

26th February 2026

Development Management
Wiltshire Council
Submitted via Planning Portal

Land at Foundry Lane, Chippenham, Wiltshire

Section 73 application to vary conditions 1, 2 and 17 of planning consent reference. 19/12100/REM – Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.

PLANNING PORTAL REF: ~~PP~~-14738740

This letter accompanies an application for the approval of Section 73 application to vary conditions 1, 2 and 17 in respect of the planning permission granted under application reference 19/12100/REM – Reserved Matters for 329 dwellings.

The requested amendments to each condition along with justification is as follows –

Requested substitution of plans listed under Condition 1 –

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

- Existing Site Layout (ES1.01) Rev A
- Site Location Plan (SLP.01) Rev A
- Site Layout (SL.01) Rev J1 – Originally Rev J
- ~~Coloured Site Layout (CSL.01) Rev J~~ – Removed in lieu of drawing SL.01 to avoid confusion/duplication
- Materials Layout (ML.01) Rev J – Originally Rev G
- Refuse Strategy Layout (RSL.01) Rev F – Originally Rev E
- Affordable Housing Layout (AHL.01) Rev F
- Adoption Plan (AP.01) Rev E
- Storey Height Plan (SHP.01) Rev F – Originally Rev E
- Phasing Plan (PP.01) Rev D
- Street Scenes (SS.01) Rev D
- Street Scenes (SS.02) Rev E
- Street Scenes (SS.03) Rev C
- Flat Block 1 Floor Plans (FB.01.P1) Rev C
- Flat Block 1 Elevations (FB.01.E1) Rev B
- Flat Block 2 Floor Plans (FB.02.P1) Rev C
- Flat Block 2 Elevations (FB.02.E1) Rev C
- Flat Block 3 Floor Plans (FB.03.P1) Rev C
- Flat Block 3 Elevations (FB.03.E1) Rev C

- Flat Block 4 Ground Floor Plan (FB.04.P1) Rev D
- Flat Block 4 First And Second Floor Plans (FB.04.P2) Rev D
- Flat Block 4 Third Floor Plan (FB.04.P3) Rev D
- Flat Block 4 Front and Rear Facing Elevations (FB.04.E1) Rev E
- Flat Block 4 Side Facing Elevations (FB.04.E2) Rev E
- Flat Block 5 Ground, First and Second Floor Plans (FB.05.P1) Rev C
- Flat Block 5 Third Floor Plan (FB.05.P2) Rev C
- Flat Block 5 Front and Rear Facing Elevations (FB.05.E1) Rev C
- Flat Block 5 Side Facing Elevations (FB.05.E2) Rev C
- Flat Block 6 Floor Plans (FB.06.P1) Rev D – Originally Rev C
- Flat Block 6 Elevations (FB.06.E1) Rev D – Originally Rev C
- Flat Block 7 Floor Plans (FB.07.P1) Rev C
- Flat Block 7 Elevations (FB.07.E1) Rev C
- Flat Block 8 Ground, First and Second Floor Plans (FB.08.P1) Rev C
- Flat Block 8 Third Floor Plan (FB.08.P2) Rev C
- Flat Block 8 Front and Rear Facing Elevations (FB.08.E1) Rev C
- Flat Block 8 Side Facing Elevations (FB.08.E2) Rev C
- Flat Block 9 Floor Plans (FB.09.P1) Rev C
- Flat Block 9 Elevations (FB.09.E1) Rev C
- Flat Block 10 Floor Plans (FB.10.P1) Rev C
- Flat Block 10 Elevations (FB.10.E1) Rev C
- Flat Block 11 Ground and First Floor Plans (FB.11.P1) Rev D
- Flat Block 11 Second Floor Plan (FB.11.P2) Rev D
- Flat Block 11 Front and Rear Facing Elevations (FB.11.E1) Rev E
- Flat Block 11 Side Facing Elevations (FB.11.E2) Rev D
- Flat Block 12 Floor Plans (FB.12.P1) Rev C
- Flat Block 12 Elevations (FB.12.E1) Rev C
- Flat Block 13 Floor Plans (FB.13.P1) Rev C
- Flat Block 13 Elevations (FB.13.E1) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe1) Rev B
- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe1) Rev B
- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe3) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe) Rev D
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe1) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe2) Rev A
- Housetype - Cherry - Floor Plans & Elevations (HT.Cherry.pe) Rev D
- Housetype - Eveleigh - Floor Plans & Elevations (HT.Eveleigh.pe) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe1) Rev B
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe2) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe3) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe5) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe6) Rev A
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe1) Rev D
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe3) Rev B
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe5) Rev A
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe1) Rev C
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe2) Rev D

- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe3) Rev B
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe4) Rev B
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe1) Rev C
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe2) Rev C
- Housetype - Pembroke - Floor Plans & Elevations (HT.Pembroke.pe) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe1) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe2) Rev D
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe3) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe4) Rev A
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe5) Rev C
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe6) Rev B
- Garage - Single- Eaves Fronted (GAR.01.pe) Rev C
- Garage - Twin- Eaves Fronted (GAR.02.pe) Rev C
- Garage – Triple (GAR.03.pe) Rev A
- Bin and Bikes Store - Plans and Elevations (BS.01) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.02) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.03) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.04) Rev C
- Bin and Bikes Store - Plans and Elevations (BS.05) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.06) Rev C – Originally Rev B
- Bin and Bikes Store - Plans and Elevations (BS.07) Rev C – Originally Rev B
- Bin and Bikes Store - Plans and Elevations (BS.08) Rev B
- Landscape Masterplan (2334-LLA-ZZ-00-DR-L- 0001) P07
- Detailed Hard Landscape Proposals - 1 of 10 (2334- LLA-ZZ-00-DR-L-0101) P04
- Detailed Hard Landscape Proposals – 2 of 10 (2334- LLA-ZZ-00-DR-L-0102) P04
- Detailed Hard Landscape Proposals - 3 of 10 (2334- LLA-ZZ-00-DR-L-0103) P04
- Detailed Hard Landscape Proposals - 4 of 10 (2334- LLA-ZZ-00-DR-L-0104) P06
- Detailed Hard Landscape Proposals - 5 of 10 (2334- LLA-ZZ-00-DR-L-0105) P06
- Detailed Hard Landscape Proposals - 6 of 10 (2334- LLA-ZZ-00-DR-L-0106) P06
- Detailed Hard Landscape Proposals - 7 of 10 (2334- LLA-ZZ-00-DR-L-0107) P06
- Detailed Hard Landscape Proposals - 8 of 10 (2334- LLA-ZZ-00-DR-L-0108) P05
- Detailed Hard Landscape Proposals - 9 of 10 (2334- LLA-ZZ-00-DR-L-0109) P11 – Originally P05
- Detailed Hard Landscape Proposals - 10 of 10 (2334-LLA-ZZ-00-DR-L-0110) P04
- Detailed Planting Proposals - 1 of 11 (2334-LLA-ZZ- 00-DR-L-0201) P04
- Detailed Planting Proposals - 2 of 11 (2334-LLA-ZZ- 00-DR-L-0202) P04
- Detailed Planting Proposals - 3 of 11 (2334-LLA-ZZ- 00-DR-L-0203) P04
- Detailed Planting Proposals - 4 of 11 (2334-LLA-ZZ- 00-DR-L-0204) P06
- Detailed Planting Proposals - 5 of 11 (2334-LLA-ZZ- 00-DR-L-0205) P04
- Detailed Planting Proposals - 6 of 11 (2334-LLA-ZZ- 00-DR-L-0206) P05
- Detailed Planting Proposals - 7 of 11 (2334-LLA-ZZ- 00-DR-L-0207) P06
- Detailed Planting Proposals - 8 of 11 (2334-LLA-ZZ- 00-DR-L-0208) P05
- Detailed Planting Proposals - 9 of 11 (2334-LLA-ZZ- 00-DR-L-0209) P05
- Detailed Planting Proposals - 10 of 11 (2334-LLA-ZZ-00-DR-L-0210) P11 – Previously P05
- Detailed Planting Proposals - 11 of 11 (2334-LLA-ZZ-00-DR-L-0211) P04
- Landscape Specification and Details (2334-LLA-ZZ- 00-DR-L-0301) P01
- Open Space and Play Areas Strategy (2334-LLA-ZZ-00-DR-L-0002) P01
- Landscape Management Plan (2334-LLA-ZZ-00- DR-L-0601) P02

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

Requested substitution of plans listed under condition 2 –

The development will be carried out in strict accordance with the following documents:

- Indicative Bird Box / Swift Brick Locations, Drawing No: 14762/P08, Date: November 2022 by Tyler Grange
 - Indicative Bat Box Locations, Drawing No: 14762/P07, Date: November 2022 by Tyler Grange
 - Landscape Specification and Details, Drawing No: 2334-LLA-ZZ-00-DR-L-0301, Revision: P01, Date: 09.06.22 by Liz Lake Associates
 - Landscape Masterplan, Drawing No: 2334-LLA-ZZ-00-DR-L-0001, Revision: P14, Date: 05.12.25 by Liz Lake Associates – Originally P05, Date: 15.11.22
 - Tree Retention and Removal Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by Tyler Grange
 - Tree Protection Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by Tyler Grange
- REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Reason for requested amendments to condition 1 and 2 –

Through the production of detailed drawings for construction purposes it has come to light that the position of the approved balconies to Apartment block 6, if constructed in accordance with the Reserved Matters Consent would fall outside of the consented red line boundary. In order to mitigate this it is necessary to flip Block 6, moving the balconies to the South-West elevation. This results in the relocation of 2no. parking spaces, which are proposed in place of the consented bin store adjacent plot 239 parking space. The existing bin store attached to Apartment Block 10 has therefore been made bigger to combine the 2no. bin stores. We requested that the plans highlighted are substituted as listed in order to capture these amendments.

Requested variation to wording of condition 17 –

Original wording –

“Prior to the occupation of any dwelling hereby approved a plan showing details of road markings (to include a soft kerb line and give way arrangement) at the location known as the “village square” shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before first occupation.”

Requested wording –

Prior to the occupation of any dwelling hereby approved a plan showing details of road markings (to include a soft kerb line and give way arrangement) at the location known as the “village square” shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of 75% of dwellings.

Reason for requested rewording of condition 17 –

Ongoing Ecological issues currently prevent construction of the northern area of the development, including the “village square”. As such the consented plots are being constructed and accessed via the

south of the development. The first area of plots are due to be occupied shortly and therefore it is necessary for the trigger point of condition 17 to be amended in order for occupations to proceed.

Summary

In summary the requested variations to the above conditions are necessary due to unforeseen circumstances and in order to deliver the consented homes, therefore we would appreciate if the Council would look favourably upon the above application.

Yours sincerely
Rachel Whiting
Planning Manager
Vistry Cotswolds