

In support of a Reserved Matters Planning Application pursuant to Outline Approval (ref. PL/2021/10503) for residential development of land for 9 No. dwellings and associated vehicular access on

Land North of Brick Hill Farm | 48 Bath Road | Warminster |
BA12 8PF

Planning Statement

Document reference

4161 | Planning Statement | PL

Revision history

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PL		09.12.25	Submission	CD	ST
PL	A	15.01.26	Reference to DOC removed	CD	
PL	B	24.03.26	Updated to reflect amended plans	CD	

Status Key F = Feasibility, PL = Planning, BR = Building Regulations, T = Tender, C = Construction, R = Record

Prepared by	Checked by	Prepared for
Charlotte Duff charlotte.duff@boonbrown.com 01935 420 803	Shaun Travers shaun.travers@boonbrown.com 01935 420 803	Greatworth Property Managers Ltd & Horton's Estate Developments Ltd

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1 Introduction

- 1.1 This statement has been prepared on behalf of Greatworth Property Managers Ltd & Horton's Estate Developments Ltd and is in support of a reserved matters application pursuant to outline approval (ref. PL/2021/10503) for residential development of land for 9 No. dwellings and associated vehicular access on land north of Brick Hill Farm, 48 Bath Road, Warminster BA12 8PF.
- 1.2 Outline planning permission ref. PL/2021/10503 was granted on 9th January 2025 for *"Residential development for up to 9 No. dwellings and associated vehicular access"*. All matters were reserved, except for access (Appendix 1).
- 1.3 Condition 1 requires that the reserved matters are applied for within three years (i.e. by 9th January 2028). Condition 2 of the outline permission defines the reserved matters as *"scale, layout, appearance and landscaping"*. Condition 4 defines the approved plans to be complied with at the reserved matters stage.
- 1.4 Several conditions attached to the outline planning permission must be discharged prior to the commencement of development. Information addressing conditions 09, 10, 12, 13, 15, and 16 is provided within a separate Discharge of Conditions application, which is intended to run concurrently with this reserved matters submission.
- 1.5 This planning statement identifies relevant duties, planning policy and other material planning considerations, demonstrating compliance with the Development Plan and the National Planning Policy Framework (NPPF). It should be read in conjunction with the submitted drawings and following supporting documents set out in Table 1 below.

Document	Prepared by
Swept Path Analysis – Plan No. IMA-19-184-015 Access with 26t RCV	IMA Transport Planning Ltd
Arboricultural Impact Assessment and Plan	Clark Landscape Design
Landscape Schedule Specification April 2026	
Plans:	Big Picture Design
13270-001 Site Location Plan.pdf	
13270-002-C Site Plan.pdf	
13270_002_Site Layout (Parameter Plan & RPZ Overlay)	
13270-B1-Boundary Details 1 of 2.pdf	
13270-B2 Boundary Details 2 of 2.pdf	
13270-G1-A-Garages Plots 1-4 Elevations Plans and Section.pdf	
13270-G2-A-Garages Plots 5 and 6 Elevations Plans and Section.pdf	
13270-G3-A-Garages Plot 7 Elevations Plans and Section.pdf	
13270-G4-Garages Plots 8 and 9 Elevations Plans and Section.pdf	
13270-HTS1 Plots 1 2 and 9 Sections.pdf	
13270-HTS2 Plots 3 4 and 6 Sections.pdf	
13270-HTS3 Plots 5 7 and 8 Sections.pdf	
13270-P101-B-Plot 1 Plans.pdf	
13270-P102-A-Plot 1 Elevations.pdf	

13270-P201-B Plot 2 Plans.pdf	Big Picture Design
13270-P202-A Plot 2 Elevations.pdf	
13270-P301-A Plot 3 Plans.pdf	
13270-P302 Plot 3 Elevations.pdf	
13270-P401-A Plot 4 Plans.pdf	
13270-P402 Plot 4 Elevations.pdf	
13270-P501 Plot 5 Plans.pdf	
13270-P502 Plot 5 Elevations.pdf	
13270-P601-A Plot 6 Plans.pdf	
13270-P602 Plot 6 Elevations.pdf	
13270-P701 Plot 7 Plans.pdf	
13270-P702 Plot 7 Elevations.pdf	
13270-P801 Plot 8 Plans.pdf	
13270-P802 Plot 8 Elevations.pdf	
13270-P901-B Plot 9 Plans.pdf	
13270-P902-A Plot 9 Elevations.pdf	
13270-SE1 Street Elevations.pdf	

Table 1: Submitted plans/documents

2 Site & Surroundings

2.1 Location

- 2.1.1 The application site is located on the northwestern edge of Warminster on land east of Bath Road. The site extends 0.49ha in area. The site location is shown outlined in red in Figure 1 below.



