



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00028
Decision Date: 02/06/2026

Applicant:	Crossman Acquisitions Ltd 1b Mile End, London Road, Bath, United Kingdom, BA1 6PT
Particulars of Development:	Part demolition of existing buildings and erection of two dwellings (use class C3) including parking, landscaping and associated works.
At:	Land adjacent 36, Bath Road, Bradford on Avon, BA15 1SR

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Plot 2 Proposed Floor Plans 2834 P201 B
Location Plan 2834 L01
Plot 1 Proposed Elevations 2834 P102 B
Proposed Retained Garage 2834 P401 A
Proposed Access Location (Visibility Splay) 25101-RIDGE-XX-ZZ-DR-H-0002_P01
Proposed Site Sections 2834 P300 B
Plot 1 Proposed Floor Plans 2834 P101 A
Plot 2 Proposed Elevations 2834 P202 C

Plot 1 Proposed Store 2834 P400
Proposed Site Plan 2834 P100 F

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

- 3** No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall comply with Wiltshire Council requirements, the National Planning Policy Framework and National SuDS Standards and shall include:

- details of surface water reuse measures or justification where not feasible;
- water-quality treatment calculations;
- detailed construction drawings and cross-sections of drainage features; and
- a schedule of inspection chambers including invert and cover levels.

The approved scheme shall be implemented prior to occupation and thereafter maintained.

REASON: To ensure sustainable drainage, prevent increased flood risk and protect water quality, in accordance with Core Policy 67.

- 4** No development shall commence until details of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development.

REASON: To ensure satisfactory drainage of the site in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 5** No development shall commence (including demolition or site clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- measures to control noise, dust and vibration during construction;
- hours of operation; - site compound and contractor parking arrangements;
- loading, unloading and storage of materials;
- measures to prevent burning of waste on site; and
- procedures for responding to complaints.

The development shall thereafter be carried out in accordance with the approved CEMP.

REASON: To protect the amenities of neighbouring occupiers during construction in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 6** If, during the course of development, contamination not previously identified is found to be present, no further development shall be carried out until a remediation

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

The remediation strategy shall include:

- an assessment of the extent of contamination;
- details of any necessary remediation measures; and
- a verification plan demonstrating how the remediation will be carried out and validated.

The approved remediation strategy shall be implemented in full prior to the first occupation of the development.

REASON: To ensure the site is suitable for its proposed use and to protect human health and the environment in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 7** Prior to the commencement of development, the number, design and locations of ecological enhancement measures, including bat roosting features and other biodiversity enhancements, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation of the final dwelling.

REASON: To provide proportionate biodiversity enhancement in accordance with Core Policy 50 and the NPPF.

- 8** No above-ground works shall commence until details and samples of all external facing materials (including stone, roofing, timber cladding, metal cladding, windows, doors and rainwater goods) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a high-quality appearance and appropriate response to local character and heritage.

- 9** No boundary treatment shall be erected along the western boundary adjoining agricultural land other than a traditional natural stone wall of cock-and-hen construction with native hedgerow planting to the external side. Details of the wall construction, height and associated planting shall be submitted to and approved in writing prior to commencement of above-ground works and implemented prior to occupation.

REASON: To protect the rural character, landscape setting and heritage context of the site and to avoid suburban boundary treatments.

- 10** No development shall commence until a detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include surfacing materials, boundary treatments, planting schedules, and details of hedgerows. The approved scheme shall be implemented in full prior to occupation and thereafter maintained.

REASON: To ensure visual integration of the development and enhance local character.

- 11** Construction works shall be limited to 0800–1800 Monday to Friday, 0800–1300 Saturdays, with no works on Sundays or Bank Holidays.

REASON: To protect residential amenity.

- 12** No works involving vegetation clearance, demolition or construction shall take place during the bird nesting season (March to August inclusive) unless a competent ecologist has confirmed in writing that no active nests are present.

REASON: For the protection of nesting birds under the Wildlife and Countryside Act 1981 (as amended).

- 13** The development shall be carried out in strict accordance with the mitigation measures set out in:

- Dusk Emergence Survey for Bats (All Ecology, September 2025) and
- Technical Note: Ecology Update Response (Crossman Acquisitions, March 2026).

REASON: To protect biodiversity and safeguarded species in accordance with Core Policy 50.

- 14** No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any lighting shall be designed to minimise light spill and avoid harm to bats and neighbouring amenity.

REASON: To protect ecological interests and residential amenity in accordance with Core Policies 50 and 57.

- 15** The development shall be carried out in accordance with the measures set out in the submitted Energy Statement (Fenton Energy Ltd, dated September 2026), including the provision of air source heat pumps and photovoltaic panels, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates sustainable construction and low-carbon technologies in accordance with Core Policy 41 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 16** No part of the development shall be occupied until the access alterations, on-site turning areas and car parking spaces shown on the approved plans have been completed. These areas shall thereafter be retained and kept available for those purposes.

REASON: In the interests of highway safety in accordance with Core Policies 60, 61 and 64.

- 17** No dwelling shall be occupied until the first 5 metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced in a bound material. The access shall thereafter be maintained as such.

REASON: To prevent loose material entering the highway and in the interests of highway safety.

- 18** No dwelling shall be occupied until measures have been implemented to ensure that surface water from the site does not drain onto the public highway.

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

- 19** No dwelling shall be occupied until the visibility splays shown on the approved plans have been provided clear of obstruction to visibility at or above 600mm above carriageway level. The visibility splays shall thereafter be permanently retained.

REASON: In the interests of highway safety.

- 20** No dwelling shall be occupied until details of refuse and recycling storage facilities for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and thereafter retained for those purposes.

REASON: To ensure adequate provision for waste storage in the interests of visual amenity and residential amenity in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Informative

- 21** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun

because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

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

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

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

***Níc 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](#)