

APPLICATION FOR VARIATION/REMOVAL OF CONDITION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01578
APPLICATION TYPE:	Removal/variation of conditions
SITE ADDRESS:	Land At Foundry Lane, Chippenham, Wiltshire
DEVELOPMENT DESCRIPTION:	Variation of conditions 1 (Approved Plans), 2 (Approved Documents) and 17 (Wording) relating to application 19/12100/REM.
RECOMMENDATION:	Approve

PROPOSAL

The application seeks to vary conditions 1, 2 and 17 of permission 19/12100/REM to substitute updated approved plans and amend a condition trigger.

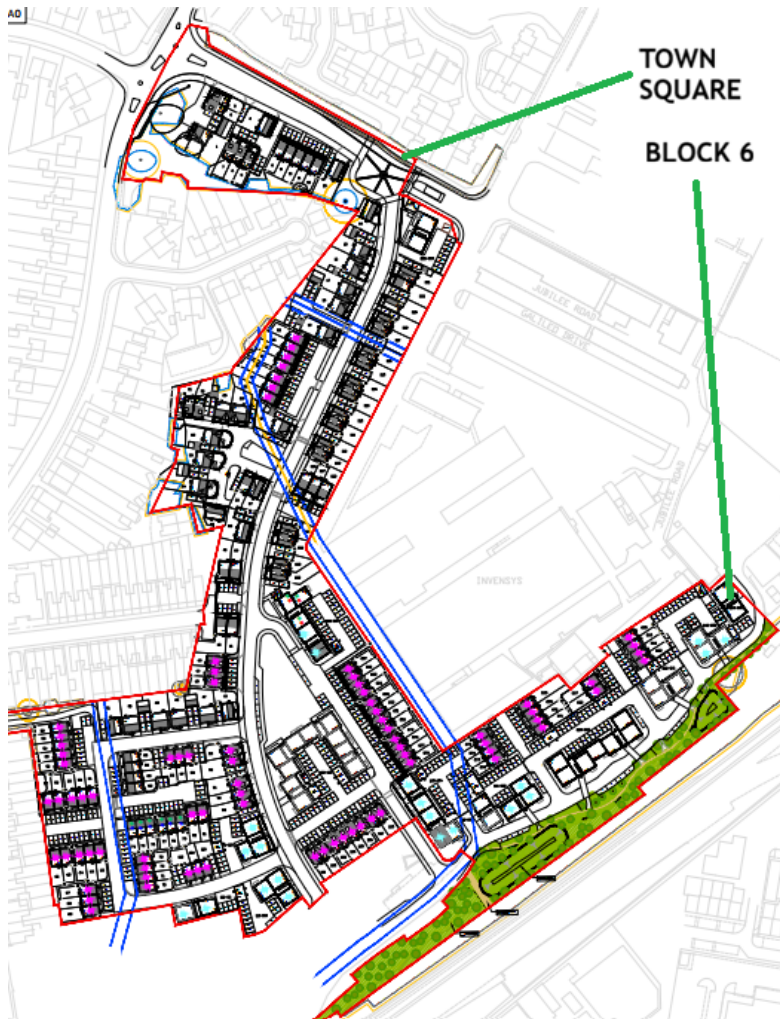
CONDITIONS 1 & 2

- Condition 1 of that permission is the standard “approved plans” condition.
- Condition 2 of that permission listed approved documents that the development should be carried out in accordance with, mostly relating to protection, mitigation and enhancement of biodiversity.

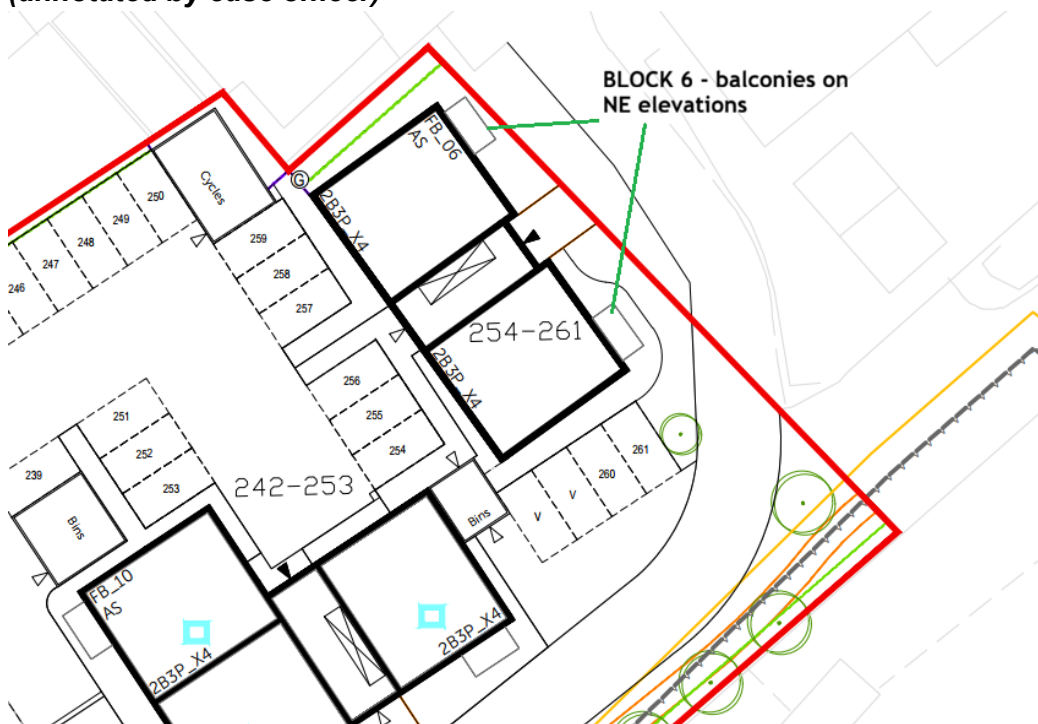
In their covering letter the applicant states that the reason for the requested amendments to conditions 1 and 2 are that: -