Figure 1: Site Location

- 2.1.2 The site is on the urban periphery of Warminster, and its boundaries are mostly formed with tree-lined hedgerows. The western boundary bordering the B3414 (Bath Road) is a key route into the town centre with the A36 (circa 440m north of the site), which links the town to key settlements in the Southwest.
- 2.1.3 To the west and south of the site lies a mix of residential dwellings and agricultural land, to the north lies solely agricultural land and immediately adjoining the site to the east is an orchard. Circa 50m to the east (separated by the orchard) lies Crusader Industrial and Commercial Park.
- 2.1.4 Warminster town centre is easily accessible via public transport, cycling, walking or car. It supports several primary and secondary schools, leisure facilities, places of worship, a post office and public houses along with several supermarkets.
- 2.1.5 The site is currently accessed by the existing access along the south-western corner of the site via the B3414.

2.2 Planning Constraints

- 2.2.1 The site is not within a designated Conservation Area, Green Belt or Area of Outstanding Natural Beauty nor is not subject to any Tree Preservation Orders.
- 2.2.2 There are no listed buildings on or adjacent to the site.
- 2.2.3 The site is within Flood Zone 1.

2.3 Photographs

2.3.1 The character of the application site and its immediate surrounding environs is illustrated by the following photographs.



Photo 1: Ariel photograph of the application site



Photo 2: Southern boundary/access into the application site



Photo 3: Southern boundary of the application site



Photo 4: View looking south of application site



Photo 5: View looking north of application site



Photo 6: Access into application site. View looking south to north



Photo 7: Access into application site. View looking north to south

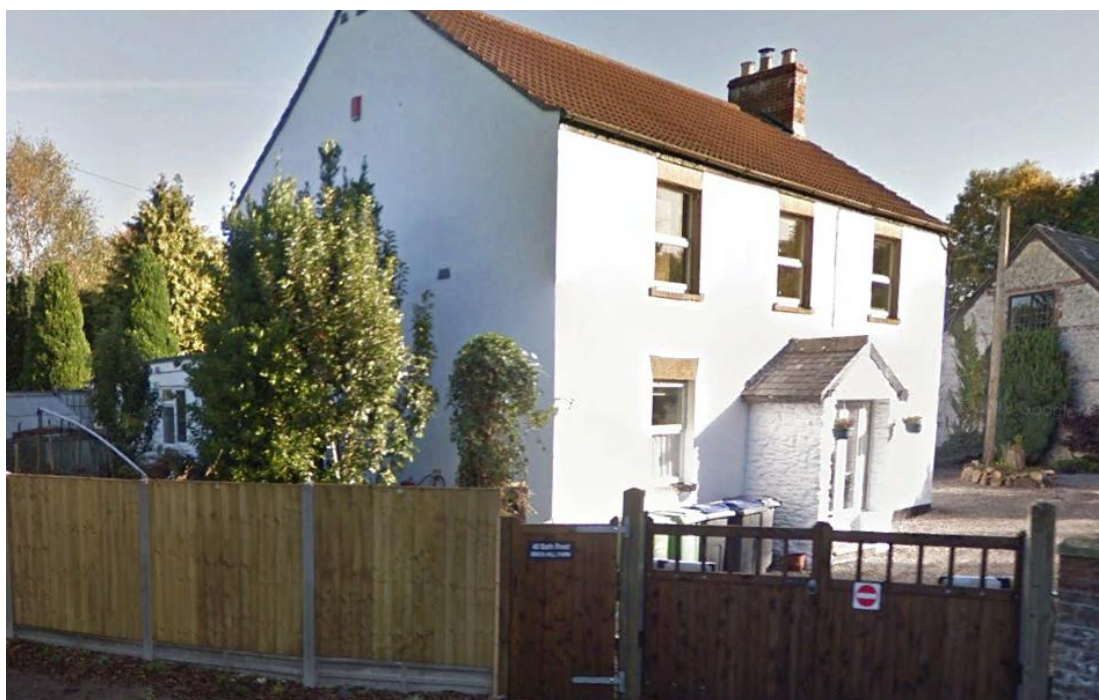


Photo 8: Residential dwelling 50m south of application site



Photo 9: Residential dwelling 270m north of application site



Photo 10: Crusader Industrial and Commercial Park 50m east of application site

3 Planning History

3.1 Relevant Planning History

3.1.1 The relevant planning history of the site is summarised in the table below:

Planning Reference	Description	Decision
PL/2021/10503	Residential development for up to 9 No. dwellings and associated vehicular access.	Approved – 9 th January 2025
18/02774/FUL	Construction of Six Dwellings. Private Road with Gated Access	Refused -3rd August 2018.
17/01553/FUL	Conversion of old cow barn into single-storey dwelling	Approved with Conditions – 1st August 2017
W/81/00391/HIS	Change of use of existing buildings from garage/workshop/storage to preparation area for fresh and frozen foods	Refused – 27th May 1981.
W/81/00379/HIS	Conversion of storage shed and old farm buildings into one dwellinghouse	Approved – 27th May 1981

3.2 Planning Approval Ref. PL/2021/10503

3.2.1 Outline planning permission ref. PL/2021/10503 was granted on 9th January 2025 for the “Residential development for up to 9 No. dwellings and associated vehicular access” on the subject site. All matters were reserved, except for access. Condition 5 states: “The development will be carried out in strict accordance with the following documents: Parameters Plan. DWG: 4161-BB-XX-XXX -DR-A-SK03 Rev A. Boon Brown (27/01/2023).”



Figure 1: Parameters Plan. DWG: 4161-BB-XX-XXX -DR-A-SK03 Rev A.

