



The Town and Country Planning Act 1990
Approval of Outline Planning Permission (All Matters Reserved)
with Conditions

Application Reference Number: PL/2025/05943

Decision Date: 20/08/2026

Applicant:	Robert Hitchins Limited The Manor, Boddington, Cheltenham, United Kingdom, GL51 0TJ
Particulars of Development:	Residential development for up to 20 dwellings, associated works including infrastructure, ancillary facilities and landscaping. Construction of a new vehicular access off Spitfire Road.
At:	Land East of Spitfire Road, Calne

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 policy DM3 (1)(a) of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area. Subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;
- (e) The means of access to the site.

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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

- Site Location Plan, Dwg No. 381.UD.03 Rev G

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

- 5** Details of refuse and recycling storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority as part of the Reserved Matters application(s). The approved arrangements shall be implemented prior to first occupation of the relevant phase.

REASON: To ensure that satisfactory refuse and recycling storage and collection arrangements are provided to serve the development, in the interests of residential amenity, operational efficiency, and highway safety, and to ensure compliance with the Council's adopted waste collection standards, in accordance with the National Planning Policy Framework.

- 6** The development will be carried out in accordance with the following documents:

- Technical Note: Ecology Response – January 2026. 09 January 2026. Ecology Solutions Ltd. 12642.TechnicalNote.jan26.vf1;
- Technical Note: Ecology Response – November 2025. 04 November 2025. Ecology Solutions Ltd. 12642.TechnicalNote.Oct25.vf1;

- Sections 10, 11 and 12, Plans ECO1, ECO2, ECO3, ECO4, ECO5, and Appendices 3 and 4 of the Ecological Impact Assessment & Biodiversity Net Gain. 22 May 2025. Ecology Solutions;

- The Statutory Biodiversity Metric. 04 November 2025. Ecology Solutions;

- Arboricultural Survey, Impact Assessment and Protection Plan. 27 June 2025. MBP Arboriculture. Version. V4.

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

- 7 At Reserved Matters, the design and layout of the site will be in broad accordance with the Ecological Parameters Plan [Appendix 3: Ecological Parameters Plan. Technical Note: Ecology Response – November 2025. 04 November 2025. Ecology Solutions Ltd. 12642.TechnicalNote.Oct25.vf1] This document sets out the ecologically sensitive areas of the site that will be retained, protected and enhanced. It will not be altered at Reserved Matters without detailed justification based on additional habitat and wildlife species surveys.

REASON: To protect the ecologically sensitive features of the site.

- 8 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (Ecology) (CEMP-E) 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:
- (a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - (b) Working method statements for protected/priority species, such as nesting birds, bat species, water voles, otters, badgers and reptiles.
 - (c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for water voles, otters, bat species and reptiles; this should comprise the preconstruction/construction related elements of strategies only.
 - (d) 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.
 - (e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP-E.

REASON: 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.

- 9** Prior to the commencement of development, a Construction Environmental Management Plan (CEMP-C) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP-C shall address construction-phase impacts on residential amenity and highway safety and shall include:

- i. A brief project description and site location;
- ii. Management structure and responsibilities during construction;
- iii. The anticipated construction programme;
- iv. Site working hours and contact details for a named site representative;
- v. Site access and logistics arrangements;
- vi. Parking, delivery, loading/unloading and materials storage arrangements;
- vii. Measures for controlling noise, dust, vibration and other construction-related impacts;
- viii. Measures to mitigate the impact of construction activities on local amenity and the safety and operation of the highway network; and
- ix. Communication procedures with the Local Planning Authority and local community regarding construction activities.

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

Reason: To safeguard residential amenity and highway safety during the construction phase of the development, in accordance with Core Policy 57 and the National Planning Policy Framework.

- 10** Prior to the start of construction, a 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 to attain targets.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: 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.

- 11** No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of construction access, routing, delivery management, contractor parking and measures to prevent mud or debris on the highway. The development shall thereafter be carried out in accordance with the approved CTMP.

REASON: To ensure that construction traffic is safely managed, to protect the operation and safety of the local highway network, and to prevent obstruction or contamination of the public highway, in accordance with Core Policies 60–62 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 12** Prior to the commencement of development, details of the proposed site levels shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- existing and proposed site levels across the application site;
- proposed finished floor levels and ground floor slab levels for all buildings; and
- cross sections demonstrating the relationship of the development to adjoining land, boundaries and drainage features.

The development shall thereafter be carried out strictly in accordance with the approved level details.

REASON: To ensure that the development responds appropriately to changes in land levels, does not result in unacceptable visual amenity impacts or increased flood risk, and accords with the approved flood risk and drainage strategy, in the interests of visual amenity and environmental protection.

- 13** No development shall commence until a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation and thereafter maintained as such.

REASON: To ensure that satisfactory and sustainable arrangements are in place for the disposal of foul water.

- 14** No development shall commence on site until a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Evidence that the applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
- Drainage layout showing pipe/link and manhole/node numbers used in the calculations in order to link the drawing with the detailed calculations.
- Updated overland exceedance routes near building areas are identified and illustrated on the drainage plan for flows exceeding the 1-in-100-year rainfall event (including climate change allowance), demonstrating that the development and surrounding areas remain free from increased flood risk
- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.

No dwelling shall be occupied until surface water drainage, including any off-site works, has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained and to control construction-phase surface water runoff, pollution and sediment risks, in order to prevent flooding, protect water quality, and safeguard the water environment.

- 15** No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The approved scheme shall be

implemented and thereafter managed and maintained in accordance with the approved details.

REASON: To ensure the sustainable drainage system is properly implemented, managed and maintained for the lifetime of the development.

- 16** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:
- a non-technical summary;
 - the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
 - the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period.

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 17** The residential development hereby approved shall not be occupied until a water efficiency report has been submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, using the methodology set out in Approved Document G of the Building Regulations, that total water consumption does not exceed 110 litres per person per day. The development shall thereafter be retained and maintained in accordance with the approved details.

REASON: To ensure the efficient use of water resources and to promote sustainable development, having regard to water supply capacity and the need to reduce water consumption, in accordance with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework

- 18** No external light fixture or fitting shall 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 shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

- 19** There shall be no burning undertaken on site at any time.

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

- 20** 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: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Informative

- 21** This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 18th August 2026.

Informative

- 22** **INFORMATIVES:** The attention of the applicant/developer is drawn to the contents of the correspondence received from the following consultees:

- a) Wiltshire Council Land Drainage Team
- b) Wiltshire Council Waste Officer

Informative

- 23** **INFORMATIVES:**

All new drainage will need to comply fully with Building Regulations Part H.

An environmental permit is required for any works within 8m of a main river. Consult the Environment Agency's main river map to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the website.

The Environment Agency issues environmental permits; however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, the discharge rate from the site must be agreed with Wiltshire Council as part of agreeing the surface water drainage strategy for the site.

Informative

- 24** **INFORMATIVES:**

Nesting Birds

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.

Reptiles

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Ecological Impact Assessment & Biodiversity Net Gain. 22 May 2025. Ecology Solutions). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

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