The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09595

Decision Date: 13/05/2026

Applicant:	DB Land and Planning c/o McLoughlin Planning
Particulars of Development:	Erection of 25 residential dwellings and associated works
At:	Land North of Tuners Lane, Crudwell, Malmesbury, SN16 9EN

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:

   Plans

   - Below-ground drainage general arrangement, Ref 1513-C01-A received 6 November 2025
   - Building Regulations 2010 (Drainage & Waste Disposal) Ref Approved Document H received 19th April 2024
   - Constraints Opportunities Plan Ref D90 received 6th November 2023

- Landscape and Visual Appraisal Ref 1284_L-RP-LVA-V1 Received 25th October 2025
- Landscape Strategy Plan ref 1284-L-D-PL-200-V2. Received 25th October 2025
- Location Plan Ref D100 REV. B Received 28th November 2023
- Pedestrian Infrastructure Scheme (Central Detail) Plan Ref 2024-F-006-014 Received 17th February 2025
- Pedestrian Infrastructure Scheme (Northern Detail) Plan Ref 2024-F-006-003 Rev A Received 17th February 2025
- Pedestrian Infrastructure Scheme (Overview) Ref Drawing No. 2024-F-006-001 Received 17th February 2025
- Pedestrian Infrastructure Scheme (Southern Detail) Plan Ref 2024-F-006-004 Received 17th February 2025
- Plot 1 - Floor & Elevations Plan, Ref D110 - REV.J Received 17th February 2025
- Plot 11 with garage - Floor & Elevations Plan Ref D123 Received 17th February 2025
- Plot 15 with garages - Elevations & Floor Plan Ref D114 - REV.H Received 17th February 2025
- Plot 25 with garage - Floor & Elevations Plan Ref D121 Received 17th February 2025
- Plot 4 - Floor & Elevations Plan Ref D119 Received 17th February 2025
- Plot 5 - Floor & Elevations Plan Ref D108 Received 17th February 2025
- Plots 12 with garages - Floor & Elevations Plan Ref D115 – REV.H Received 17th February 2025
- Plots 13-14, 16-17 with garages - Floor & Elevations Plan Rev D116 - REV.K Received 17th February 2025
- Plots 18 19 with Garages - Floor & Elevations Plan Rev D118 - Rev K Received 17th February 2025
- Plots 2-3 - Floor & Elevations Plan Ref D111- REV. F Received 17th February 2025
- Plots 20-21 - Floor & Elevations Plan Ref D122 - REV. G Received 17th February 2025
- Plots 22, 24 with garages - Floor & Elevations Plan Ref D117 - REV. D Received 17th February 2025

- Plots 23 with garage - Floor & Elevations Plan Ref D120 - REV. C Received 17th February 2025

- Plots 6 - Floor & Elevations Plan Ref D109 REV.J Received 19th February

- Plots 7-8 - Floor & Elevations Plan Ref D112 - REV. G Received 17th March 2025

- Plots 9-10 - Floor & Elevations Plan Ref D113 - REV. G Received 17th February 2025

- Redline Boundary Plan Ref D01 Received 6th November 2023

- Revised floor plan for Bungalow units Received 17th March 2025

- Site Layout Plan Ref D10 Rev. Y Received 17th February 2025

- Street Scenes Plan Ref D50 Rev.G (COLOURED) Received 17th February 2025

- Suggested Access Arrangements & Visibility Splays Plan Ref 2024-F-006-018 Received 17th February 2025

- Swept Path Analysis Ref Drawing No. 2024-F-006-005 Received 19th April 2024

Supporting Documents

- Arboricultural Impact Assessment ref ZTL_171-AIA-V1-B received 4th December 2025

- Archaeological Evaluation ref ARS24-354 v1.4 received 17th February 2025

- Ecological Report Job No. 223253 dated September 2023 Authored by DB Land and Planning Consultancy Ltd (Redacted) received 6 November 2023