3.3 Other Relevant Planning Application

3.3.1 Applications relating to adjacent land:

3.3.2 Planning Ref. 15/01800/OUT (Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road) was approved in December 2020 for:

"Demolition of a series of agricultural sheds and one residential dwelling and the delivery of up to 1,000 dwellings (Class C3); a local centre of 0.56ha (to accommodate commercial development falling under Use Classes A1-A5, C2, C3 and D1); an employment area of 5.6 hectares (to accommodate various businesses falling under Use Classes B1, B2 and B8); a primary and part-secondary school (Use Class D1); formal and informal recreational open space including children's play areas, allotments and changing facilities; car parking; hard and soft landscaping including a noise bund along part of the western boundary; stormwater attenuation ponds; foul and surface water drainage infrastructure; and provision of road access infrastructure to include roundabout accesses on Bath Road and Victoria Road".



Figure 5: Approved master plan

3.3.3 Subsequent to outline approval, various discharges of conditions and reserved matters have been approved by Wiltshire Council. The development is currently under construction.

Wiltshire Council

Search results

Article format

Search again

 Planning Applications (15)

Name ↕	Address ↕	Proposal ↕	Valid Date ↕	Decision Notice S... ↕	Status ↕
15/01800/OUT	Land at the proposed ... North of Victoria Roa... Comprising approx. 8... Warminster Wiltshire	Demolition of a series ...	25/02/2015	15/12/2020	Closed
PL/2025/04323	Phase 4, Jubilee Gard...	Approval of Reserved ...	02/06/2025		Under Consultation
PL/2025/05783	Phase 3, Jubilee Gard...	Discharge of conditio...	14/07/2025	22/09/2025	Closed
PL/2022/08898	Land at the proposed ...	Application for the Ap...	16/11/2022	21/05/2024	Closed
PL/2025/05242	Phase 3 at Jubilee Gar...	Partial discharge of co...	16/07/2025	05/08/2025	Closed
PL/2024/09870	Land at the proposed ...	Application for the Ap...	20/11/2024	15/05/2025	Closed
PL/2024/03667	Land at the West War...	Approval of Reserved ...	07/05/2024	12/12/2024	Closed
PL/2025/04301	Jubilee Gardens, War...	Partial Discharge of c...	09/05/2025	08/07/2025	Closed
PL/2025/02069	Jubilee Gardens, Wes...	Discharge of conditio...	27/02/2025	31/03/2025	Closed
PL/2021/07207	Land North of Victoria...	Application for the Ap...	19/07/2021	04/05/2022	Closed

Figure 5: Planning register results relating to Planning Ref. 15/01800/OUT.

4 The Proposed Development

This section describes in detail the reserved matters proposals within the scope of the outline permission.

4.1 Reserved Matters Application

- 4.1.1 This application seeks approval of the “reserved matters” relating to the appearance, landscaping, layout and scale of a development of 9 No. dwellings and associated vehicular access pursuant to condition 1 of the outline permission.
- 4.1.2 The outline permission also approved vehicular access into the site from Bath Road (approved plan No. Dwg No. 012 rev A), which is incorporated within this Reserved Matters application. All other matters were reserved for further approval at the reserved matters stage and now form the subject of this application.
- 4.1.3 Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines the reserved matters as follows:

“Appearance’: the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

‘Landscaping’: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

‘Layout’: the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.

‘Scale’: the height, width and length of each building proposed within the development in relation to its surroundings.”

- 4.1.4 The reserved matters application proposes the following development:

4.2 Appearance, Layout and Scale

- 4.2.1 The scheme comprises 3 No. five-bedroom, 3 No. four-bedroom and 3 No. three-bedroom, detached houses. Dwellings are proposed within the development area shown on the Parameter Plan (DWG: 4161-BB-XX-XXX -DR-A-SK03 Rev A), as approved by condition 5 of the outline permission (ref. PL/2021/10503).

Land North of Brick Hill Farm Schedule

Housetype	Type	m2	Sqft
Plot 1	5 bed 9 person 2.5 st. house	161.6	1739.5
Plot 2	5 bed 9 person 2.5 st. house	161.6	1739.5
Plot 3	3 bed 6 person 2.5 st. house	134.6	1448.8
Plot 4	3 bed 6 person 2.5 st. house	127.5	1372.4
Plot 5	4 bed 7 person 2 st. house	135.3	1456.4
Plot 6	3 bed 6 person 2.5 st. house	127.5	1372.4
Plot 7	4 bed 7 person 2 st. house	135.3	1456.4
Plot 8	4 bed 7 person 2 st. house	135.3	1456.4
Plot 9	5 bed 9 person 2.5 st. house	161.6	1739.5
Total =		Total =	1280.3 13781.1

Figure 6: Proposed housing schedule

4.2.2 The proposed layout incorporates a central street addressed by wide-fronted buildings with pronounced eaves to establish a traditional and robust street presence. The design of the proposed buildings has been developed to create a unified architectural statement that responds appropriately to the location, local context, and principles of sustainable design. The proposed layout is illustrated at Figure 7 below.



