



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2024/05355
Decision Date: 16/05/2025

Applicant:	BDW Trading LTD Barratt House, 710 Waterside Drive, Aztec West, Almondsbury, United Kingdom, BS32 4UD
Particulars of Development:	Approval of details of access, layout, scale, appearance and landscaping in connection with the residential development of 230 dwellings pursuant to outline planning permission PL/2022/04681
At:	Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham

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

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

H9022-PBD-XX-XX-DR-UD-203002_2044_1100H_Planning Layout

H9022-PBD-XX-XX-DR-UD-203003_2044_1111J_Materials Plan

H9022-PBD-XX-XX-DR-UD-203004_2044_1112D_Storey Heights Plan

H9022-PBD-XX-XX-DR-UD-203005_2044_1116E_Parking Plan

H9022-PBD-XX-XX-DR-UD-203006_2044_1114F_Enclosures Plan

H9022-PBD-XX-XX-DR-UD-203007_2044_1118E_External Works Plan

H9022-PBD-XX-XX-DR-UD-203008_2044_1115F_Land Ownership Plan

H9022-PBD-XX-XX-DR-UD-203009_2044_1117D_Refuse Plan

H9022-PBD-XX-XX-DR-UD-203015_2044_1120E_Garden Amenity Plan

H9022-PBD-XX-XX-DR-UD-203020_2044_1121A_Fire Tender Plan

H9022-PDP-XX-XX-DR-CE-300425-P04-Visibility and Dimensions

H9022-PDP-XX-XX-DR-CE-300075-P07-Drainage Strategy_Sheet 1

H9022-PDP-XX-XX-DR-CE-300101-P07-General Engineering_Sheet 1

H9022-PDP-XX-XX-DR-CE-300505-P07-Impermeable Area Plan_Sheet 1

H9022-PDP-XX-XX-DR-CE-313101-P05-Engineering for Planning_Sheet 1

H9022-PDP-XX-XX-DR-CE-313102-P05-Engineering for Planning_Sheet 2

H9022-PDP-XX-XX-DR-CE-313103-P05-Engineering for Planning_Sheet 3

H9022-PDP-XX-XX-DR-CE-313104-P05-Engineering for Planning_Sheet 4

H9022-PDP-XX-XX-DR-CE-313105-P05-Engineering for Planning_Sheet 5

H9022-PDP-XX-XX-DR-CE-313106-P05-Engineering for Planning_Sheet 6

H9022-PDP-XX-XX-DR-CE-313107-P05-Engineering for Planning_Sheet 7

H9022-PDP-XX-XX-DR-CE-313108-P05-Engineering for Planning_Sheet

H9022-GOL-XX-XX-DR-LA-205002 E - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205003 F - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205004 D - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205005 D - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205006 D - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205007 D - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205008 E - Soft Landscape Proposals

H9022-GOL-XX-XX-DR-LA-205010 E - Full Site

H9022-GOL-XX-XX-DR-LA-205009 B - Mowing Regime

H9022-GOL-XX-XX-DR-LA-205011 B - POS AREAS

(Sent 31.03.25 and uploaded to Wiltshire Portal 01.04.25)

H9022-PBD-ZZ-XX-DR-UD-203100_2044_Garages and Other Structures
(excluding cycle storage)

(received 10 June 2024)

H9022-PDP-XX-XX-DR-CE-300401-P03-Vehicle Tracking_Sheet1 (refuse)

H9022-PDP-XX-XX-DR-CE-300402-P03-Vehicle Tracking_Sheet 2 (fire)

H9022-PDP-XX-XX-DR-CE-300403-P03-Vehicle Tracking_Sheet 3 (car)

H9022-PDP-XX-XX-DR-CE-300404-P01-Vehicle Tracking_Sheet 4 (refuse)

H9022-PBD-XX-XX-DR-UD-203012_2044_1150A_Sections

H9022-PDP-XX-XX-DR-CE-300002-P03-Existing Levels_Sheet 1

H9022-PDP-XX-XX-DR-CE-300201-P04-Road and Sewer Longsections-Sheet 1

H9022-PDP-XX-XX-DR-CE-300202-P04-Road and Sewer Longsections-Sheet 2

H9022-TUR-XX-XX-RP-SU-211001-Sustainable Energy Statement - Revision 1

(received 21 November 2024)

H9022-PDP-XX-XX-DR-CE-300321-P04-Attenuation Ponds_Sheet 1

H9022-PDP-XX-XX-RP-CE-300001-P03-Drainage Strategy Technical Note with
appendices

