

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02498
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
DEVELOPMENT DESCRIPTION:	Discharge of condition 15 (Materials) relating to application PL/2022/06612 following appeal (Ref: APP/Y3940/W/23/3322502)
RECOMMENDATION:	Condition 2 of PL/2024/11691 and Condition 15 of PL/2022/06612 be DISCHARGED

REASON FOR APPLICATION

Application PL/2022/06612, *outline application for residential development of up to 70 dwellings with associated access, landscaping and open space. All matters reserved except for means of access*, was granted consent at appeal on 17.11.2023 following non-determination within the prescribed period.

Conditions 2, 3 and 17 require the submission of specific detail at reserved matters (RM) stage which were approved subject to conditions under PL/2024/11691 on 24.04.2026

Condition 11 required submission and approval of further detail prior to first occupation; this condition was discharged under PL/2024/00724 on 12.04.2024

Conditions 5, 6, 7, 8, 9, 10, 15, 16 required submission and approval of further detail before the commencement of development.

Conditions 6, 7, 8 and 10 were discharged under PL/2025/01518 on 07.05.2025; condition 5 was discharged under PL/2025/02808 on 08.05.2025; and condition 9 was discharged under PL/2025/07045 on 02.03.2026.

Application PL/2026/02497 to discharge condition 16 of PL/2025/07045 was made on 17.04.2026 – at the time of writing, that application is pending determination.

This application originally requested discharge of condition 15 of PL/2022/06612 only; however, following applicant review of conditions imposed under the RM application, this submission was amended to request discharge of both condition 2 of the RM application and condition 15 of the outline application by virtue of their aligned aims.

CONDITION OF PL/2022/06612 REQUESTING DISCHARGE

Condition 15 states:

No dwelling shall be built above ground floor slab level until 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. The development shall be carried out in accordance with the approved details.

CONDITION OF PL/2024/11691 REQUESTING DISCHARGE

Condition 2 states:

No development shall commence on site until details and samples 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: In the interests of visual amenity and the character and appearance of the area.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

[National Design Guide \(NDG\)](#)

[Wiltshire Design Guide \(WDG\)](#)

[Chippenham Design Guide \(CDG\)](#)

REPRESENTATIONS

No representations have been received as part of this application; however, for the avoidance of doubt, the following summarised representations which included reference to materials were received under PL/2024/11691:

Chippenham Town Council:

14.03.2025 and 15.08.2025

[...] The large amount of buff brickwork and render proposed for external facades would not accord with Para. K4 of the Chippenham Design Guide, which states that 'External finishes shall generally be of local stone facings and traditional slate and clay pantile roofs as these are the defining intrinsic characteristic of external walls and roofs respectively in Chippenham and its environs' At Para. K6 it goes on to state 'Brick and render external facing materials are not an intrinsic characteristic of Chippenham and should be used sparingly in any major development located within the built up area of the town. Buff brick is not a suitable substitute for stone.' The proposal would therefore be contrary to the Chippenham Design Guide and CNP Policy H2, CP57 of the Wiltshire Core Strategy, Building for a Healthy Life (p.47-49) and the National Design Guide which reinforces the importance of local character and identity. [...]

25.11.2025

[...] Whilst the amount of stonework has increased under this submission, the proportion of dwellings finished in stonework would still be less than that of brickwork (34 dwellings to 36 dwellings) and should therefore be increased to accord with Para. K4 of the Chippenham Design Guide, which states that 'External finishes shall generally be of local stone facings and traditional slate and clay pantile roofs as these are the defining intrinsic characteristic of external walls and roofs respectively in Chippenham and its environs' and Para. K6 which states 'Brick and render external facing materials are not an intrinsic characteristic of Chippenham and should be used sparingly in any major development located within the built up area of the town. Buff brick is not a suitable substitute for stone.' The proposal would remain contrary to the Chippenham Design Guide and CNP Policy H2, CP57 of the Wiltshire Core Strategy, Building for a Healthy Life (p.47-49) and the National Design Guide which reinforces the importance of local character and identity.

The increase in stonework faced dwellings to 60% of all dwellings is welcomed. However, the Town Council does not consider this goes far enough and for brick to be used 'sparingly' in order to comply with the above guidance it is suggested that the proportion of stonework faced dwellings is increased to 75%. This should also include the facing of garages attached to those particular dwellings. [...]