Figure 7: Proposed layout

4.2.3 The proposed buildings use traditional materials, careful detailing, and sympathetic massing, ensuring the new dwellings reflect the character of the area. Principal elevations are proposed in brick or stone, under slate or red pantile roofs, referencing materials typical of nearby streets.

4.2.4 The design rationale is explained fully within Section 7 of this statement.

4.3 Landscaping

4.3.1 Landscaping is proposed as part of the reserved matters proposals, in accordance with the Parameter Plan. In summary, this includes:

- Maintain the existing hedgerows to reflect the existing landscape character
- The northern boundary to the residential area will be defined by 58m of new native species hedgerow
- The higher ground to the north to be planted up as 'wood pasture' with a mix of Oak and Lime species. A mown path will meander through the area for easier access to local residents.
- The entrance to the site will be planted with three Oak trees

4.4 Compliance with Outline Consent

4.4.1 The original outline planning consent was subject to 17 conditions.

4.4.2 The following section of this statement demonstrates how the matters reserved by the outline permission are complied with by the development proposal.

4.4.3 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.

4.4.4 [Commentary: The proposed Reserved Matters Application is submitted prior to the expiration of three years from the date of the approval of reserved matters hereby applied for \(i.e. by 9th January 2028\).](#)

- 2 No development 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.

4.4.5 [Commentary: This application contains all details of the reserved matters \(i.e. the appearance, landscaping and scale of the development\).](#)

- 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.

4.4.6 [Commentary: This application contains all details of the reserved matters \(i.e. the appearance, landscaping and scale of the development\) and is made within three years from the date of the outline permission \(i.e. by 9th January 2028\).](#)

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

- Site Location Plan, Dwg No. 4161-BB-XX-XXX-DR-A-PL01 rev. D
- Illustrative Overlay of Development Access and WWUE Roundabout, Dwg No. 014
- Proposed Site Access, Dwg No. 012 rev A

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

4.4.7 [Commentary: The reserved matters application hereby submitted accords fully with the site location, illustrative overlay and site access plans submitted with the outline application \(in relation to matters approved by the outline application i.e. site location and access only\).](#)

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

- Parameters Plan. DWG: 4161-BB-XX-XXX-DR-A-SK03 Rev A. Boon Brown (27/01/2023)

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

4.4.8 [Commentary: The reserved matters application hereby submitted accords fully with the parameters plan submitted with the outline application \(in relation to development area approved by the outline application\).](#)

6 No part of the development shall be first occupied, until the visibility splays shown on the approved plans (2.4m x 160m in north-west direction and 2.4m x 151m in the south-west direction) have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

4.4.9 [Commentary: This condition requiring that the visibility splays to be provided prior to the occupation of the dwellings and kept clear of obstruction is noted and will be complied with.](#)

7 No part of the development hereby permitted shall be first occupied until the site junction has been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

4.4.10 [Commentary: This condition requiring that the site access to be completed prior to the occupation of the dwellings is noted and will be complied with.](#)

8 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before occupation, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

4.4.11 [Commentary: This condition requiring that the footpath and carriage ways be consolidated and surfaced to be to be will be complied with.](#)

- 9 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall be constructed and laid out in accordance with the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner

4.4.12 [Commentary: Details relating to highway infrastructure have been submitted for consideration under a separate Discharge of Conditions application.](#)

- 10 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

4.4.13 [Commentary: Details relating to the proposed mitigation package addressing the additional nutrient input is submitted for consideration under a separate Discharge of Conditions application.](#)

- 11 The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

4.4.14 [Commentary: This condition requiring the submission of a water efficiency report is noted. A separate discharge of condition application will be submitted in due course, providing such details for written approval by the LPA.](#)

- 12 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase in accordance with measures outlined in Section 5 of the Ecological Assessment (Greenwood Ecology, November, 2021) and Confidential Annex letter (Greenwood Ecology, Ref: 2020#027.2#BB), including but not necessarily limited to, the following:

(a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

(b) Working method statements for protected/priority species, such as badger, nesting birds and

(c) reptiles.

(d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

(e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

(f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

4.4.15 [Commentary: Details relating to the Construction Environmental Management Plan \(CEMP\) is submitted for consideration under a separate Discharge of Conditions application.](#)

- 13 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature (Wildlife Enhancement Zone, Hedgerow, bat and bird boxes) within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

4.4.16 [Commentary: Details relating to the Landscape and Ecology Management Plan \(LEMP\) is submitted for consideration under a separate Discharge of Conditions application.](#)

- 14 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

4.4.17 [Commentary: This condition concerning external lighting is noted and will be complied with.](#)

- 15 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: 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.

4.4.18 [Commentary: Details relating to the proposed surface water are submitted for consideration under a separate Discharge of Conditions application.](#)

- 16 No development shall commence on site until details of the works for the disposal of sewerage (including the point of connection to the existing public sewer where necessary) have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: 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 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.

4.4.19 [Commentary: Details relating to the proposed disposal of foul sewerage are submitted for consideration under a separate Discharge of Conditions application.](#)

- 17 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme to be agreed in writing with the Local Planning Authority.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which 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.

All hard landscaping shall also 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 and to ensure that the site is satisfactorily landscaped in order to support protected species and their habitats.