- Heritage Statement dated July 2023, authored by Orion Heritage Lt,d received 6 November 2023

- Magnetometer Survey Report J N. J1005 Dated April 2024 Authored by Archaeological Surveys Received 9th May 2024

- Planning Statement incorporating statement on community involvement dated November 2023 Authored by McLoughlin Planning Ltd Received 28th November 2023

- Transport statement cTc 2023-F-018 Crudwell TS Received 6th November 2023

- Tech Note 2 Further Response to Highways Comments Ref cTc 2024-F-006 Received 25th October 2025

- Waste Management Statement Dated November 2023 Authored by McLoughlin Planning Ltd Received 28th November 2023

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

3. No development shall commence on site until full technical details of the new site junction with Tuners Lane have been submitted to and approved in writing by the Local Planning Authority. The new junction and visibility splays shall be provided in accordance with the approved details prior to first occupation (or timetable agreed with Local Planning Authority) and maintained thereafter. No part of the development shall be first occupied, until the visibility splays shown on the plans have been provided with no obstruction to visibility at or above a height of 0.6m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

   REASON: In the interests of highway safety.

4. 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, 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 not be first brought into use until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

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

5. No part of the development hereby permitted shall be commenced until full technical details of the footway works as outlined on plan number 2024-F-006-001 RevA-A3 and carriageway widening scheme for Tuners Lane have been submitted to and approved by the Council.

   - Unless otherwise agreed the development shall not be first occupied until the Tuners Lane footway and widening scheme have been completed in accordance with the details shown on the approved plans.

   - This shall include streetlighting, drainage and full surfacing of wearing course for the full carriageway width from a point 50m to the west of the proposed access to the junction, approximately 120m south-east of the site on Tuners Lane.

   No part of the development shall be first occupied until the highway improvements have been completed in accordance with the approved details (unless otherwise agreed by the Local Planning Authority).

   REASON: To help encourage walking to and from the site and in the interests of highway safety.

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

• the parking of vehicles of site operatives and visitors
• loading and unloading of plant and materials
• storage of plant and materials used in constructing the development
• the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
• wheel washing facilities
• measures to control the emission of dust and dirt during construction
• a scheme for recycling/disposing of waste resulting from demolition and construction works
• measures for the protection of the natural environment
• hours of construction, including deliveries
• pre-condition photo survey between the development access and the A429
• Vehicle Routing Plan
• Traffic Management Plan (including signage drawing(s))
• number (daily / weekly) and size of delivery vehicles to ensure appropriately size vehicles are being used for the highway network.
• number of staff vehicle movements.
• details of temporary / permanent Traffic Regulation Orders
• phases plan 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.

7. The development shall be carried out in strict accordance with the following documents:

    • Ecological Report. September 2023. AAe Environmental Consultants;
    • Technical Note: Biodiversity Net Gain. September 2023. AAe Environmental Consultants;
    • Site Layout. January 202. BM3.

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

8. 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, including but not necessarily limited to, the following:

    • identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
    • Working method statements for protected/priority species, such as nesting birds and reptiles.
    • Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should

comprise the pre-construction/construction related elements of strategies only.
• 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.
• Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
• 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.

9. 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 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.

10. No external light fixture or fitting will be installed within the application site unless details of the lighting proposals 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

    REASON: In the interests of conserving biodiversity.

11. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bird and bat boxes shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. This condition will be discharged once photographic evidence of installed features has been submitted to and approved by the local planning authority.

    REASON: To provide mitigation /enhancement for biodiversity.

12. No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

    i. The movement of construction vehicles;
    ii. The cutting or other processing of building materials on site;
    iii. Wheel washing and vehicle wash down facilities;
    iv. The transportation and storage of waste and building materials;
    v. The recycling of waste materials (if any)
    vi. The loading and unloading of equipment and materials
    vii. The location and use of generators and temporary site accommodation
    viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

    The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

    REASON: In the interests of amenity

13. No Construction shall take place on site outside of the hours of 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

    REASON: In the interests of amenity

14. Prior to development above slab level taking place a plan shall be submitted to and approved in writing by the local planning authority showing the collection points for refuse vehicles at the site.

