

**The Town and Country Planning Act 1990**  
**Notice of Approval of Reserved Matters**  
**Application Reference Number: PL/2023/10561**  
**Decision Date: 01 August 2024**

**Applicant:** GreenSquareAccord  
178 Birmingham Road, West Bromwich, B70 6QG

**Particulars of Development:** Approval of reserved matters (access, appearance, layout, scale and landscaping) following outline consent 19/02147/OUT for the residential development comprising 26no. units with associated car parking, access, internal roads, public open space (including retention of the existing WWII Pill Box), landscaping, drainage and other associated infrastructure

**At:** Land North of St George's Road, Semington, Trowbridge, Wiltshire, BA14 6JN

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

**Conditions: (10)**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - Dwg Ref: 22-010-St\LocA - Site Location Plan
  - Dwg Ref: 22-010-PL\SL100 rev: E - Site Layout Plan
  - Dwg Ref: 22-010-PL\SL101 rev: B - Tenure Plan
  - Dwg Ref: 22-010-PL\SL102 rev: A - Land Use Plan
  - Dwg Ref: 22-010-SK\SL103 rev: A - Material Plan
  - Dwg Ref: 22-010-PL\SL104 rev: D - Site Layout Drainage Plan
  - Dwg Ref: 22-010-SK\SL106 rev: A - EV Charging Plan
  - Dwg Ref: 22-010-SK\SL107 rev: C - Refuse Storage and Collection Points
  - Dwg Ref: 22-010-PL700 rev: A - B653 Plot 1-2 Elevations and Floor Plans
  - Dwg Ref: 22-010-PL701 rev: B - Aston – AS Plot 7-8, Elevations and Floor Plans
  - Dwg Ref: 22-010-PL711 - Aston – AS Plot 9-10, Elevations and Floor Plans
  - Dwg Ref: 22-010-PL702\H727A rev: B - H727A Plots 5-6 Elevations and Floor Plans

#### Plans

- Dwg Ref: 22-010-PL703 rev: B - B466 Plots 3-4 Elevations and Floor Plans
- Dwg Ref: 22-010-PL704 rev: A - Elkstone Plots 11, 14 Elevations and Floor Plans
- Dwg Ref: 22-010-PL705 rev: B - Ebley Plots 12-13 Elevations and Floor Plans
- Dwg Ref: 22-010-PL706\H727C rev: B - H727C Plots 15-16 Elevations and Floor Plans
- Dwg Ref: 22-010-PL707/H867 rev: A - H867 Plots 17-18 Elevations and Floor Plans
- Dwg Ref: 22-010-PL708/H727A rev: B - H727A Plots 21-26 Floor Plans
- Dwg Ref: 22-010-PL709 rev: B - H727A Plots 21-26 Elevations
- Dwg Ref: 22-010-PL710/H867 rev: A - H867 Plots 19-20 Floor Plans and Elevations
- Dwg Ref: 22-010-PL\SL300 rev: B - Site Sections
- Dwg Ref: 22-010-PL\SL301 rev: B - Site Sections
- Dwg Ref: 6091-SK04 rev: F - Indicative Levels Plan
- Dwg Ref: 6091-C-100 rev: C - Highway Layout
- Dwg Ref: 6091-C-101 rev: E - Junction Visibility Splays
- Dwg Ref: 6091-C-103 rev: E - Refuse Tracking Site Entrance
- Dwg Ref: 6091-C-104 rev: E - Refuse Tracking and Turning
- Dwg Ref: 6091-SK02 rev: I - Drainage Strategy Sheet 1 of 2
- Dwg Ref: 6091-SK03 rev: F - Drainage Strategy Sheet 2 of 2
- Dwg Ref: PRI24309-11F - Soft Landscape Proposals Composite
- Dwg Ref: PRI24309-11F Sheet 1 - Detailed Soft Landscape Proposals
- Dwg Ref: PRI24309-11F Sheet 2 - Detailed Soft Landscape Proposals
- Dwg Ref: PRI24309-11F Sheet 3 - Detailed Soft Landscape Proposals
- Dwg Ref: PRI24309-12F - Hard Landscape Proposals Composite
- Dwg Ref: PRI24309-12F Sheet 1 - Detailed Hard Landscape Proposals
- Dwg Ref: PRI24309-12F Sheet 2 - Detailed Hard Landscape Proposals
- Dwg Ref: 22-010-PL110 - Pill Box Existing Elevations
- Dwg Ref: 22-010-PL111 - Pill Box Proposed Elevations

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

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No development shall commence on site (including any works of demolition), until a Construction Management and Method Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. Storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays

- and facilities for public viewing, where appropriate;
- 5. wheel washing facilities;
- 6. measures to control the emission of dust and dirt during construction;
- 7. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- 8. measures for the protection of the natural environment;
- 9. hours of construction, including deliveries;
- 10. pre-condition photo survey;
- 11. routing plan;
- 12. traffic Management Plan (including signage drawing(s));
- 13. number (daily/weekly) and size of delivery vehicles;
- 14. number of staff vehicle movements;
- 15. details of temporary/permanent Traffic Regulation Orders; and

has been submitted to, and approved in writing by, the Local Planning Authority. The 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.

3

Development to be carried out in strict accordance with the following documents:

- Soft Landscape Proposals Composite. PRI24309-11F
- Pill Box Proposed Elevations. 22-010-PL111
- Section 1 of Great Crested Newt Habitat Suitability Index Assessment. Rev: A April 2024
- Section 1 of Badger Survey Report. Rev: A April 2024.
- Preliminary Ecological Appraisal and Preliminary Roost Assessment. Rev: C April 2024.
- Tree Protection Plan. 2130-01C May 2024

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

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Features for biodiversity will be incorporated into the development in strict accordance with:

- Soft Landscape Proposals Composite. PRI24309-11F
- Pill Box Proposed Elevations. 22-010-PL111
- Preliminary Ecological Appraisal and Preliminary Roost Assessment. Rev: C April 2024.

- H727A Plt 21-26 Affordable Rent. Drawing no: PL709 Rev B. Green Square Accord.
- ELKSTONE – EK Plt 11, 14 Shared Ownership. Drawing no: PL704 Rev A. Green Square Accord.
- EBLEY – EY Plt 12-13 Shared Ownership. Drawing no: PL705 Rev B. Green Square Accord.

The installation of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide mitigation and enhancement for biodiversity.

- 5 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; 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, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. 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.

- 6 No part of the development shall be first brought into use until the visibility splays shown on the approved plans (Junction Visibility 6091-C-101) have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

- 7 The development shall be carried out in accordance with the mitigation strategy submitted by Wessex Archaeology and dated April 2024, reference 295210.01.

REASON: To protect any matters of archaeological interest that have previously been recorded within or neighbouring the red line boundary of the site.

- 8 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans and maintained as such in perpetuity.

REASON: In the interests of highway safety and the amenity of future occupants.

- 9 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, 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.

- 10 Prior to first occupation, the footway connection route onto SEMI9 shall be surfaced and completed to the satisfaction of the Local Planning Authority and maintained as such for the lifetime of the development. The footpath shall be designed to ensure any surface water is made to drain into the site rather than onto SEMI9, and the connection point shall include adequate pedestrian visibility splays to ensure safe entry onto SEMI9.

REASON: To maximise active travel model and connectivity to adjacent public rights of way in the interests of sustainability and compliance with Core Strategy Policy 60 and 61, and to protect the surfacing and users of the public right of way.

*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](mailto: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 [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy)