4.4.20 [Commentary: This condition concerning the implementation of the approved landscaping scheme is noted and will be complied with.](#)

5 Planning Policy

5.1 Introduction

- 5.1.1 Applications for planning permission must be determined in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In instances where there are no relevant development plan policies, or the policies which are most important for determining an application are out-of-date, permission should be granted unless the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.
- 5.1.2 For planning purposes, the application site is located within Area South of the recently established Somerset Council. Formerly South Somerset, the relevant Development Plan Documents remain the South Somerset District Local Plan 2006 - 2028 (adopted 2015) and the saved policies/allocation from the South Somerset Local Development Framework 1998. There is no made Neighbourhood Plan.

5.2 Wiltshire Core Strategy (Adopted 2015)

- 5.2.1 For the purposes of determining the current application, the Development Plan is the Wiltshire Core Strategy adopted 20th January 2015, West Wiltshire District Plan 1st Alteration (2004), Saved Policies of the West Wiltshire Leisure and Recreation Development Plan Document (2009), Wiltshire & Swindon Waste Core Strategy, Wiltshire Housing Site Allocations Plan adopted February 2020 and Warminster Neighbourhood Plan made November 2016. The relevant policy and material considerations are referred to below.
- 5.2.2 The Local Plan policies of particular relevance to this proposal are summarised below.
- Policy CP1: Settlement Strategy
- 5.2.3 Policy CP1 identifies the settlements where sustainable development will take place. The town of Warminster is identified as a 'Market Town' and further states that *'Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities'*.
- Policy CP2: Delivery Strategy
- 5.2.4 Policy CP2 seeks to deliver development in the most sustainable manner with 42,000 homes to be developed in sustainable locations, against which the land supply will be assessed.
- Policy CP3: Infrastructure Requirements
- 5.2.5 Policy SS6 outlines the Council's policy with regard to developer contributions, CIL and Section 106 agreements.
- Policy CP31: Warminster Area Strategy
- 5.2.6 Policy CP31 states that development in Warminster should be in accordance with the Settlement Strategy set out in Policy CP1.

Policy CP43: Affordable Housing Zones: Warminster CP

- 5.2.7 Policy CP43 seeks to provide *'On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone...'* as identified on Wiltshire's interactive planning policies map.

Policy CP45: Meeting Wiltshire's Housing Needs

- 5.2.8 Policy CP45 requires *'New housing to be well designed to address local housing need incorporating a range of different types, tenures and sizes of home to create mixed and balanced communities...'*

Policy CP51: Landscape

- 5.2.9 Policy CP51 states development proposals *'should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible...'*

Policy CP52: Green Infrastructure

- 5.2.10 Policy CP52 states development proposals should make provision for the retention and enhancement of Wiltshire's green infrastructure network.

Policy CP57: Ensuring High-Quality Design and Place Shaping

- 5.2.11 Policy CP57 requires that all developments are of a high standard of design.

Policy CP58: Ensuring Conservation of the Historic Environment

- 5.2.12 Policy CP58 states *'Development should protect, conserve and where possible enhance the historic environment...'*

Policy CP62: Development Impacts on the Transport Network

- 5.2.13 Policy CP62 requires:

'Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages...'

5.3 West Wiltshire District Plan 1st Alterations (2004): Appendix D's saved policies:

- 5.3.1 The policies of particular relevance to this proposal are summarised below:

Policy C40: Tree Planting

- 5.3.2 Policy C40 states:

"In seeking to conserve the character and appearance of an area, trees of visual amenity value will be retained, particularly within conservation areas, and Tree Preservation Orders will be made to protect the important individual or groups of trees where appropriate..."

5.4 Warminster Neighbourhood Plan (2016)

- 5.4.1 The Warminster Neighbourhood Plan was made in November 2016. The Neighbourhood Plan, which spans the period up to 2026. The overarching theme of the neighbourhood plan is to create a place to live, work and enjoy.

Policy L1: Design

- 5.4.2 Policy L1 states *"The design and layout of the West Urban Extension and other new developments are encouraged to reflect the principles outlined in the Building for Life 12 industry standard"*.

Policy E5: Surrounding environment

- 5.4.3 Policy E5 states *"New developments should respect local character. The provision of green space that enhances its surroundings will be supported. Improvements to the natural environment, green space and biodiversity will be supported"*.

5.5 Other Material Considerations

- 5.5.1 The following material considerations are also of relevance.

5.6 National Planning Policy Framework (December 2024)

- 5.6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and explains how these are expected to be applied. Paragraph 7 explains that the purpose of the planning system is to contribute towards the achievement of sustainable development.
- 5.6.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development when the development plan is absent, silent or relevant policies are out-of-date, meaning that planning permission should be granted unless: i) the proposal impacts on areas/assets of particular importance which justifies refusal; or ii) ...*"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"*.
- 5.6.3 The NPPF (paragraph 39) makes it clear that local planning authorities should approach decisions on planning applications in a positive and creative way. They should seek to approve applications for sustainable development.
- 5.6.4 Paragraph 116 states that development *"should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*.
- 5.6.5 Chapter 12 of the NPPF places a strong emphasis on good design. The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning process should seek to achieve, with good design being a key aspect of sustainable development, as confirmed in paragraph 131. Paragraph 135 states that planning decisions should ensure that developments function well, are visually attractive as a result of good architecture and landscaping, are sympathetic to local landscape character and create places that are attractive places to live, work and visit.

