Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/08687

Decision Date: 15 May 2026

Applicant:	Gleeson Land c/o Agent, UK, BH7 7DU
Particulars of Development:	Reserved matters pursuant to outline planning permission PL/2021/08453, for 71 dwellings, new vehicular access with footways and cycle ways and ancillary road infrastructure, public open space, children's play area, landscape planting, surface water attenuation, and associated infrastructure (Matters relating to Appearance, Landscaping, Layout and Scale for determination).
At:	Land to the north of Whychurch Farm and to the south of Filands, Malmesbury

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:-

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

Plans

• Location Plan LP.01 rev A
Received 09/01/2023

• Street Scenes SS.01 rev C
• Affordable 2B Plans HT.2B.p1 rev B
• Affordable 2B Plans & Elevations HT.2B.pe1 rev A
• Affordable 2B Plans & Elevations HT.2B.pe3 rev B
• Affordable 2B Plans & Elevations HT.2B.pe4 rev A
• Affordable 2B Elevations HT.2B.e2 rev B
• Affordable 3B Plans HT.3B.p rev B
• Affordable 3B Elevations HT.3B.e1 rev B
• Affordable 4B Plans HT.4B.p rev B

• Affordable 4B Elevations HT.4B.e rev B
• Housetype 897 Plans HT.897.p rev B
• Housetype 897 Elevations HT.897.e rev B
• Housetype 897 Elevations HT.897.e2 rev A
• Housetype 985 Plans - variation A HT.985.A.p rev B
• Housetype 985 Elevations - variation A HT.985.A.e1 rev B
• Housetype 985 Elevations - variation A HT.985.A.e2 rev B
• Housetype 1218 Plans HT.1218.p rev B
• Housetype 1218 Elevations HT.1218.e1 rev B
• Housetype 1218 Elevations HT.1218.e3 rev B
• Housetype 1351 Plans HT.1351.p rev B
• Housetype 1351 Elevations HT.1351.e rev B
• Housetype 1351A Plans HT.1351A.p rev B
• Housetype 1351A Elevations HT.1351A.e rev B
• Housetype 1367 Plans HT.1367.p rev B
• Housetype 1367 Elevations HT.1367.e rev B
• Housetype 1367 Elevations HT.1367.e1 rev A
• Housetype 1367 Elevations HT.1367.e2 rev A
• Housetype 1534 Plans HT.1534.p rev B
• Housetype 1534 Elevations HT.1534.e1 rev B
• Housetype 1534 Elevations HT.1534.e3 rev B
• Housetype 1810 Plans - Option 2 HT.1810.p2 rev B
• Housetype 1810 Elevations HT.1810.e3 rev B
• Housetype 1887 Plans HT.1887.p rev B
• Housetype 1887 Elevations HT.1887.e1 rev B
• Housetype 1887 Elevations HT.1887.e2 rev B
• Housetype 1887 Elevations HT.1887.e3 rev A
• Housetype 1941 Plans HT.1941.p rev B
• Housetype 1941 Elevations HT.1941.e rev B
• Housetype 1941 Elevations HT.1941.e1 rev A
• Housetype 1941 Elevations HT.1941.e2 rev A
• Housetype 2259 Plans HT.2259.p rev B
• Housetype 2259 Elevations HT.2259.e rev B
• Housetype 2259 Elevations HT.2259.e1 rev A
• Flat Block Plans FB.01.p rev B
• Flat Block Elevations FB.01.e rev B
• Twin Garage Plans & Elevations GAR.01.pe rev B
• Single Garage Plans & Elevations GAR.02.pe rev B
• Double Garage Plans & Elevations GAR.03.pe rev B
• Triple Garage Plans & Elevations GAR.04.pe rev B
• Bespoke Garage Plans & Elevations GAR.05.pe rev A
• Bin/Bike Store BB.02.pe rev B

Received 04/03/2025

• Site Layout SL.01 rev J
• Materials Layout ML.01 rev D

• Hard Surfaces Layout HSL.01 rev D
• Refuse Strategy Layout RSL.01 rev D
• Affordable Housing Layout AHL.01 rev D
• Storey Height Layout SHL.01 rev D
• Landscape Masterplan TOR-XX-XX-DR-L-P-(92)001 rev L
• Hardworks and boundaries Sheet 1 of 5 TOR-XX-XX-DR-L-(92)002 rev F
• Hardworks and boundaries Sheet 2 of 5 TOR-XX-XX-DR-L-(92)003 rev F
• Hardworks and boundaries Sheet 3 of 5 TOR-XX-XX-DR-L-(92)004 rev F
• Hardworks and boundaries Sheet 4 of 5 TOR-XX-XX-DR-L-(92)005 rev G
• Hardworks and boundaries Sheet 5 of 5 TOR-XX-XX-DR-L-(92)006 rev E

