



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07726
Decision Date: 17/08/2026

Applicant:	InstaVolt Ltd and Cooper Estates Developments Limited 6 Cedarwood, Crockford Lane, Chineham, Basingstoke, United Kingdom, RG24 8WD
Particulars of Development:	Electric vehicle charging facility
At:	Land North of Bath Road, Chippenham, SN14 0BJ

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 proposed development is permitted in accordance with the following approved plans and the details set out within the following documents:
 - 10829-0001_02. Rev. A: Location and Block Plan
 - 10829-0001_01-PL. Rev. F: Planning Site Layout –received 18/03/2026
 - 25113-LHC-00-XX-SH-L-9402 P2: Softworks Plan – received 21/01/2026
 - 25113-LHC-00-XX-SH-L-9402 P2: Softworks Schedule – received 21/01/2026
 - 25113-LHC-00-XX-DR-L-9201 P1: Landscape Details – received 21/01/2026
 - 2508-020 VS01: Visibility Splays at Site Access – 21/01/2026
 - 2508-020 SP02: Swept Path Analysis of Key Charging Bays – received 21/01/2026
 - EVD160KUC05 20240911: Parameters of the Manual (Single Arm) – 21/01/2026
 - EVD160KUC01_V04: Parameters of the Manual (Dual Arm) – 21/01/2026
 - 001_11-03 RevA: Equipment Elevations – RMC 1250 (950) – With Roots – received 21/01/2026
 - 001_79 Rev.A: Equipment Elevations – Litter Bin – received 21/01/2026

- 001_61-02 Rev C: Equipment Elevations – Signage – 3.8m Totem – received 21/01/2026
- 001_48 Rev A: Equipment Elevations - 6' x 6' Slatted Fence Panel – received 21/01/2026
- 001_21 Rev D: Lamppost 3m – received 21/01/2026
- 001_61_01 Rev F: Equipment Elevations – Signage – 2m Totem – received 21/01/2026
- 001_59 Rev B: Equipment Elevations – CCTV – Including cabling details (underground) – received 21/01/2026
- 001_10: Proposed Equipment Elevations and Plan – TR7 Substation
- 001_29: Proposed Equipment Elevations and Plan – BYD 160kW Charger
- 001_58: Proposed Equipment Elevations and Plan – BYD 160kW Single Arm Charger – received 21/01/2026

(received 25/09/2025 unless otherwise stated)

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

- 2 The development shall be carried out in full accordance with the measures and details set out in the submitted Construction Traffic Management Plan (CTMP) [2508-020/CTMP/01A – March 2026] – received 25/03/2026.

REASON: In order to ensure appropriate highway safety.

- 3 The development hereby approved shall be carried out in complete accordance with the hereby approved Construction Environmental Management Plan (CEMP) ['Chippenhams Hub – EV Charging Development'] – received 14/05/2026.

REASON: Core Policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achieved.

- 4 The development will be carried out in strict accordance with the following documents:

- Ecological Impact Assessment and Biodiversity Metric Assessment. August 2025. EcoLogic Consultants Ltd. Report Ref. 250405 rev01;
- The Statutory Biodiversity Metric. 23 July 2025. rev02;
- The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology. 09 May 2025;
- Horizontal Illuminance (lux). 4182-DFL-ELG-XX-LD-EO-13002-S3-P02;
- Lighting Strategy. 16 October 2025. Designs for Lighting. Project No. 4182. Doc Ref. 4182-DFL-ELGXX-RP-EO-13001. Rev. P02;

- Lighting Parameters. 16 October 2025. DFL-UK. 4182-DFL-ELG-XX-CA-EO-13002-S3-P02;
- Landscape Environmental Management Plan P2. 13 January 2026. LHC Design. Ref. 25113-LHC-00-00-RP-L-0001;
- LEMP Appendices A & B: 25113-LHC-00-00-RP-L-0002. Revision P2;
- Arboricultural Method Statement & Tree Protection Plan. 19 September 2025. NB Tree Management.

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

- 5** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6** No external light fixture or fitting, other than those hereby approved, will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

All lighting provided on site shall 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 7** The development hereby approved shall be carried out in complete accordance with the hereby approved drainage documents:

- Groundwater Flood Risk Assessment – Amazi Consulting – AM1017 GW FRA Rev0 21 April 2026 – received 02/06/2026
- Technical Note – Electric vehicle charging facility – Amazi Consulting – AM1017 Tech Note 12 May 2026 – received 02/06/2026

The details as approved shall be implemented prior to first use of the development and thereafter be permanently retained.

REASON: To ensure that the site and development is adequately and appropriately drained and flood risk is minimised.

- 8** The development hereby approved shall be carried out in complete accordance with the hereby approved noise impact assessment document:

- 11627_InstaVolt_Bath_Road_Chippenham_NIA_19022026_CP – RevA (received 18/03/2026)

The details as approved shall be implemented prior to first use of the development and thereafter be permanently retained.

REASON: To ensure appropriate levels of amenity, in accordance with Core Policy 57.

- 9** Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

REASON: To ensure that appropriate levels of amenity are achieved.

- 10** In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

REASON: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination

Informatives

- 1** This planning permission does not permit the installation of any Battery Energy Storage (BESS) facility on the site. Whilst there is 'space reserved for possible future BESS' shown on the approved plans, the details of this will require separate

planning permission, which will allow for consideration of any specific impacts arising from that particular facility, as well as any necessary mitigation measures.

- 2 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.

- 3 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 4 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds 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.
- 5 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- 6 The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- 7 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.

Nic Thomas - Director of Planning, Economy and Climate

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](#)