Through the production of detailed drawings for construction purposes it has come to light that the position of the approved balconies to Apartment block 6, if constructed in accordance with the Reserved Matters Consent would fall outside of the consented red line boundary. In order to mitigate this it is necessary to flip Block 6, moving the balconies to the South-West elevation. This results in the relocation of 2no. parking spaces, which are proposed in place of the consented bin store adjacent plot 239 parking space. The existing bin store attached to Apartment Block 10 has therefore been made bigger to combine the 2no. bin stores. We requested that the plans highlighted are substituted as listed in order to capture these amendments.

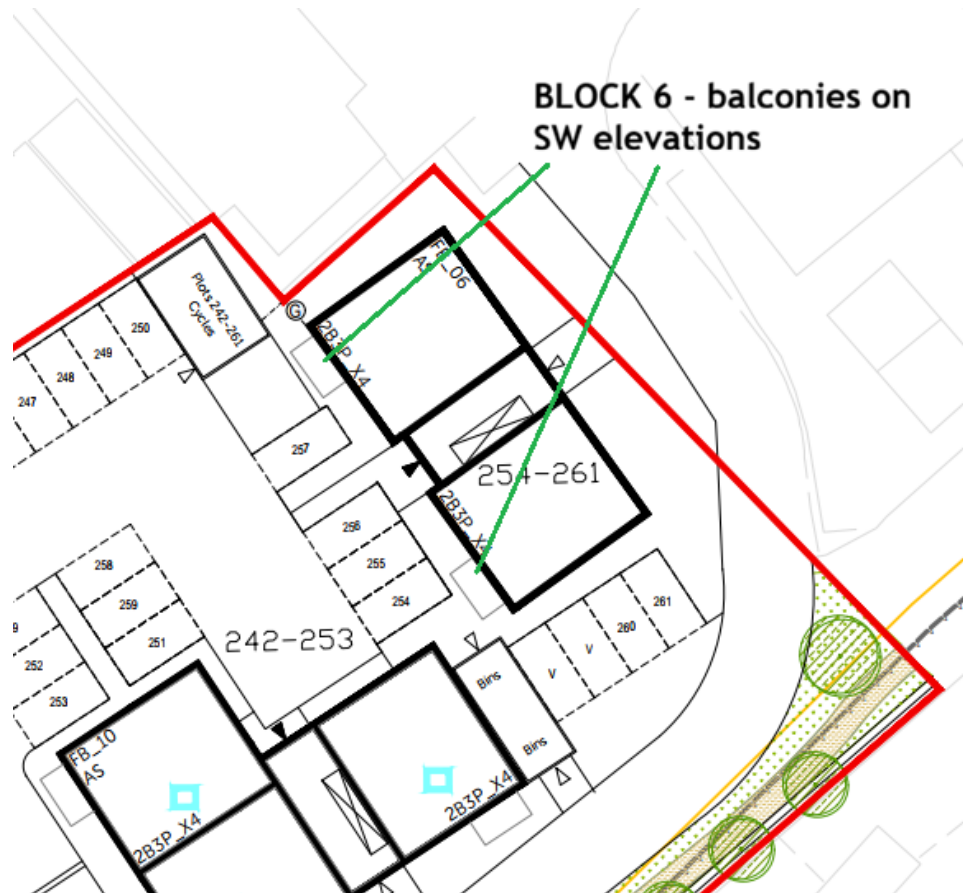
Below is the submitted site layout plan (SL.01) Rev J1, which has been annotated by the case officer to show the approximate positions of “Block 6”, in the far SE corner of the site and the “Town Square” at the northern end, which are affected by the application:



Below: extract of approved plan Site Layout SL01 Rev J showing balcony position (annotated by case officer)



Below: extract of submitted proposed plan Site Layout SL01 Rev J1 showing revised balcony position (annotated by case officer)



Below: extract of submitted proposed plan Site Layout SL01 Rev J1 showing revised bike and bin store provision (annotated by case officer)



SITE DESCRIPTION/CONTEXT

The application site lies within the framework boundary of Chippenham and is classified as previously developed land comprising industrial buildings of varying use and age. The site lies immediately to the north of Chippenham town centre and has residential land uses on its north and west boundaries along Langley Road, Tugela Road and Hawthorn Road. To the north east of the site is Cocklebury Lane Industrial Estate which is separated from the site by Cocklebury Lane.

Forming the south eastern boundary of the site is the railway line, Chippenham Railway Station surface level car park, Chippenham Railway Station itself, Wiltshire College and industrial units beyond. To the south between the railway station and the site are an existing food store and hotel which formed part of the original outline consent for these matters. The site is not located within any designated protected landscape and the topography of the land slopes down from the north down to the south.

