

14 January 2026

Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 7JN

Our ref: 04283

Dear Sir/Madam,

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF: 15/04736/OUT FOR SUBMISSION OF FURTHER ECOLOGY MITIGATION AND SCHEME FOR CIRCULAR PEDESTRIAN FOOTPATH AND THE BISS RIVER CORRIDOR

On behalf of our client, Barrat Homes ("the Applicant"), please find enclosed an application for Reserved Matters Approval, in respect of prior to occupation Further Ecology Mitigation pursuant to Condition 6 and 21 of outline consent ref: 15/04736. The application description is as follows:

"A reserved matters application for Further Ecology Mitigation and Landscape Ecology Management Plan (Condition 6 and 21)– Reserved Matters pursuant to Outline Permission Ref: 15/04736"

An application is currently pending determination for the approval of initial advanced ecology works under application ref. PL/2025/07856. This existing application relates to the advanced ecology mitigation set out in the first part of Condition 6 of the outline application. This current submission relates to the latter part of Condition 6, which states:

"Before 150 of the dwellings on that part of the application site to the east of West Ashton Road are first occupied the following shall have been carried out:

- (a) *The submission to the local planning authority for approval in writing of detailed schemes for 'further ecology mitigation', broadly in accordance with the Green Infrastructure & Biodiversity Strategy dated September 2017, as follows -*

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- (i) *A scheme for a circular pedestrian footpath route which will be at least 3km in length and link the Green Lane Nature Park with the River Biss (with minimal use of roads). The scheme will include details of the footpath - its width, surfacing materials, fencing and signposting.*
 - (ii) *a scheme for the laying out and equipping of the 'Biss River Corridor' and enhanced planting between Biss Woods and the River Biss and the Green Lane Nature Park Extension, to include landscaping, boundary treatments and provision for future maintenance, where relevant in accordance with the specifications set out in the West Wiltshire Leisure and Recreation DPD (or any subsequent replacement DPD);*
- (b) *The implementation and completion of all of the above schemes as approved."*

Condition 21 states:

"A Landscape and Ecological Management Plan (LEMP) (except for areas managed under the Green Lane Woodland Complex Management Plan (Management Plan) to be in place for the lifetime of the development shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the relevant element of the development to which the LEMP or LEMPS applies. The content of the LEMP(s) shall include the following information:

- a) Description and evaluation of features to be managed;*
- b) Landscape and ecological trends and constraints on site that might influence management;*
- c) Aims and objectives of management;*
- d) Appropriate management options for achieving aims and objectives;*
- e) Prescriptions for management actions;*
- f) Preparation of a work schedule (including an annual work plan);*
- g) Details of the body or organisation responsible for implementation of the plan;*
- h) Ongoing monitoring and remedial measures;*
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.*

The LEMP(s) shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP(s) are not being met) how contingencies and/or remedial action will be identified, agreed and implemented."

The following plans and documentation are submitted in support of this Reserved Matters application:

Document/Drawing title	Reference	Condition to be discharged	Author
Detailed Public Open Space (sheet 1 of 5)	P22-2219_EN_05D_1	6	Pegasus Group
Detailed Public Open Space (sheet 2 of 5)	P22-2219_EN_05D_2	6	Pegasus Group

Detailed Public Open Space (sheet 3 of 5)	P22-2219_EN_05D_3	6	Pegasus Group
Detailed Public Open Space (sheet 4 of 5)	P22-2219_EN_05D_4	6	Pegasus Group
Detailed Public Open Space (sheet 5 of 5)	P22-2219_EN_05D_5	6	Pegasus Group
Landscape Ecological Management Plan	P22-2219_EN_22	21	Pegasus Group
River Biss Corridor Site Location Plan	P22-2219_EN_23	6	Pegasus Group

APPLICATION FEE

The required application fee of £588 will be paid directly to Planning Portal along with the service fee of £85.

We trust that the information is acceptable and that the application can be registered and validated without any delay. If you have any questions on the information provided, please do not hesitate to contact either myself or my colleague Maddie Williams (Maddie.williams@turley.co.uk).

Yours sincerely

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Associate Director

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