• Softworks Sheet 1 of 5 TOR-XX-XX-DR-L-(93)001 rev F
• Softworks Sheet 2 of 5 TOR-XX-XX-DR-L-(93)002 rev F
• Softworks Sheet 3 of 5 TOR-XX-XX-DR-L-(93)003 rev F
• Softworks Sheet 4 of 5 TOR-XX-XX-DR-L-(93)004 rev H
• Softworks Sheet 5 of 5 TOR-XX-XX-DR-L-(93)005 rev F
• Plant schedules TOR-XX-XX-DR-L-(93)006 rev C

Received 13/11/2025

Documents

• Energy and Sustainability Statement by Daedalus Environmental

Received 09/10/2023

• Updated Biodiversity Net Gain Assessment and Ecological Parameters Plan

Received 04/03/2025

• Biodiversity Net Gain Metric

Received 13/11/2025

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

2 Notwithstanding the approved plans, no development shall commence above slab level until updated Flat Block Plans, demonstrating that the ground floor flats will be built to Part M4(2): Accessible and adaptable dwellings of the Building Regulations, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved floor plans.

Reason: To align with the affordable requirements of the Outline permission and to ensure appropriate mix of affordable units.

3 No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

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

4 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.

5 No dwelling shall be occupied until the cycle storage for that respective dwelling has been provided in accordance with the approved plans.

Reason: In the interest of enabling sustainable travel.

6 No dwelling shall be occupied until it is provided with a working Electric Vehicle charging point. The installed EV charging points shall be retained thereafter for the lifetime of the development.

Reason: To promote sustainable travel, aid in the reduction of air pollution levels and to help mitigate climate change.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

Reason: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

Reason: To safeguard the character and appearance of the area.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna shall be installed / affixed on the exterior of any building forming part of the development hereby permitted.

Reason: To safeguard the character and appearance of the building and area.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

Reason: To secure the retention of adequate parking provision, in the interests of highway safety.

INFORMATIVES

1 The applicant's attention is drawn to the advice and guidance within the consultation response from the Highway Authority (07 April 2025):

"You must submit a plan to a scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward, involving the public advertisement of the proposal(s) and the resolution of any objections. You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process. We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Transport Development Management Team at highwaysdevelopment@wiltshire.gov.uk N.B. The cost of implementing any lining, signing, or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend, and seal the TRO."

2 The applicant's attention is drawn to the advice and guidance within the consultation response from the Lead Local Flood Authority (dated 28 March 2025):

i. It is noted that the applicant intends to offer highways drainage for adoption. This will be subject to separate S278 approval from the Council.

ii. It is noted that the applicant intends to culvert the existing watercourse in multiple locations for vehicular and pedestrian; each culvert will be subject to Land Drainage Consent approval. In order to demonstrate the culvert will not increase flood risk we will require the following as part of the LDC:

a. Surveyed cross sections, and condition photos of the existing watercourse channel.

b. Calculations of the existing flow rate within the watercourse for the 1 in 100yr + climate change event (using May 2022 Climate Change Guidance)

c. Culvert calculations to demonstrate that the proposed culvert will not impede flows within the watercourse.

d. Demonstration that the culvert meets CIRIA C786 guidance on freeboard and embedment.

Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website here. It should be noted that LDC is managed separately to the planning process.

iii. The site discharges to ordinary watercourses. Each discharge will be subject to a Land Drainage Consent. In addition to the guidance notes, the applicant should submit a catchment plan to demonstrate that there will be no catchment transfer as a result of the works.

iv. There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

3 The applicant's attention is drawn to the advice and guidance within the consultation response from the Council's Waste Management department and enclosed Supplementary Planning Document: Waste Storage and Collection: Guidance for Developers.

4 The attention of the applicant is drawn to the conditions imposed on the outline planning permission reference PL/2021/08453, dated the 31 October 2022.

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