RELEVANT PLANNING HISTORY

Proposal / Summary
16/03515/OUT - Outline Planning Decision - Approve with Conditions Date: 11/1/2017 – Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1, B2 & B8 floorspace (up to 13,656 sqm) and h
19/05335/DOC - Approval of details reserved by a condition Decision - Approved Date: 22/8/2019 – Discharge of conditions 4 & 8 of planning application 16/03515/OUT (Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1)
19/08832/DOC - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 9/10/2019 – Discharge of condition 15 of application 16/03515/OUT
19/10783/DOC - Approval of details reserved by a condition Decision - Approved Date: 4/12/2019 – Discharge of condition 30 on 16/03515/OUT
19/12100/REM - Approval of reserved matters Decision - Approve with Conditions Date: 3/7/2023 – Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/0
PL/2023/06726 - Approval of details reserved by a condition Decision - Withdrawn by Applicant Date: 4/10/2023 – Discharge of Condition 7 of 16/03515/OUT Relating to Landscape Detail
PL/2023/07104 - Approval of details reserved by a condition Decision - Approve Date: 18/1/2024 – Discharge of Condition 12 of 16/03515/OUT (Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1,

PL/2023/07105 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 3/10/2023 – Discharge of Condition 15 of 16/03515/OUT (Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1,
PL/2023/07106 - Approval of details reserved by a condition Decision - Approve Date: 2/8/2024 – Discharge of conditions 5 & 11 of 19/12100/REM- (Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space a
PL/2023/08264 - Approval of details reserved by a condition Decision - Withdrawn by Applicant Date: 1/12/2023 – Discharge of Condition No 27 on 16/03515/OUT (Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B
PL/2023/08492 - Approval of details reserved by a condition Decision - Approve Date: 2/7/2025 – Discharge of Condition No 4 on 19/12100/REM (Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and i
PL/2023/10139 - Approval of details reserved by a condition Decision - Approve Date: 4/10/2024 – Discharge of Condition No 13 and 14 on 16/03515/OUT - Outline Application for the demolition of existing buildings and redevelopment to provide up to 400 units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,74
PL/2023/10140 - Approval of details reserved by a condition Decision - Approve Date: 17/4/2025 – Discharge of Condition 8 - Landscape Phasing, Condition 28 - Details of Enclosures & Condition 29 of planning application 16/03515/OUT - Details of Estate Roads-Outline Application for the demolition of existing buildings and redevelopment to provide up t
PL/2023/10141 - Approval of details reserved by a condition Decision - Approve Date: 7/8/2024 – Discharge of Conditions 7 Estate Roads, Condition 8 Long Sections and tracking, Condition 10 Future management and maintenance, Condition 12 Visibility Splays on planning application 19/12100/REM
PL/2023/11072 - Non-Material Amendment Decision - Refuse Date: 11/11/2024 – Non Material Amendment to 19/12100/REM - NMA in order to regularise the approved plan.
PL/2023/11197 - Approval of details reserved by a condition Decision - Approve Date: 13/8/2025 – Discharge of Condition 19 (Boundary Treatments) of planning application 19/12100/REM (Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking
PL/2024/10953 - Approval of details reserved by a condition Decision - Approve Date: 8/1/2025 – Discharge of condition 27 (Materials) relating to application 16/03515/OUT
PL/2024/11557 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: – Discharge of conditions 7 (Landscaping), 9 (Landscaping), 11 (Water supplies for fire fighting), 27 (Materials), 28 (Design details) and 29 (External Works, roads, footpaths...) of 16/03515/OUT

PL/2025/08644 - Approval of details reserved by a condition Decision - Approve Date: 22/12/2025 – Discharge of conditions 6 (acoustic screening details), 16 (car parks details and EV chargers), 17 (road markings details) at village square of 19/12100/REM - Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.
PL/2025/08986 - Non-Material Amendment Decision - Refuse Date: 11/2/2026 – Non Material Amendment to 19/12100/REM for Flat block FB06 Flipped and balcony now facing the car parking, Bin store next to FB10 Made bigger to incorporate the bin store which has been moved from parking spaces 252/253, Bin store next to FB10 moved south
PL/2025/08989 - Approval of details reserved by a condition Decision - Approve Date: – Full discharge of condition 4 (LEMP) and partial discharge of condition 5 (CEMP) for 19/12100/REM - Reserved matters application for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/b
PL/2025/10001 - Non-Material Amendment Decision - Refuse Date: 11/2/2026 – Non-Material Amendment to planning application 19/12100/REM to change the wording of condition 17

Note that PL/2025/10001 sought to change the wording (trigger point) of Condition 17 via the NMA process. That NMA request was refused on the basis that *“The change sought would defer the implementation of essential highway safety measures—namely the approved road markings, soft kerb line, and give-way arrangement at the “village square”—which were required to be delivered prior to the first occupation of the development. Altering the trigger to allow occupation prior to delivery of this infrastructure would materially affect the operation of the approved scheme and the timing of critical mitigation. The nature and implications of the change are such that formal consultation with the Highways Authority and Ecology would be necessary, which cannot be undertaken under the non-material amendment procedure.”*