5.7 National Planning Practice Guidance (PPG)

- 5.7.1 National Planning Practice Guidance (PPG) is an online resource of detailed policy guidance provided by the Ministry of Housing, Communities and Local Government. Along with the NPPF (National Planning Policy Framework), PPG sets out how the government envisages the day-to-day working of the planning system in England to operate.

5.8 Other Relevant Documents

Emerging Local Plan

- 5.8.1 The Council's draft Wiltshire Local Plan (WLP) is a material consideration but carries limited weight at this stage. The WLP is currently at examination stage but currently its policies are only considered to possess limited weight. However, as the plan progresses through examination and any objections or concerns are resolved, the weight able to be given to the emerging policies can increase (with some policies gaining weight before others depending on unresolved objections and consistency with the NPPF). At the time of writing the policies relevant to the current proposal are:

- Policy 1 – Settlement Strategy
- Policy 2 – Delivery Strategy
- Policy 4 – Addressing Climate Change
- Policy 5 - Securing infrastructure provision from new development
- Policy 58 - Warminster Market Town
- Policy 78 - Meeting Wiltshire's housing needs
- Policy 90 - Woodland, hedgerows, and trees
- Policy 91 - Conserving and enhancing Wiltshire's landscapes
- Policy 98 - Ensuring high quality design and place shaping

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

- 5.8.2 This document presents Wiltshire Council's car parking strategy which forms part of the Wiltshire Local Transport Plan (LTP3) 2011-2026. It provides a high-level policy position on a number of factors which includes residential car parking standards which are as follows:

Table 7.1 Proposed Minimum Parking Standards (Allocated Parking)	
Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Figure 10: Car Parking Standards – Appendix 1 Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

6 Planning Considerations

The following sections of this statement demonstrate how the proposed development complies with the aforementioned planning policy. The main issues relevant to the proposal are dealt with in turn.

6.1 Principle of Development

- 6.1.1 The outline permission has established the principle of development for up to nine dwellings and associated vehicular access.

6.2 The Reserved Matters

- 6.2.1 The following sections of this statement explain how the detailed proposals address the matters reserved by the outline permission to be considered at this stage.

6.3 Appearance, Scale and Layout

- 6.3.1 The design of the appearance, scale, and layout for the proposed development aligns with the Parameters Plan provided at the outline application stage. The details submitted address the requirements of conditions 02 and 03 of the outline approval.
- 6.3.2 The design of the proposed buildings has been developed to create a unified architectural statement that responds appropriately to the location, local context, and principles of sustainable design. A detailed context study has identified a diverse architectural setting encompassing historic cottages, larger Victorian detached properties, and areas of twentieth-century suburban expansion. The development draws on this variety while ensuring a coherent and site-specific identity.
- 6.3.3 The scheme comprises nine detached houses. The buildings are two storeys to the eaves, with some incorporating additional accommodation within the roof space. The use of traditional materials, careful detailing, and sympathetic massing ensures the new dwellings reflect the character of the area.
- 6.3.4 The aesthetic approach takes inspiration from traditional dwellings in the locality, extracting key forms and details from the surrounding context. Principal elevations are proposed in brick or stone, under slate or red pantile roofs, referencing materials typical of nearby streets. Distinctive brick or stone detailing around windows and doors introduces visual interest and helps define a strong identity for the development.
- 6.3.5 Wide-fronted buildings with pronounced eaves are used to establish a traditional and robust street presence. Occasional dormers are introduced to break up rooflines and add architectural variety. Render is applied selectively to secondary elevations to punctuate the street scene and enrich the architectural composition. Traditional door canopies further reinforce the vernacular character.
- 6.3.6 Window proportions echo those of existing buildings in the area, strengthening the traditional aesthetic while maximising natural light and supporting sustainable design objectives. Eaves heights, roof pitches, and overall building proportions have been carefully calibrated to sit comfortably within the local context.
- 6.3.7 The scale and massing of the proposed homes have been designed to be comparable with neighbouring buildings, ensuring a harmonious visual relationship. The orientation of the dwellings—typically presenting their wider elevations to the street—helps create a strong sense of enclosure and coherent street form. Many dwellings include subservient rear projections, maintaining a clear hierarchy of built elements. Front doors face the street, and the larger house types incorporate symmetrical arrangements of windows and doors to reinforce a balanced and traditional composition.

- 6.3.8 All dwellings exceed the requirements of the Department for Communities and Local Government document 'Technical housing standards – nationally described space standard'.
- 6.3.9 The proposed layout replicates the approved access arrangements from Bath Road. The internal road layout has been designed with suitable visibility, width and alignment such that there will be no detrimental impact upon all users of the highway. The internal layout has been designed to accommodate emergency and refuse vehicles. All dwellings have rear access allowing easy delivery of waste and recycling bins to the kerb for collection.
- 6.3.10 Having regard to the above, the proposed appearance, scale, and layout will result in a well-designed and visually appealing development that establishes a distinct sense of place, while also being functional, inclusive, and accessible. Consequently, it is considered that the proposal is accords with Policies CP45, CP51, CP52, and CP57 of the adopted Wiltshire Core Strategy; Saved Policy C40 of the West Wiltshire District Plan 1st Alterations; Policies L1 and E5 of the made Warminster Neighbourhood Plan; as well as relevant provisions within the NPPF.