Councils Urban Design Team:

05.03.2025

[...] In the context of the importance attached to local Context and Identity in the National Design Guide and Building for a Healthy Life: There is a more recent tendency for the proliferation of brickwork including buff coloured brick with its superficial colour reference to stone and which is not a brick characteristic of the town at the expense of characteristic 'stone' where there is an paucity or absence of this in new major

development proposals in areas of the town potentially and cumulatively over time eroding rather than maintaining and enhancing this distinctive quality and defining identifying feature of the town. This includes the extensive use of brickwork and use of buff brick facades which the Design & Access Statement conveys.

Stone facings (in ashlar and coursed rubble stone) to buildings and external walling are an intrinsic key characteristic and identity of the town and wider locality and considerable use should be made of this in principle in the proposed development i.e., the vast majority of facings in RC 'stone' for example and of texture, buff colour and bond characteristic of this, beneficially focused on outward facades lining streets and public open space corridors. Brick should be more sparingly used and focused on internal frontages not clearly visible in the street scene. There is a distinct trend in applications which would cumulatively incrementally critically erode this characteristic identity. High walling to side boundary of plot rear gardens fronting street and open space should be in 'Stone' and not fencing which would not be suitably robust or maintain longevity of appearance in these settings. (Rear garden boundaries should not back onto streets or public accessible open space).

The proposed overwhelming proportion of facades in brick and the use of buff brick would also be contrary to the Chippenham Neighbourhood Plan Annex 1 'Chippenham Design Guide' :

- paragraph K4 : 'External finishes shall generally be of local stone facings and clay pantile roofs as these are the defining intrinsic characteristic of external walls and roofs respectively in Chippenham and its environs' 'Natural and high quality reconstituted stone reflecting the characteristic local stone texture, coursing and colour should be comprehensively used with conviction as a defining feature throughout new development'

- paragraph K6: Brick and render external facing materials are not an intrinsic characteristic of Chippenham and should be used sparingly in any major development located within the existing built up area of the town'.

For all the above reasons Rc stone should be the facades of the overwhelming majority of dwellings, i.e. proportions reversed, and brick in buff colour (as opposed to 'red') would not be appropriate. Re CP57 I & iii , National Design Guide characteristics of 'Context' and 'Identity' and BfHL ' A memorable character ' page 46 /47 drawing inspiration from local architectural character.

29.09.2025

Not satisfactorily addressed on revised 'Proposed Building Materials Plan' drawing 240208 L 02 07 Revision F . While render has been deleted there are 35 dwellings in brickwork and 34 dwellings in stone which would not meet the above requirements for sparing use of brick . I reiterate the overwhelming majority of facades should be in rc

stone . i.e. brick say not more than say 10% of the overall dwelling facades and brick could be focused on the dwelling facades largely obscured from the street and open space scene i.e. the narrow sideways between closely spaced apart houses and the garages in brick (as indicated) where set well back from the street.

18.11.2025

The revised drawings indexed October 2025 on the application webpage and as explained in the applicant covering letter, have satisfactorily addressed my reasons for objection outstanding apart from :

- There is an extent and concentration of brick faced dwellings -37,34, 35 to 38 and 52 to 54 and absence of 'stone' faced dwellings which face onto the significant area of public open space alongside Saltersford Lane opposite 'Taffswell Farm'. This would detract from the locally characteristic facing in stone to what would be a well frequented space on the slope above Saltersford Lane, in this apparent public setting, and not represent an incremental sparing use of brick. 'Stone' facades should be introduced to break up this appearance. In this regard the 'stone' facings to the elevations largely obscured within narrow side accessways to plots 16/17 and 63 would be better used as front facades facing this open space with these obscured elevations in brick. This is a traditional design approach seen on Victorian buildings in Chippenham and applied in modern development, or 'weatherboarding' to first floor above a 'stone' faced ground floor introduced as in principle for the example recent housing development along Wheatfields Avenue on the neighbouring development west of Saltersford Lane, and which would as a surround also bring an individual character to distinguish this particular area of open space.

- on the Boundary treatment drawing 240208 L 02 02 Rev G, the rear garden side boundary of plot 32 facing onto a private drive/pedestrian route is shown as a timber fence and should be in the same material as the dwelling it serves, in this case in 'stone' , for lasting quality of appearance in this setting as explained.