Similarly, PL/2025/08986 sought to address the flipping of block FB06 (and the resulting changes) via NMA. That application was also refused as, *“The proposed amendments, including the flipping of Flat Block FB06 and alteration of its balcony orientation, the enlargement and relocation of bin stores (including the relocation of the store previously positioned at car parking spaces 252/253), the southward movement of the bin store adjacent to FB10, and the relocation of parking spaces adjacent to the cycle store, collectively represent material changes to the approved scheme. These alterations would affect the layout, design principles, amenity relationships, and site infrastructure to a degree that goes beyond what can be considered non-material under Section 96A of the Town and Country Planning Act 1990. In addition, the nature of the amendments is such that formal consultation with relevant consultees and interested third parties would be required, which cannot be undertaken within the scope of a Non-Material Amendment application.”*

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Town and Country Planning Act. 1990 (as amended)

Section 73 of the Town and Country Planning Act. 1990 (as amended) relates to the determination of applications to develop land without compliance with conditions previously attached. It states that:

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

- a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

The National Planning Practice Guidance (PPG) states the following:

- *Nature of the Application:* A Section 73 application is treated as a new planning permission, although it does not alter the original permission itself. The original permission remains intact and can still be implemented unless it has expired or been superseded.
- *Limitations:*
 - Section 73 cannot be used to change the description of development or the operative part of the permission (e.g. the nature or extent of the approved use).
 - It cannot be used to extend the time limit for implementing the original permission.
 - If the proposed changes go beyond what can reasonably be considered under Section 73, a new planning application under Section 70 would be required.
- *Decision-making:* The local planning authority must consider the application only in relation to the conditions subject to which the original permission was granted. However, it may impose new or revised conditions if granting a new permission.
- *Legal Agreements:* Because a Section 73 application results in a new permission, any existing Section 106 agreement may need to be varied or replaced via a deed of variation to ensure obligations continue to apply to the new permission.

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the

Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted Wiltshire Core Strategy (WCS), with particular regard to:

- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 52 Green Infrastructure;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

ISSUES

The key considerations in the assessment of this application are as follows:

- Determining whether the proposed amendments fall within the scope of Section 73 of the Town and Country Planning Act 1990 which allows for the variation or removal of conditions attached to an existing planning permission.
- Assessing whether the development, as amended, remains in accordance with the relevant policies and provisions of the development plan, and whether the changes materially alter the nature or impacts of the approved scheme.
- Considering the need for a deed of variation to the original Section 106 agreement, as the grant of a new permission under Section 73 would result in a new planning permission.

CONSULTATION RESPONSES

Highways: No objection

“The wording for Condition 17 effecting the change in occupation prior to completions is accepted as a suitable alternative to the agreed condition at planning and reflects the change in circumstance.

The changes to the approved plans are accepted.”

Ecology: No comment received

Ecology were consulted as the proposed variation to Condition 17 is justified by ecological constraints affecting delivery of the northern part of the site. No formal response has been received. However, the Council is aware through ongoing discussions regarding the development that the approved scheme is being amended to accommodate a retained badger

sett within the northern part of the site, and it is accepted that these ecological constraints have affected the delivery and phasing of that area.

Chippenham Town Council: No objection

REPRESENTATIONS

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Two (duplicate) objections have been received raising concerns regarding the proposed amendment to Condition 17. In summary, concerns relate to the potential for increased traffic congestion arising from delaying the provision of the village square road markings and associated infrastructure, including the reliance on alternative access points which are considered by respondents to be already heavily trafficked. It is also suggested that the proposed trigger of 75% occupation is too late in the development programme and that a lower threshold or fixed delivery date should be imposed.

In addition, a representation has raised concerns regarding the accuracy of boundary treatment information and the potential impacts of proposed landscaping, including tree planting close to existing residential boundaries.

These matters are addressed in the assessment section of this report.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of the Development – Do the proposed amendments fall within the scope of s73?

The proposed amendments have been reviewed and are considered to fall within the scope of Section 73 of the Town and Country Planning Act 1990. The changes do not result in a fundamentally different development from that originally approved, nor do they seek to alter the description of development or extend the time limit for implementation. As such, the

application is valid under Section 73 and can be determined as a variation of condition(s) attached to the original planning permission.

Compliance with the Development Plan

The proposed amendments relate to localised changes to the layout and design of part of the scheme, together with a revised trigger for the delivery of infrastructure secured by Condition 17.

Condition 1 & 2

The proposed amendments include the reorientation of Flat Block 6, resulting in the relocation of balconies from the north-east elevation to the south-west elevation. This change alters the outlook from the approved scheme, with balconies now oriented towards the internal layout of the development, including parking areas and other dwellings, rather than outward toward adjacent undeveloped land.

This has been considered in terms of residential amenity, including overlooking, loss of privacy and outlook. Whilst the outlook from the affected units would differ from that previously approved, it is noted that within a comprehensive residential development of this scale, internal relationships between buildings and shared spaces are an expected and inherent component of the design. Having regard to the separation distances achieved and the urban context of the development, it is not considered that the revised arrangement would give rise to unacceptable levels of overlooking or loss of privacy.

The application includes a number of consequential amendments arising from the repositioning of Flat Block 6. These include the relocation of two parking spaces, revisions to the approved bin store arrangements and associated updates to the hard and soft landscaping proposals. The changes are localised in nature and do not materially alter the overall layout or design strategy approved under the reserved matters permission. The Local Highway Authority has considered the amended plans and raises no objection to the revised parking arrangements, confirming that the proposed changes are acceptable. The revised bin store provision continues to provide appropriate facilities to serve the development and no objections have been raised in this regard. As such, the amended layout remains acceptable and continues to provide a well-planned residential environment.

