



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09341
Decision Date: 05/02/2026

Applicant:	Ashford Homes SW Ltd Doric House, Middleton Drive, Bradford-on-Avon, BA15 1GB
Particulars of Development:	Variation of condition 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 (approved plans) to allow changes in the Barn 4 design
At:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW

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:
 - a) Approved under PL/2022/01245:
 - Site Location Plan 1938 – SLP 1938
 - BARN 1 – 01C 1938
 - BARN 1 – 02C 1938
 - BARN 2 – 01C 1938
 - BARN 2 – 02C 1938
 - BARN 3 – 01D 1938

BARN 3 – 02D 1938

BARN 5 – 01D 1938

BARN 6 – 01C 1938

BARN 6 – 02C 1938

BARN 7 – 01A 1938

BARN 9 – 01D 1938 : DET 01

b) Approved under PL/2025/02122:

External Works Plan; ALD/011-2-F

Proposed Landscape Scheme; CWLD-AH-NF-2478-01

Landscape Key; CWLD-AH-NF2478-02

Landscape Specification; CWLD-AH-NF-2478-03

c) Received under PL/2025/09341 on 27.11.2025:

Proposed Site Plan; 1938-LO2 Rev E

Barn 4 Floor Plans; ALD-110 Rev B

Barn 4 Elevations; ALD-111 Rev A

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

2 Development hereby approved shall be carried out in strict accordance with:

a) Approved under PL/2025/01256:

Ecological Mitigation and Enhancement Strategy (EMES)

b) Approved under PL/2022/01245:

Recommendations and mitigation measures stipulated in Sections 6.4 to 6.6 inclusive of the Preliminary Ecological Appraisal (Keystone Ecology, January 2017) with respect of nesting birds and reptiles.

REASON: To ensure full details of all necessary ecological avoidance, mitigation and compensation measures and ecological enhancements, are implemented.

3 a) All soft landscaping comprised in the approved details of landscaping (referred to in condition 1b attached to this permission) shall be carried out in the first planting and seeding season following the first occupation of the buildings or the completion of the development whichever is the sooner.

b) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

c) 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.

d) All hard landscaping shall 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 the protection of existing important landscape features.

- 4** Notwithstanding the details shown on the approved plans, the rooflights hereby permitted to serve barn 4 shall be installed with glazing designed to minimise upward and outward light emission.

a) Details of the proposed rooflight glazing specification, including details which demonstrate light-spill reduction performance, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

b) The approved rooflights shall be installed in accordance with the approved detail, and maintained as such thereafter.

REASON: In the interests of visual amenity, to ensure appropriate and adequate protection and mitigation for ecological receptors and existing important landscape and historic features.

- 5** a) Notwithstanding the details shown on the approved plans, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "*Guidance Notes for the Reduction of Obtrusive Light (ILE)*", have been submitted to and approved in writing by the Local Planning Authority.

b) Any approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 6** a) Prior to any intrusive groundworks taking place on site, an investigation of the history and current condition of the site shall be carried out, and the following steps shall be taken:

i) A written report detailing the previous uses of the site and any adjacent sites for at least the last 100 years shall be submitted to and approved in writing by the Local Planning Authority. The report must include, but not necessarily be limited to, a description of the current condition of the site with regard to any activities that may have caused contamination, and confirmation of whether or not it is likely that

contamination may be present on the site, along with the potential impact of any adjacent sites.

ii) Where the findings of (i) indicate that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance. The resulting report shall be submitted to and approved in writing by the Local Planning Authority.

iii) Where the findings of (i) or (ii) indicates that remedial works are required, a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

b) Where remedial works have been identified as necessary under (a)(iii), development must be carried out in accordance with the approved remediation scheme. Prior to the occupation of the development hereby approved, a report demonstrating that works have been completed in accordance with the remediation strategy shall be provided to and approved by the Local Planning Authority.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 7 a) Development hereby approved shall be carried out in accordance with details associated with the disposal of sewerage, approved under PL/2025/02122.

b) No dwelling shall be first occupied until the sewerage details have been fully implemented in accordance with the approved details.

REASON: To ensure that development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 8 a) Development hereby approved shall be carried out in accordance with details associated with the discharge of surface water, approved under PL/2025/02122.

b) No dwelling shall be first occupied until the drainage details have been fully implemented in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 9 a) No dwelling hereby approved shall be first occupied until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority.

b) Stopping up shall take place in accordance with the approved details within one month of the first occupation of the development.

c) No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

- 10** a) No dwelling hereby approved 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.

b) The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

- 11** No dwelling hereby approved shall be first occupied until a plan showing the provision of car parking for each plot has been submitted to, and approved in writing by the Local Planning Authority.

a) The parking shall be provided on the basis of 2 spaces for the 2 and 3 bedroom units and 3 spaces for the 4 bedroom units in accordance with the adopted parking standards.

b) Parking spaces shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and highway safety

- 12** Before the dwellings hereby approved are first occupied, properly bound and compacted access roads (not loose stone or gravel) shall be constructed, details of which shall have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety

- 13** a) No dwelling hereby approved shall be first occupied until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA.

b) The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

REASON: Development proposals which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Wiltshire Air Quality Strategy requirement for maintaining good air quality across the county in compliance with Core Policy 55.

- 14** Development hereby approved shall be carried out in accordance with the Construction Method Statement, approved under PL/2025/01256, throughout the construction period.

REASON: To ensure that the development is undertaken in an acceptable manner in the interests of minimising detrimental effect to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 15** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure high design and place shaping such that appropriate levels of amenity are achievable.

- 16** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 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.

REASON: In the interests of visual amenity

- 17** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the walls or roof slopes of the development hereby permitted

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interests of protecting existing important landscape features.

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