6.4 Landscaping

- 6.4.1 The proposed landscaping follows the Parameters Plan from the outline stage and addresses conditions 02 and 03 of the outline approval. The landscaping measures include:
- Maintain the existing hedgerows to reflect the existing landscape character. Where necessary, new planting will be added to thicken up the hedgerow. This will be linked to the coppicing of any dead Elms.
 - The northern boundary to the residential area will be defined by 58m of new native species hedgerow with a double staggered row of native species mix of Hawthorn, Hazel, Field Maple, Dogwood, Guelder Rose and Holly.
 - The area of higher ground to the north will be planted up as 'wood pasture' with a mix of Oak and Lime species underplanted with a native species meadow mix appropriate for the local soils. A mown path will meander through the area for easier access to local residents.
 - The entrance to the site will be planted with three Oak trees planted into meadow planting, as above, cut twice annually.
- 6.4.2 For further details on the proposed landscape measures, please refer to the accompanying "*Landscape Proposals, Planting Schedule and Specification*" and "*Arboricultural Impact Assessment – Addendum*" prepared by Clark Landscape Design.
- 6.4.3 Having regard to the above, the proposed landscaping accords with Policies CP50, CP51, CP52 of the Wiltshire Core Strategy, Saved Policy C40 of the West Wiltshire District Plan, Policy E5 of the Warminster Neighbourhood Plan, and relevant NPPF content, resulting in a well-designed and attractive development.

6.5 Highway Infrastructure

- 6.5.1 Vehicular access is proposed via an upgraded access from Bath Road in the position of the existing access, which has been approved by the outline permission (condition 04) as suitable to serve the development of the proposed 9 No. dwellings, along with the existing dwelling to the south-east. The approved access is shown on approved Dwg No. 012 rev A) and is replicated in this reserved matters application.
- 6.5.2 Storage for refuse and recycling bins is provided within the rear gardens of each property, all of which have rear access allowing easy delivery of waste and recycling bins to the kerb for collection. Plan no. IMA-19-184-015 demonstrates that suitable turning space has been provided for refuse and recycling lorries.

- 6.5.3 Dedicated private parking is provided for each dwelling to the side on private driveways and in detached garages. Electric vehicle charging points are provided for each dwelling. In total, the scheme provides 29 No. car parking spaces (including garage spaces). Plots 1 and 2 are provided with 4 No. spaces each and Plots 3 – 9 are provided with 3 No. spaces each. 2 No. general visitor spaces are also proposed. Cycle parking is provided in garages. The proposed parking provision complies with the minimum (allocated) parking standards set out in the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy.
- 6.5.4 Having regard to the above, the details submitted concerning highway infrastructure are considered acceptable and therefore the proposal accords with Policies CP60, CP11 and CP62 of the adopted Wiltshire Core Strategy and relevant content of the NPPF.

6.6 Heritage

- 6.6.1 The site is not considered to have any impact upon any heritage assets or their setting. There are no Listed buildings on or within the vicinity of the site. Nonetheless, during the course of the outline application, the Council's Archaeologist identified the need for an archaeological evaluation for the site and subsequently approved a Written Scheme of Investigation.
- 6.6.2 As set out within the Council's officer's report considering the outline planning application *"...The trial trench evaluation has provided representative coverage across the site. The results from the work provided no evidence for important pre-modern activity within the proposed application area. A single ditch represented the only clear archaeological feature exposed, with this dated to the post-medieval period and likely related to the current field pattern. Two further undated features were recorded and are considered, on balance, to be of likely natural origin.*
- Following the submission of this report it is clear that there are no archaeological constraints relating to the proposed development and the Council's archaeologist no longer raises any objection to the approval of this application."*
- 6.6.3 This assessment of heritage impact applies equally to the reserved matters application. As such, it is considered that the proposed development would not cause any harm to any heritage assets and is therefore in accordance with adopted Policy CP58 of the Wiltshire Core Strategy and relevant provisions of the NPPF.

7 Conclusion

- 7.1 This statement is in support of a reserved matters application pursuant to outline approval (ref. PL/2021/10503) for residential development of land for 9 No. dwellings and associated vehicular access on land north of Brick Hill Farm, 48 Bath Road, Warminster BA12 8PF.
- 7.2 This Planning Statement demonstrates that the reserved matters proposals in relation to the layout, scale, appearance and landscaping of the 9 No. dwellings and associated works accord fully with the scope of development and parameters established by the outline permission and the relevant provisions of the Development Plan and NPPF.
- 7.3 All other matters reserved for further approval via the imposition of conditions upon the outline permission will be discharged in due course at the appropriate time.
- 7.4 Having regard to the above, it is respectfully contended that reserved matters approval is granted '*without delay*'.