The proposals would continue to provide an acceptable standard of residential amenity and are therefore considered to accord with the relevant policies of the Development Plan.

With regard to landscaping, the application proposes revisions to the Landscape Masterplan and associated hard and soft landscaping drawings to reflect the amended siting of Flat Block 6 and related layout changes. The amendments are limited in extent and do not materially alter the overall landscaping strategy previously approved. The proposed landscaping continues to provide an appropriate setting for the development and is considered acceptable.

Condition 17

The application seeks to vary the trigger point for Condition 17 to require the submission and implementation of the road marking scheme for the "village square" prior to occupation of 75%

of the dwellings, rather than prior to first occupation. The reason for the proposed amendment is that ecological constraints affecting the northern part of the site, including the village square, have delayed the delivery of this element of the scheme.

Ecology were consulted as the proposed amendment is justified on the basis of ecological constraints affecting delivery of part of the site and therefore requires verification of those constraints and the acceptability of the revised trigger. Whilst no formal consultation response has been received, the Council is aware through ongoing discussions (application PL/2025/08989 which seeks *“Full discharge of condition 4 (LEMP) and partial discharge of condition 5 (CEMP) for 19/12100/REM”* refers) the presence of an active main badger sett within the north-west part of the site, together with mitigation, buffering and phasing measures required to accommodate the retained sett. The Council is therefore satisfied that ecological constraints have affected the delivery and phasing of the northern part of the site and provide the context for the proposed variation.

The Local Highway Authority has been consulted and raises no objection to the proposed amendment, confirming that the revised trigger reflects the change in circumstances and remains acceptable in terms of highway safety and the operation of the development. The amendment would not remove the requirement to provide the road markings and associated highway measures, but instead defers their delivery to a later stage in the build-out of the development.

In considering the proposed variation, it is acknowledged that Condition 17 secures measures which form part of the safe and effective operation of the development. The proposed amendment is considered reasonable and justified in light of the constraints affecting delivery of the northern part of the site. Given that the Local Highway Authority is satisfied that the revised trigger remains appropriate, and noting that the requirement itself would remain in place, it is not considered that the amendment would result in unacceptable impacts in terms of highway safety or the overall operation of the development. The proposed variation is therefore considered acceptable.

Other Material Considerations/Issues

Response to Representations

Concerns have been raised regarding the potential for increased traffic congestion and the impact on the local highway network arising from the proposed amendment to Condition 17, in particular the deferral of works associated with the village square and the reliance on alternative access arrangements during the interim period. These matters have been carefully considered. The Local Highway Authority has assessed the proposed variation and raises no objection, confirming that the revised trigger reflects the change in circumstances and remains acceptable in terms of highway safety and the operation of the development. In light of this professional advice, it is not considered that the proposed amendment would result in unacceptable impacts on the surrounding highway network.

Concerns have also been raised regarding boundary treatment and the potential impact of proposed landscaping, including tree planting, on neighbouring properties. These matters relate to detailed design and implementation, which are subject to control through the

approved plans and relevant planning conditions, and do not alter the assessment of the proposed variation to Conditions 1, 2 and 17.

Section 106 Agreement

Planning obligation(s) relating to the wider development are secured through the Section 106 Agreement associated with outline planning permission 16/03515/OUT. The present application seeks to vary conditions attached to reserved matters permission 19/12100/REM only and does not propose any amendment to the scale, nature or form of development approved at outline stage. As such, the existing Section 106 obligations remain applicable and no variation to the legal agreement is required.

PLANNING BALANCE AND CONCLUSION

In determining this application under Section 73 of the Town and Country Planning Act 1990, the Local Planning Authority has considered whether the proposed amendments fall within the scope of Section 73. The proposed amendments have been assessed against the relevant policies of the Wiltshire Core Strategy, any applicable Neighbourhood Plan, and the National Planning Policy Framework. The assessment has also considered whether the development, as amended, materially alters the nature or impacts of the approved scheme in the context of the approved development and the scope of the application.

The alterations to Flat Block 6, associated parking, bin storage and landscaping arrangements are localised in nature and would not result in unacceptable impacts on the character of the development, residential amenity or the operation of the site.

The proposed variation to Condition 17 is justified by the phasing constraints affecting the northern part of the site and has been accepted by the Local Highway Authority. The requirement for the road marking scheme would remain in place and the amendment is not considered to give rise to unacceptable impacts in terms of highway safety, as confirmed by the highways authority.

Taking all matters into account, the proposed variations are considered reasonable and acceptable. The amended scheme remains in accordance with the Development Plan when read as a whole and there are no material considerations that indicate planning permission should be withheld. Planning permission should therefore be granted subject to the varied conditions.

