with the approved Mitigation and Compensation for barn owl.

REASON: To avoid/minimise disturbance impacts on a species specially protected by the Wildlife and Countryside Act (1981) as amended and to make adequate long-term provision for the nesting and roosting of barn owls in order to maintain their local abundance and distribution.

- 4 No work within the relevant phase (as per the approved phasing plan ref: P23-1651_DE_01_D_02) to create the attenuation pond shall be commenced until details of its construction methodology and full detailed design has been submitted to and agreed in writing by the Local Planning Authority.

REASON: To comply with paragraph 180 of the National Planning Policy Framework as Excavation and earth removal have the potential to adversely impact on the integrity of the waterway infrastructure.

- 5 Prior to the construction within the relevant phase (as per the approved phasing plan ref: P23-1651_DE_01_D_02) of any surface water infrastructure to drain water to the canal, details will need to be submitted to the Canal and Riverside Trust to enable our review of the design and methodology for construction of the surface water discharge outfall, including the requirement for any erosion protection.

REASON: To comply with paragraph 180 of the National Planning Policy Framework as Excavation and earth removal have the potential to adversely impact on the integrity of the waterway infrastructure.

- 6 No development above slab level within the relevant phase (as per the approved phasing plan ref: P23-1651_DE_01_D_02) shall occur until final details of the low-carbon and renewable energy technologies in accordance with the Sustainability Statement (AES September 2024) have been submitted to and approved in writing by the local planning authority. Details shall include location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55 and CP57 of the Wiltshire Core Strategy.

7 As per the definition within the S106 Agreement dated 27th April 2023, accompanying appeal decision APP/Y3940/W/22/3312268, prior to the commencement within the relevant phase (as per the approved phasing plan ref: P23-1651_DE_01_D_02), details shall be submitted to and approved in writing of the eastern canal access. The development shall be carried out in accordance with the approved details.

REASON: To promote sustainable travel, as highlighted in the National Planning Policy Framework Section 9 (Promoting Sustainable Transport) and Core Policy 60 and 61 of the Wiltshire Core Strategy (WCS) and to ensure high-quality design and place-shaping in accordance with Core Policy 57 of the WCS.

8 Prior to the first use of the Local Equipped Area for Play (LEAP), details of water safety measures shall be submitted to and approved in writing by the local planning authority. The approved measures shall include, but not be limited to, the installation of a safety notice board clearly displaying water safety information and emergency contact details, and the provision of life-saving equipment at appropriate locations within or near the LEAP area. The measures shall be implemented in full and retained throughout the duration of the use of the LEAP.

REASON: To ensure the safety of users, particularly children, by providing clear safety information and life-saving equipment in accordance with Paragraph 102 of the National Planning Policy Framework as the LEAP is located in close proximity to water hazards.

9 No part of the development hereby permitted shall be first brought into use until the vehicular access onto Windsor Drive has been constructed and completed in accordance with the approved plans. The access shall be permanently maintained and remain available for use throughout the lifetime of the development.

REASON: To ensure the safe and efficient operation of the vehicular access in the interests of highway safety.

10 The visibility splays, as indicated on approved plan reference B804/01 Rev F, shall be provided and maintained free from any obstruction to visibility at or above a height of 600mm above the nearside carriageway level, except for those areas specified for forward visibility, which shall be kept clear to a height of 900mm. The visibility splays for each phase of the development shall be fully implemented prior to the first use or occupation of that phase (in accordance with the approved phasing plan ref: P23-

1651_DE_01_D_02), and shall be maintained unobstructed for the lifetime of the development.

REASON: To ensure that adequate visibility is provided in the interests of highway safety and to facilitate safe and efficient access to and from the development.

- 11 The pedestrian and cycle connections, as illustrated on drawing reference P23-1651_DE_1BA, shall be fully implemented prior to the first occupation of each phase of the development to which they pertain, in accordance with the approved phasing plan (ref: P23-1651_DE_01_D_02). These connections shall be permanently maintained and remain unobstructed and available for use for the lifetime of the development.

REASON: To encourage and facilitate the use of sustainable modes of transport in the interests of promoting accessibility and reducing reliance on private car travel.

- 12 Prior to first occupation of each dwelling the cycle parking facilities shown on the approved plan P23-1651_DE_04C shall have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times 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.

- 13 The electric vehicle (EV) charging facilities shall be implemented in accordance with the approved drawing P23-1651_DE_19B prior to the occupation of each dwelling.

REASON: To ensure the provision of adequate EV charging infrastructure in line with sustainable development objectives and to comply with relevant planning policies supporting the transition to low-emission transport.

- 14 No part of the development within the relevant phase (as per the approved phasing plan ref: P23-1651_DE_01_D_02) shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

- 15 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

- 16 All external materials shall be in accordance with the details shown on the approved Materials Strategy, drawing ref: P23-1651_DE_05C. For the avoidance of doubt, they shall be the following:

Facing Materials:

- Marshalls Dymock Bronze
- Marshalls Dewstone Wren
- Parex Render Sandy Earth
- Beckstone Golden Tumbled

Roof Materials (including porches):

- Russel Grampian Concrete – Slate Grey
- Russel Pennine Concrete - Red

Screen Wall Materials:

- Marshalls Dymock Bronze
- Marshalls Dewstone Wren

Rainwater Goods:

- Black

Front Doors:

- Grey

Personnel/Rear/Side Doors:

- White

Garage Door Colour:

- Grey

Meter Boxes:

- White - Located to The Side

Barge Boards/Fascias & Sofits:

- Grey

Window Casements:

- Grey uPVC to Front, White to Rear

DPC (Brick):

- To Match Predominant Facing Brick

The development shall be carried out in accordance with the above details unless alternative materials are submitted to and approved in writing by the Local Planning Authority.

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

area.

- 17 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 window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the rear elevations of plots 71, 181, 185 and 200.

REASON: In the interests of residential amenity and privacy.

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
- 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](#)