(received 22 January 2025)

H9022_ETH_XX_XX_RP_EN_221001_BNG Report V3

H9022-ETH-XX-XX-CA-EN-221001-BNG Metric 4.0 V2

Proposed Habitats Plan

(received 28 January 2025)

H9022-PBD-ZZ-XX-DR-UD-203100_2044_Barratt House Types_281024

H9022-PBD-ZZ-XX-DR-UD-203100_2044_David Wilson House Types_281024

H9022-PBD-XX-XX-DR-UD-203012_2044_1170C_Streetscenes

H9022-DLI-XX-XX-DR-LE-362101-Adoptable Lighting P08

H9022-DLI-XX-XX-DR-LE-362102-Private Lighting P07

H9022-DLI-XX-XX-DR-LE-362103 - No maintenance factor P10

(received 5 February 2025)

H9022-PFA-XX-XX-DR-CE-300502-P3-General Arrangement Plan

H9022-PBD-XX-XX-DR-UD-203001-2044-1000B Site Location Plan

(received 10 March 2025)

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

- 2** No development shall commence on site above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. 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.

- 5** Prior to first occupation of any dwelling hereby permitted, the pedestrian and cycle route connections to the two proposed crossing points over Kilvert's Way shall be fully constructed to the satisfaction of the Local Planning Authority and available for use. Crossing improvements required under Condition 7 of the Outline planning permission PL/2022/04681, and duly approved in discharging this Condition, shall also be constructed and available for use prior to any building occupation.

REASON: In the interest of Highway Safety to ensure safe pedestrian and cycle routes connecting with the built development to the south are in place at outset.

- 6** No dwelling hereby permitted shall be occupied until visibility splays have been provided between the edge of the carriageway (B4069) and a line extending from a point XXm back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway XXm in each direction from the centre of the access in accordance with the approved H9022-PFA-XX-XX-DR-CE-300502-P3-General Arrangement Plan. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety..

- 7** 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.

- 8** Within 6 months of the occupation of the final residential unit in the relevant phase the unallocated visitor parking bays 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.

- 9** Prior to occupation, each dwelling without an associated garage, shall be provided with on plot cycle storage in accordance with the Wiltshire Council Local Transport Plan 2011-2026 - Cycling Strategy, Appendix 4, details of which are first submitted to and approved in writing by the Local Planning Authority. The storage will be provided prior to the occupation of the respective dwelling.

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

- 10** Prior to the implementation of the relevant landscaping works hereby approved, details of a Visitor Cycle Parking Strategy in accordance with the Wiltshire Council Local Transport Plan 2011-2026 - Cycling Strategy, Appendix 4, shall be submitted to, and approved in writing by, the Local Planning Authority.

The strategy shall include covered Sheffield stands (minimum 4 no.) at the centre/play area and open Sheffield stands to be co-located with visitor car parking and at POS areas. Stands must be installed on tarmac with flush access and sufficient hardstanding assuming a bicycle design vehicle of 2.8m long x 1.2m wide.

The approved cycle parking shall be provided in accordance with the approved details within 6 months of the occupation of the final residential unit of the relevant phase.

REASON: In the interests of providing bicycle storage for visitors to the site and to promote sustainable means of transport.

- 11** Each dwelling shall be provided with Solar Panels and EV Charging Point in broad accordance with the approved Sustainable Energy Strategy, received 21 November 2024.

No Solar Panels shall be installed until details, including a site arrangement plan, have been submitted to and approved in writing by the Local Planning Authority. The installation works shall be carried out in accordance with the approved details.

No dwelling shall be occupied until the Solar Panels and EV Charging Point for that respective dwelling has been installed and brought into operation.

REASON: In the interests of achieving sustainable development and residential amenity.

- 12** 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.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised.

- 13** 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 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.

- 14** 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.

- 15** 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.

- 16** 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 forward of any wall of the dwelling(s) (including a rear or side wall) which fronts onto a highway, carriageway or footpath, unless express permission is obtained from the Local Planning Authority.

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

- 18** 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

- 1 Your attention is also drawn to the conditions imposed on the outline planning permission reference PL/2022/04681, dated 05 May 2023. Furthermore, this approval shall be read in conjunction with Agreements made under Section 106 of the Town and Country Planning Act, 1990 and dated 05 April 2023.

Informative

- 2 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

- 3 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

- 4 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.

Informative

- 5 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Informative

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is

deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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](#)