



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00509
Decision Date: 24/04/2026

Applicant:	Ms Catherine Pullan Boundary House, High Street, Winterbourne Bassett, SN4 9QD
Particulars of Development:	Erection of 2no. 3-bed dwellings (Class C3) and associated works
At:	Land adj. Chivers, High Street, Winterbourne Bassett, SN4 9QB

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 before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location Plan; P100; received 26 January 2026

Proposed Block Plan; P101; received 26 January 2026

Proposed Site Plan; P103; received 26 January 2026

Proposed Floor Plans – Plot 1; P104; received 26 January 2026

Proposed Floor Plans – Plot 2; P105; received 26 January 2026

Proposed Elevations – Plot 2; P201; received 26 January 2026

Proposed Elevations – Plot 1; P200; received 26 January 2026

Roof Plan and Visibility Splays; P106; received 26 January 2026

Application form & Certificate; received 26 January 2026

Arboricultural Report: Impact Assessment and Method Statement; Wotton Tree Consultancy; January 2026 ref: WTC_1640.01.rev A revised 25 February 2026

Preliminary Ecological Appraisal Report; Smart Ecology; December 2025, ref: 2025-140; received 26 January 2026

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

- 3** No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, have been submitted to and approved in writing by the local planning authority. The details shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and

viii) measures for the protection of the natural environment.

ix) hours of construction, including deliveries;

x) site layout drawing noting location of areas such as storage, staff parking, loading and unloading etc has been submitted to, and approved in writing by, the local planning authority.

The so-approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the local planning authority.

REASON: To minimise detrimental effects 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.

- 4** No development shall commence until a scheme of soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared and implemented in accordance with BS 8545: Trees – from nursery to independence in the landscape – Recommendations, and BS 4428: Code of practice for general landscape operations (excluding hard surfaces), or any British Standards that replace them.

The submitted details shall include but not be limited to:

(a) a written statement setting out the soft landscaping design objectives and how these will be delivered;

(b) details of all proposed planting, including species, sizes, densities, quantities and locations;

(c) details of planting methods, soil preparation, cultivation, staking, mulching and aftercare;

(d) details of retained trees, hedgerows and other landscape features, including measures for their protection and integration;

(e) an implementation programme, including phasing where relevant.

All soft landscaping comprised in the approved details shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development, whichever is the sooner.

REASON: In the interest of the character and appearance of the area.

- 5** No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and shall be informed by an assessment of the hydrological and hydrogeological context of the site. The scheme shall comply with Wiltshire Council requirements, the National Planning Policy Framework, the Planning Practice Guidance and the Non Statutory Technical Standards for Sustainable Drainage Systems (SuDS).

The submitted details shall include, but not be limited to, the following:

i) information on the design storm periods and intensities, the methods used to delay and control surface water runoff, and the measures proposed to prevent pollution of receiving groundwater and/or surface waters, including evidence that surface water discharge from the site will be restricted to a maximum rate of 1 litre per second;

ii) evidence of a watercourse survey to confirm bed and bank levels, where discharge is proposed to a watercourse;

iii) an updated drainage strategy layout showing proposed cover and invert levels for all drainage network elements, including the outfall location and levels;

iv) cross sections and standard construction detail drawings for all proposed attenuation, conveyance and/or infiltration features and their component elements;

v) a timetable for implementation of the drainage scheme; and

vi) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by a public authority or statutory undertaker, where relevant, or alternative arrangements to secure the operation and maintenance of the surface water drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved surface water drainage scheme. The approved sustainable drainage system shall thereafter be managed and maintained in accordance with the approved management and maintenance plan for the lifetime of the development.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding.

- 6 The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm , if there is or will be a hedgerow adjacent it must be set back 1m behind the splay line, above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

- 7 The development hereby permitted shall not be first brought into use/occupied until the access as shown on the approved drawings, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 8 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 9 No part of the development hereby permitted shall be first brought into use until the parking spaces have been completed in accordance with the details shown on the approved plans. Each plot will be provided with at least one EV charging point. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 10 Prior to occupation/first use of the development hereby permitted, a scheme of ecological enhancement measures shall be submitted to and approved in writing by the local planning authority.

The scheme shall include details of the number, type, design, location, and timing of installation of measures, which may include (but are not limited to) bird nesting features and bat roosting features.

The approved ecological enhancement measures shall be installed prior to first occupation of the development (or, where the development is carried out in phases, prior to first occupation of the relevant phase) and shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

REASON: To provide mitigation/enhancement for biodiversity.

- 11** No building work above ground floor slab level as hereby approved shall commence above ground floor slab level until full details of all materials and finishes to be used for the external walls and roofing of the dwelling have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the so-approved details.

REASON: In the interests of the character and appearance of the area.

- 12** The development will be carried out in strict accordance with the protections and mitigation measures set the following documents:

- Preliminary Ecological Appraisal Report; Smart Ecology; December 2025, ref: 2025-140; received 26th January 2026
- Arboricultural Report: Impact Assessment and Method Statement; Wotton Tree Consultancy; January 2026 (revised 25 February 2026); ref: WTC_1640.01.rev A

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 13** All trees, shrubs and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any tree, shrub or planting which, within a period of ten years from the date of planting, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next available planting season with a specimen of similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the character and appearance of the area.

- 14** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A to H of Part 1 of Schedule 2 to the Order shall be undertaken.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 15** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23“Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals. The scheme shall thereafter be permanently retained in accordance with the details submitted.

REASON: To avoid illumination of and light spill onto sensitive habitats and wildlife and to protect the rural setting.

Informative

- 16** 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

- 17** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

- 18** The application involves creation of a new vehicle access and dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Informative

- 19** 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

- 20** 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

- 21** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

***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
- 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](#)