RESERVED MATTERS APPLICATION PL/2024/11691

A section of the delegated report associated with PL/2024/11691 referenced how the matter of 'materials' was considered; which included comment on how the percentage of stone as a walling material was revised during the course of the application, ultimately being proposed as 60% overall. The report also commented on how the roof materials were proposed to be grey tiles. Extracts are provided below:

With regards materials for the dwellings, negotiations have resulted in a combination of brickwork and reconstituted stone being proposed with the majority being stone (41 dwellings out of 70). The buff multi brick proposed is not considered a replacement for stone, which is the predominant material in Chippenham and therefore an increase in the proportion of stone to brick was secured. Grey roof tiles are to be used for all roofs, a material utilised intermittently in adjacent development at Hunters Moon. Whilst this will provide a uniform palette it will meld well with the overall tones of the reconstituted stone and buff multi brick. These materials are generally reflective of the area and typically seen in one form or another within the dwellings of Chippenham. Full materials details will be required by condition. [...]

Overall, the percentage of stonework has increased to 60%. Whilst stonework is the characteristic external finish in the Chippenham urban area there are extensive examples of brickwork used in and around Chippenham, including at the Hunters Moon development to the immediate West of the application site. In their comments, the Town Council wish to see stone used for 75% of the development, but in the context of the site and its immediate surroundings, the current materials mix is considered acceptable. [...]

For the avoidance of doubt, the reserved matters materials condition referred to within the PL/2024/11691 delegated report is:

No development shall commence on site until details and samples 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: In the interests of visual amenity and the character and appearance of the area.

Furthermore, for the avoidance of doubt, the following plan was included within the approved plans condition of PL/2024/11691:

240208 L 02 07 rev: H - Proposed Building Materials

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Revised Application form	Indicating that the requested conditions for discharge are Condition 15 of PL/2022/06612 and Condition 2 of PL/2024/11691	Signed and dated on 17.04.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Copy of Appeal Decision	Confirming condition wording associated with APP/Y3940/W/23/3322502 of PL/2022/06612	Dated 17.11.2023	
Copy of Decision Notice	Confirming condition wording associated with PL/2024/11691	Dated 24.04.2026	
Location Plan	Showing the extent of the site associated with PL/2022/06612	Date April 2022	
Covering Letter	Prepared by morgan Elliot planning, providing an overview of the submitted details and how they meet the aims of conditions	Dated 13.04.2026	
Materials Schedule	Photographs of indicative materials including: - Brick: Woodward Ashbrooke Smooth - Reconstituted Stone, Forticrete Stone, Cotswold Village - Thin Flat Concrete Tile – Slate Appearance - Anthracite Grey Composite External Door - Anthracite Grey PVC Windows - Black PVC Rainwater Goods	Dated 13.04.2026	Sufficient to allow for assessment against the aims of the condition, assessment made under the reserved matter application, and relevant design guides.
Proposed Building Materials Plan	240208 L 02 07 rev: H - Proposed Building Materials	Dated Sept 2024	

ASSESSMENT AND CONCLUSION

The provided 'proposed building materials' plan (240208 L 02 07 rev: H) is identical to the plan which was approved under PL/2024/11691 in respect of:

- Drawing title
- Drawing number

- Revision
- Date
- Site address
- Legend information
- Plot numbers and house types
- Distribution of brick vs stone finishes

The details submitted in support of this application satisfy the requirements of the materials condition attached to the planning permission. The proposed external wall and roof materials are consistent with the approved reserved matters scheme and are considered acceptable in terms of visual amenity and the character and appearance of the area. Review of physical samples was carried out on 20.05.2026.

RECOMMENDATION: Condition 15 of PL/2022/06612 and Condition 2 of PL/2024/11691 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 15 of PL/2022/06612 and Condition 2 of PL/2024/11691:

Materials Schedule; dated 13.04.2026

Proposed Building Materials Plan; 240208 L 02 07 rev: H; dated Sept 2024

- The requirement of Condition 15 attached to PL/2022/06612 for development to be carried out in accordance with the approved detail remains.
- The requirement of Condition 2 attached to PL/2022/06612 for development to be carried out in accordance with the approved detail remains.
- This decision should be read in conjunction with PL/2022/06612 and PL/2024/11691.