    REASON: To ensure adequate collection points for refuse vehicles exist on site.

15. No development shall commence within the area indicated by application PL/2023/09595 until:

    a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

    b) The approved programme of archaeological work has been carried out in accordance with the approved details.

    REASON: To enable the recording of any matters of archaeological interest.

16. No development shall take place until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

    REASON: In the interests of ensuring the development is adequately drained.

17. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

REASON: In order to ensure that the development continues to be adequately drained throughout the lifetime of the development.

18. No development shall commence on site until the exact details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

    REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area.

19. No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

20. No development shall commence above slab level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

    • location and current canopy spread of all existing trees and hedgerows on the land;
    • full details of any to be retained, together with measures for their protection in the course of development;
    • a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
    • finished levels and contours;
    • means of enclosure;
    • all hard and soft surfacing materials;
    • minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
    • proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
    • tree(s), of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

    REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences above slab level in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

21. 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.

22. Prior to development proceeding above slab level, a Sustainable Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out the low-carbon approach for the development and include details of energy efficiency measures, the use and location of low-carbon and renewable energy technologies (including air source heat pumps and roof-mounted solar photovoltaic panels), and electric vehicle charging provision. The Strategy shall demonstrate compliance with Core Policy 41 of the Wiltshire Core Strategy. The development shall thereafter be carried out in full accordance with the approved details.

    Reason: To ensure the development incorporates measures to reduce energy demand and carbon emissions and to support sustainable construction and design, in accordance with Core Policies CP41, CP57 and CP60 of the Wiltshire Core Strategy.

23. No dwelling hereby approved shall be occupied until full fibre broadband infrastructure (Fibre to the Premises – FTTP) has been installed and is operational to serve that dwelling.

    Prior to the occupation of the first dwelling, details of the scheme for the provision of FTTP infrastructure across the site shall be submitted to and approved in writing by the Local Planning Authority.

    The scheme shall include provision for ducting, cabinets, cabling, and any necessary off-site works or local network upgrades required to ensure a live and functioning connection to each dwelling.

    All approved infrastructure shall be implemented in full prior to the occupation of each dwelling and shall thereafter be retained and maintained for that purpose.

    Reason: To ensure that all dwellings are provided with reliable high-speed digital connectivity from first occupation, supporting sustainable development, economic growth and modern living requirements, in accordance with the National Planning Policy Framework and Core Policy 3 of the Wiltshire Core Strategy.

INFORMATIVES

S.106 AGREEMENT
This planning permission must be read in conjunction with the linked Section 106 agreement dated 11th May 2026, the requirements of which must be met, before the development can

commence or at such a time as defined within the clauses of the s.106 agreement, along with the requirements of the conditions of this planning permission.

S278/ S38 AGREEMENT

The developer/applicant will be required to enter into a S278 Agreement to cover the access and footway scheme and if offered for adoption a S38 Agreement for site with the Highway Authority before commencement of works hereby approved. Where no internal roads are to be adopted the applicant will be required to appoint a management company for the internal roads. APC

Please note that the road layout of the site will be subject to the Advanced Payment Code, relating to the Highways Act 1980. A bond will be required by the Highway Authority to cover highway works and will only be released subject to a suitable management company/other being secured for the site by the Developer.

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birdsare nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Reptiles

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

Archaeology

The work is to be carried out following the Standard and Universal Guidance for Archaeological Excavation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be met by the applicant.

Drainage

Within the calculations, the MADD factor must be set to zero and the margin for “flood risk” warning in hydraulic models been set to >= 300mm.

If a value other than 0m3/ha is selected for the MADD value, the applicant will need to provide quantitative evidence to demonstrate that this is appropriate.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

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