Conditions not subject to the current application have been reviewed and, where still relevant to the development, are re-imposed on the new permission. Details approved pursuant to those conditions remain applicable.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:
 - Existing Site Layout (ES1.01) Rev A

- Site Location Plan (SLP.01) Rev A
- Site Layout (SL.01) Rev J1
- Materials Layout (ML.01) Rev J
- Refuse Strategy Layout (RSL.01) Rev F
- Affordable Housing Layout (AHL.01) Rev F
- Adoption Plan (AP.01) Rev E
- Storey Height Plan (SHP.01) Rev F
- Phasing Plan (PP.01) Rev D
- Street Scenes (SS.01) Rev D
- Street Scenes (SS.02) Rev E
- Street Scenes (SS.03) Rev C
- Flat Block 1 Floor Plans (FB.01.P1) Rev C
- Flat Block 1 Elevations (FB.01.E1) Rev B
- Flat Block 2 Floor Plans (FB.02.P1) Rev C
- Flat Block 2 Elevations (FB.02.E1) Rev C
- Flat Block 3 Floor Plans (FB.03.P1) Rev C
- Flat Block 3 Elevations (FB.03.E1) Rev C
- Flat Block 4 Ground Floor Plan (FB.04.P1) Rev D
- Flat Block 4 First And Second Floor Plans (FB.04.P2) Rev D
- Flat Block 4 Third Floor Plan (FB.04.P3) Rev D
- Flat Block 4 Front and Rear Facing Elevations (FB.04.E1) Rev E
- Flat Block 4 Side Facing Elevations (FB.04.E2) Rev E
- Flat Block 5 Ground, First and Second Floor Plans (FB.05.P1) Rev C
- Flat Block 5 Third Floor Plan (FB.05.P2) Rev C
- Flat Block 5 Front and Rear Facing Elevations (FB.05.E1) Rev C
- Flat Block 5 Side Facing Elevations (FB.05.E2) Rev C
- Flat Block 6 Floor Plans (FB.06.P1) Rev D
- Flat Block 6 Elevations (FB.06.E1) Rev D
- Flat Block 7 Floor Plans (FB.07.P1) Rev C
- Flat Block 7 Elevations (FB.07.E1) Rev C
- Flat Block 8 Ground, First and Second Floor Plans (FB.08.P1) Rev C
- Flat Block 8 Third Floor Plan (FB.08.P2) Rev C
- Flat Block 8 Front and Rear Facing Elevations (FB.08.E1) Rev C
- Flat Block 8 Side Facing Elevations (FB.08.E2) Rev C
- Flat Block 9 Floor Plans (FB.09.P1) Rev C
- Flat Block 9 Elevations (FB.09.E1) Rev C
- Flat Block 10 Floor Plans (FB.10.P1) Rev C
- Flat Block 10 Elevations (FB.10.E1) Rev C
- Flat Block 11 Ground and First Floor Plans (FB.11.P1) Rev D
- Flat Block 11 Second Floor Plan (FB.11.P2) Rev D
- Flat Block 11 Front and Rear Facing Elevations (FB.11.E1) Rev E
- Flat Block 11 Side Facing Elevations (FB.11.E2) Rev D
- Flat Block 12 Floor Plans (FB.12.P1) Rev C
- Flat Block 12 Elevations (FB.12.E1) Rev C
- Flat Block 13 Floor Plans (FB.13.P1) Rev C
- Flat Block 13 Elevations (FB.13.E1) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe) Rev C
- Housetype - Allum - Floor Plans & Elevations (HT.Allum.pe1) Rev B

- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe1) Rev B
- Housetype - Atkins - Floor Plans & Elevations (HT.Atkins.pe3) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe) Rev D
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe1) Rev C
- Housetype - Beech - Floor Plans & Elevations (HT.Beech.pe2) Rev A
- Housetype - Cherry - Floor Plans & Elevations (HT.Cherry.pe) Rev D
- Housetype - Eveleigh - Floor Plans & Elevations (HT.Eveleigh.pe) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe1) Rev B
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe2) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe3) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe5) Rev C
- Housetype - Francis - Floor Plans & Elevations (HT.Francis.pe6) Rev A
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe1) Rev D
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe3) Rev B
- Housetype - Hazel - Floor Plans & Elevations (HT.Hazel.pe5) Rev A
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe1) Rev C
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe2) Rev D
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe3) Rev B
- Housetype - Juniper - Floor Plans & Elevations (HT.Juniper.pe4) Rev B
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe1) Rev C
- Housetype - Mountford - Floor Plans & Elevations (HT.Mountford.pe2) Rev C
- Housetype - Pembroke - Floor Plans & Elevations (HT.Pembroke.pe) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe1) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe2) Rev D
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe3) Rev B
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe4) Rev A
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe5) Rev C
- Housetype - Spruce -Floor Plans & Elevations (HT.Spruce.pe6) Rev B
- Garage - Single- Eaves Fronted (GAR.01.pe) Rev C
- Garage - Twin- Eaves Fronted (GAR.02.pe) Rev C
- Garage – Triple (GAR.03.pe) Rev A
- Bin and Bikes Store - Plans and Elevations (BS.01) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.02) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.03) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.04) Rev C
- Bin and Bikes Store - Plans and Elevations (BS.05) Rev B
- Bin and Bikes Store - Plans and Elevations (BS.06) Rev C
- Bin and Bikes Store - Plans and Elevations (BS.07) Rev C
- Bin and Bikes Store - Plans and Elevations (BS.08) Rev B
- Landscape Masterplan (2334-LLA-ZZ-00-DR-L- 0001) P07
- Detailed Hard Landscape Proposals - 1 of 10 (2334- LLA-ZZ-00-DR-L-0101) P04
- Detailed Hard Landscape Proposals – 2 of 10 (2334- LLA-ZZ-00-DR-L-0102) P04
- Detailed Hard Landscape Proposals - 3 of 10 (2334- LLA-ZZ-00-DR-L-0103) P04
- Detailed Hard Landscape Proposals - 4 of 10 (2334- LLA-ZZ-00-DR-L-0104) P06
- Detailed Hard Landscape Proposals - 5 of 10 (2334- LLA-ZZ-00-DR-L-0105) P06
- Detailed Hard Landscape Proposals - 6 of 10 (2334- LLA-ZZ-00-DR-L-0106) P06
- Detailed Hard Landscape Proposals - 7 of 10 (2334- LLA-ZZ-00-DR-L-0107) P06
- Detailed Hard Landscape Proposals - 8 of 10 (2334- LLA-ZZ-00-DR-L-0108) P05