8 Appendix 1 – Outline Approval



Approval of Outline Planning Permission (Some Matters Reserved) with Conditions

Application Reference Number: PL/2021/10503

Decision Date: 09 January 2025

Applicant: Greatworth Property Managers Ltd & Horton's Estate
Developments Ltd
C/o Agent

Particulars of Development: Residential development for up to 9 No. dwellings and
associated vehicular access.

At: Land North of Brick Hill Farm, 48 Bath Road,
Warminster, BA12 8PF

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:

Conditions: (17)

- 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 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.

Informative Note to the above condition on landscaping - a detailed planting plan setting out species, planting locations, densities, and specification (to National Plant Specification) and all tree pits shall be sized to provide enough soil volume for the tree species specified to allow it to reach its mature spread and height (as required in the Wiltshire Design Guide Supplementary Planning Document). The landscaping scheme shall also include an up to date Arboricultural Impact Assessment and a Tree Protection Plan, prepared by a qualified Arboriculturalist and in accordance with BS5837:2012.

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/documents:

- Site Location Plan, Dwg No. 4161-BB -XX -XXX -DR-A-PL01 rev. D
- Illustrative Overlay of Development Access and WWUE Roundabout, Dwg No. 014
- Proposed Site Access, Dwg No. 012 rev A

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

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

- Parameters Plan. DWG: 4161-BB-XX-XXX -DR-A-SK03 Rev A. Boon Brown (27/01/2023)

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

- 6 No part of the development shall be first occupied, until the visibility splays shown on the

approved plans (2.4m x 160m in north-west direction and 2.4m x 151m in the south-west direction) have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

- 7 No part of the development hereby permitted shall be first occupied until the site junction has been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before occupation, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

- 9 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, swept paths, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall be constructed and laid out in accordance with the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner

- 10 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Informative Note to the above condition: Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. Any alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

- 11 The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Informative Note to the above condition: A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

- 12 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase in accordance with measures outlined in Section 5 of the Ecological Assessment (Greenwood Ecology, November, 2021) and Confidential Annex letter (Greenwood Ecology, Ref: 2020#027.2#BB), including but not necessarily limited to, the following:
- (a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - (b) Working method statements for protected/priority species, such as badger, nesting birds and
 - (c) reptiles.
 - (d) Work schedules for activities with specific timing requirements in order to

avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

(e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

(f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 13 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature (Wildlife Enhancement Zone, Hedgerow, bat and bird boxes) within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 14 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 15 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface

water drainage has been constructed in accordance with the approved scheme.

REASON: 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.

Informative Note to the above condition: The applicant is required to evidence the following as part of the discharge of the condition:

- In accordance with Wiltshire Council's betterment policy, the developer shall evidence how the post-development discharge rates for this greenfield development shall deliver a lower discharge rate betterment on pre-development discharge rates, when tested on the 1 in 1, 30 & 100+climate change event.
- The applicant must demonstrate pluvial surface water flood risk has been considered, and mitigated within the drainage strategy.
- The applicant must submit detailed cross and long section drawings of each of the SuDS features proposed, including the permeable paving.
- The applicant must provide a detailed overland exceedance flow path drawing, demonstrating exceedance is managed onsite, mitigating flood risk to people and property.
- The applicant must provide a construction management plan, detailing how pollution to groundwater and flood risk to people and property will be mitigated
- The applicant must provide a maintenance plan for the surface water drainage system, including SuDS, detailing who will be responsible for maintenance, and the frequency of maintenance.

- 16 No development shall commence on site until details of the works for the disposal of sewerage (including the point of connection to the existing public sewer where necessary) have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: 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 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.

- 17 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner, or in

accordance with a programme to be agreed in writing with the Local Planning Authority.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which 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.

All hard landscaping shall also 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 and to ensure that the site is satisfactorily landscaped in order to support protected species and their habitats.

Informatives: (4)

- 18 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.
- 19 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.

- 20 The attention of the applicant is drawn to the contents of the correspondence provided by the Councils Land Drainage officer when generating the necessary level of detail to resolve the surface water SUDs strategy.
- 21 The applicant should note that Wessex Water have advised that the site is crossed by an existing 300mm public water main. Wessex Water will not permit any build over or build near to this significant asset. Wessex Water also oppose to any building or structures within 5 metres either side of the public water main. This includes the siting of attenuation ponds and pumping stations.

The 300mm public water main must be accurately located and plotted on site to fully inform any REM submission. The proposed detailed layout submitted at REM stage must clearly allow for these easements on both sides of the water main or a water main diversion will be required. More information can be found on the Wessex Water website.

The applicant must obtain the written consent to cross 3rd party land to connect into the existing sewers.

The applicant must also obtain an agreement with the local statutory sewerage undertaker to agree a discharge rate for both the foul and surface water; and liaise and agree with the respective sewerage undertaker with regard to any on-site pump station, with the full understanding of the pump station adoption and the responsibilities for its performance and maintenance for the lifetime of the housing development.

Parvis Khansari ~ Corporate Director, Place

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

info@boonbrown.com

www.boonbrown.com

Motivo | Alvington | Yeovil | BA20 2FG

Tunstall Hall | Bernay's Grove | London | SW9 8DF

boon brown