



The Town and Country Planning Act 1990
Approval of Outline Planning Permission (Some Matters Reserved)
with Conditions

Application Reference Number: PL/2024/11637

Decision Date: 19/01/2026

Applicant:	Messrs. Greening Land to the south of B4042, Little Somerford, United Kingdom
Particulars of Development:	Outline application with all matters reserved except for means of access for a self-build home.
At:	Land to the south of B4042, Long Goss, Little Somerford, Chippenham, SN15 5BW

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 No development hereby permitted shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site

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.

- 3** An application for the approval of all of the reserved matters 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.

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

- Site Location & Access Plan; P23226/P/31 Rev F; received 6 May 2025

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

- 5** No development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land, including within the visibility splay within the blue line area;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- allocated car parking spaces;
- all hard and soft surfacing materials;
- Replacement of any hedging/boundary treatment within the 'blue line' area which is required to be moved for visibility splays;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6** No development hereby permitted shall commence on site until a detailed surface water drainage strategy has been submitted to, in consultation with the Local Lead Flood Authority (LLFA), and agreed in writing by the Local Planning Authority

(LPA). Unless otherwise agreed in writing by the Local Planning Authority, the details of which shall include/demonstrate the following:

- Existing greenfield runoff rates for the site;
- Given that the applicant is proposing a soakaway as the surface water drainage strategy and the site is at high risk of groundwater flooding, the applicant must demonstrate that the implementation will not create any offsite impact;
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design;
- Groundwater level monitoring (taking into account seasonal variations);
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event;
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Any third-party agreements for discharge to their system (temporary and permanent)

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features. The details can be found via link:

<https://www.wiltshire.gov.uk/article/1000/Drainage>

- 7** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order reenacting or revoking that order, no development shall commence until full details of temporary accommodation measures to be occupied during the construction phase of the development have been submitted to and approved in writing by the local planning authority.

As a minimum, the details shall include a site layout plan (to a recognised scale) with full details of the accommodation to be provided (including example photographs) and details of mitigation to be employed to reduce landscape impacts (i.e. temporary screening/planting).

Thereafter, the construction phase of the development shall be completed in accordance with the approved details and all temporary structures shall be removed within three calendar months of the first occupation or substantial completion of the dwelling (whichever is the sooner).

REASON: In the interests of securing control over the visual impact of any temporary structures to be placed on the land during the construction phase of the development.

- 8 The mitigation measures detailed in the approved Preliminary Ecological Appraisal [399/R1/2024/V1; received 13 February 2025] shall be carried out in full prior to the first occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 9 No part of the development hereby permitted shall be first brought into use/occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 1200mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter

REASON: In the interests of highway safety.

Informative

- 10 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 11 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.

Informative

- 12** Any proposals for the full application should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDs Manual (C753).

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, dyes, sluices, sewer (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

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