- Detailed Hard Landscape Proposals - 9 of 10 (2334- LLA-ZZ-00-DR-L-0109) P11
- Detailed Hard Landscape Proposals - 10 of 10 (2334-LLA-ZZ-00-DR-L-0110) P04
- Detailed Planting Proposals - 1 of 11 (2334-LLA-ZZ- 00-DR-L-0201) P04
- Detailed Planting Proposals - 2 of 11 (2334-LLA-ZZ- 00-DR-L-0202) P04
- Detailed Planting Proposals - 3 of 11 (2334-LLA-ZZ- 00-DR-L-0203) P04
- Detailed Planting Proposals - 4 of 11 (2334-LLA-ZZ- 00-DR-L-0204) P06
- Detailed Planting Proposals - 5 of 11 (2334-LLA-ZZ- 00-DR-L-0205) P04
- Detailed Planting Proposals - 6 of 11 (2334-LLA-ZZ- 00-DR-L-0206) P05
- Detailed Planting Proposals - 7 of 11 (2334-LLA-ZZ- 00-DR-L-0207) P06
- Detailed Planting Proposals - 8 of 11 (2334-LLA-ZZ- 00-DR-L-0208) P05
- Detailed Planting Proposals - 9 of 11 (2334-LLA-ZZ- 00-DR-L-0209) P05
- Detailed Planting Proposals - 10 of 11 (2334-LLA-ZZ-00-DR-L-0210) P11
- Detailed Planting Proposals - 11 of 11 (2334-LLA-ZZ-00-DR-L-0211) P04
- Landscape Specification and Details (2334-LLA-ZZ- 00-DR-L-0301) P01
- Open Space and Play Areas Strategy (2334-LLA-ZZ-00-DR-L-0002) P01
- Landscape Management Plan (2334-LLA-ZZ-00- DR-L-0601) P02

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

2. The development will be carried out in strict accordance with the following documents:

- Indicative Bird Box / Swift Brick Locations, Drawing No: 14762/P08, Date: November 2022 by Tyler Grange
- Indicative Bat Box Locations, Drawing No: 14762/P07, Date: November 2022 by Tyler Grange
- Landscape Specification and Details, Drawing No: 2334-LLA-ZZ-00-DR-L-0301, Revision: P01, Date: 09.06.22 by Liz Lake Associates
- Landscape Masterplan, Drawing No: 2334-LLA-ZZ-00-DR-L-0001, Revision: P14, Date: 05.12.25 by Liz Lake Associates
- Tree Retention and Removal Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by Tyler Grange
- Tree Protection Plan, Drawing No: 14762_P02, Revision: D, Date: 14.11.2022 by TylerGrange

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

3. The development will be carried out in strict accordance with the mitigation contained within the noise report hereby approved:

- Environmental Noise Assessment (Report No. 22441-1, dated 9th June 2023, by 'noise.co.uk')

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

4 .Prior to the commencement of works, an updated 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: The matter is required to be agreed with the Local Planning Authority before development commences 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.

5. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an updated 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 birds and 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: The matter is required to be agreed with the Local Planning Authority before development commences 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.

6. Prior to the occupation of any dwellings on the site, details of the proposed acoustic screening to be erected on the boundary with the adjacent business park site are to be submitted to and approved in writing by the local planning authority. The approved acoustic screening shall be erected prior to the occupation of the dwellings.

REASON: To protect both the amenity of future residents and the operation of business park.

7. No development shall commence on site until details of the estate roads, footways, footpaths, connections to cycle/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 connecting road carriageway through the site between Foundry Lane and Pew Hill shall be no less than 6.2m in width with a 3m Shared Use Path to the western side. The relevant part of the development shall not be first brought into occupied 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 associated with the dwellings to be occupied have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences to ensure that the roads are laid out and constructed in a satisfactory manner. The developer/applicant will be expected to enter into a S38 Agreement with the Highway Authority before commencement of works hereby approved.

8. No development shall take place until plans showing the following information has been submitted to and approved in writing by the Local Planning Authority.

- Long sections
- General arrangement
- Threshold levels to buildings
- Drainage
- Structures
- Swept path for two directional movement of a 11.4m long refuse vehicle passing a 4.98m long large saloon car.
- Vehicle tracking to demonstrate that the collection vehicles have adequate manoeuvrable space.

The plans should be to an appropriate scale, to a scale of 1:200.

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

9. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

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

10. No development shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established).

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in the interests of highway safety

11. No development shall take place, including any demolition works, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall be delivered in conjunction with the CMS required under condition 12 of outline planning consent 16/03515/OUT. The approved detail shall be adhered to throughout the demolition/construction period. The plan shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site;
- Deliveries, waste, cranes, equipment, plant, works, visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
- Programming;
- Waste management;
- Construction methodology;
- Shared deliveries;
- Parking facilities for staff and visitors;
- On-site facilities;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;

- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

12. Prior to the commencement of development of Phases 1A and 3A details of the visibility splays for plots 1 to 3 (between vehicular access and a point on the nearside carriageway edge southbound on Langley Road) and for plots 8 to 13 to provide clear visibility of oncoming vehicles to the east shall have been submitted to and agreed in writing by the Local Planning Authority. The extent of the agreed visibility splays shall be provided for adoption. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600 mm above the level of the adjacent carriageway.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences on these phases in the interests of highway safety.

13. Prior to the occupation of any dwelling in Phase 2A (ref. 'Phasing Plan' Dwg No. PP.01 Rev D) the turning head and footpath connection to Hawthorn Road shall be provided adoptable standards and open for public access/use.

Reason: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices and in the interests of highway safety.

14. Prior to the occupation of each dwelling hereby approved the provision for cycle storage for that property shall be provided in accordance with the approved drawings.

REASON: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices.

15. Prior to the occupation of any property contained within Phase 3B (ref. 'Phasing Plan' Dwg No. PP.01 Rev D) the 3 metre wide Shared Use Path connecting to Tugela Road shall be provided to adoptable standards and open for use by the public as per the approved layout on drawing CSL.01 Rev J.

REASON: In the interests of creating a sustainable development and the principles of Active Travel to support and encourage healthier, greener and cheaper travel choices.

16. No building or use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development.

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

17. Prior to the occupation of any dwelling hereby approved a plan showing details of road markings (to include a soft kerb line and give way arrangement) at the location known as the “village square” shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of 75% of dwellings

REASON: In the interest of highway safety.

18. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity and of the amenities of the area.

19. Notwithstanding the details hereby approved, prior to the alteration of any physical boundary feature between the site and an existing residential property bounding the site, details of the proposed boundary feature shall be provided to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order to ensure that development is carried out in an appropriate and secure manner and in the interests of visual amenity and the character and appearance of the area.

INFORMATIVES

ECOLOGY INFORMATIVES

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, badgers and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

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.

Birds and the nesting season

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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 birds are 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.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

WASTE INFORMATIVE:

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the Council's Waste

storage and collection: guidance for developer's supplementary guidance document, with a sample indemnity provided in Appendix C of said document.

HIGHWAY INFORMATIVE:

You are advised that a Traffic Regulation Order (TRO) is required for a "no waiting" restriction to include the following: (extents of restriction to be agreed with the LHA through the TRO process)

- New turning head Hawthorn Road
- Main link road
- Foundry Lane Extension
- Secondary Residential roads

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.

PARTY WALL INFORMATIVE:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

CONTAMINATION INFORMATIVE:

The developer should note that the works hereby approved may involve the removal and disposal of asbestos cement roofing; this should only be removed by a licenced contractor. Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

Your attention is also drawn to the conditions imposed on the outline planning permission reference 16/03515/OUT and dated 11th January 2017.

This permission shall be read in conjunction with the previous outline consent and associated Legal Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 10th January 2017.

APPENDIX 1

A. Amendments to approved plans & documents (Conditions 1 & 2)

Type of change	What is changing	Why
Updated site layout	Site Layout updated from Rev J to Rev J1	Reflects changes around Block 6 area
Removal of duplicate plan	Coloured Site Layout removed from approved plans list	To avoid duplication/confusion
Updated building plans	Flat Block 6 plans and elevations updated (Rev C → Rev D)	To address balcony issue
Updated bin/cycle stores	Bin store drawings revised (including combined store arrangement)	Linked to layout change
Parking/layout amendments	Minor relocation of parking spaces	Result of Block 6 changes
Updated landscape drawings	Hard and soft landscaping drawings updated around affected plots	Reflects revised layout
Updated landscape masterplan	Landscape Masterplan updated (Rev P05 → P14)	Align with updated scheme

B. Physical design change (what actually changes on the ground)

Element	Approved scheme	Proposed change
Flat Block 6 orientation	Balconies facing original direction	Block flipped so balconies move to south-west elevation
Balcony position	Would extend beyond red line boundary	Now fully within site boundary
Parking	Previously approved layout	2 spaces relocated
Bin storage	Separate bin store near plot 239	Combined into enlarged store at Block 10
Landscaping	Based on original layout	Updated to reflect new arrangement

C. Change to condition 17 (trigger point)

Element	Original condition	Proposed change
Requirement	Road markings for the “village square” to be approved and provided before any dwelling is occupied	Proposed variation: Works to be implemented before occupation of 75% of dwellings

D. Why the changes are needed (applicant justification)

Issue identified	Consequence	Proposed solution
Approved balconies extend beyond red line boundary	Cannot build as approved	Flip Block 6 orientation
Block flip affects layout	Parking and bin store conflict	Adjust parking + combine bin stores
Layout change affects external works	Landscape plans no longer accurate	Update hard and soft landscaping
Ecology constraints delay part of site	Village square cannot be delivered at start	Amend trigger for Condition 17