



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03913
Decision Date: 20/08/2026

Applicant:	Selwood Housing Society Bryer Ash Business Park, Bradford Road, Trowbridge, Wiltshire, United Kingdom, BA14 8RT
Particulars of Development:	Erection of 14 No. residential dwellings with associated works following demolition of 36 No. existing residential flats.
At:	61 Alcock Crest, Warminster, BA12 8NF

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 before the expiration of three years from the date of this permission.

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

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

Application Forms, Drainage Strategy, Lighting Report, Lighting Strategy. V4. (DFL- UK,31/03/2025), Arboricultural Method Statement and Tree Protection Plan, Drawing Nos. TP3108/2402/TPP, 19847-TUM-PL-XXX-0200 Rev A, 19847-TUM-PL-XXX-0210 Rev A, 19847-TUM-PL-XXX-0220 Rev A, 3804-DFL-ELG-XX-LD-EO-13001, 4464 3 300 Rev A, 4464 3 301, 4464 3 302, 4464 3 306, 4464 3 310 Rev D, 4464 3 311 Rev B, 4464 3 312 Rev C, received on 23 April 2025 and, 4464 3 305 Rev G received on 3 June 2025

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

3 The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.
- x. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- xi. Working method statements for protected/priority species, such as nesting birds and reptiles.
- xii. Mitigation strategies already agreed with the local planning authority prior to determination, such

as for great crested newts, dormice or bats; this should comprise the preconstruction/construction related elements of strategies only.
- xiii. 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.
- xiii. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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.

4 The development hereby approved shall not commence until until a Landscape and Ecology Management Plan (LEMP) has been 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.

- 5 No development shall proceed above slab level until the exact details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 6 Prior to first occupation of any dwelling hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- any means of enclosure;
- all hard and soft surfacing materials.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 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 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.

- 8** No dwelling hereby approved shall be occupied until it has been provided with access, turning & car parking spaces in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

- 9** The dwellings hereby approved shall not be occupied until the accesses and parking areas have been consolidated and surfaced (not loose stone or gravel). The accesses shall be maintained as such thereafter for the lifetime of the development.

REASON: In the interests of highway safety

- 10** The dwellings hereby approved shall not be occupied until the cycle parking facilities and bin stores as shown on the approved plans have been provided and made fully available. Thereafter, the cycle parking and bin store facilities shall be retained for use in accordance with the approved details for the lifetime of the development.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 11** The dwellings hereby approved shall not be occupied until the requisite means/works have been implemented to avoid private water entering the public highway.

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

- 12** No dwellings hereby approved shall be occupied until the approved drainage works (Drainage Strategy and the approved drainage plans) have been implemented in full.

REASON: To ensure the drainage arrangements are satisfactory.

- 13** No external lighting, other than that already approved, shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2021)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details, and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 14** The proposed roof tile bat access mitigation shall be installed at one access tile per dwelling and shall be maintained or replaced with a similar new tile (if damaged) for the lifetime of the development.

REASON: To enhance bat habitat.

- 15** A 1 bed social rented/affordable rented ground floor maisonette shall be constructed/provided to "Building Regulations M4 Category 2: Accessible and adaptable dwellings standards" with a level access shower.

REASON: In order to best meet the local need for this kind of accommodation.

- 16** Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday only, with no construction work taking place outside these stated hours or on Sundays or Bank Holidays.

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

- 17** The residential development hereby approved shall be designed to ensure it does not exceed 110 litres

per person per day water consumption levels (which includes external water usage). Within 3 months of

each phase being completed and the housing being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Informatives

Highways:

The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority for the new footway and access works before commencement of works hereby approved.

Rights of Way:

Public Footpath WARM11 is positioned between the buildings. This footpath should be kept open during construction. A dropped kerb should be installed as part of this development to allow improved access to the footpath. If the footpath needs to be closed during demolition or construction, then the applicant will need to apply for a closure of the footpath giving 12 weeks' notice of the closure.

Wessex Water:

Layout

Wessex water would require a S185 diversion of the 150mm diameter public foul sewer to prevent a conflict between the proposed new dwellings and the existing assets. We note that diversion plan is included in supporting documents. Applicant to apply for sewer diversion:

Foul Drainage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer. The minimum diameter receiving sewer to meet size for size principles for a development of this magnitude is 150mm.

Capacity is available to accommodate the proposed foul flows. Your chargeable point of connection is to either of the 150mm diameter public foul sewers that pass through the site.

The point of connection to the public network is by application and agreement with Wessex Water.

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public sewer network, either directly or indirectly.

Surface Water Drainage (rainwater falling onto, and running off, impermeable surfaces)

We note there are private surface water sewers that pass through the site, should you wish to discharge surface water runoff from the development to either of these sewers you will need to make a private agreement with the riparian owner.

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public sewer network, either directly or indirectly.

Wessex Water statement on surface water discharge can be accessed via the following link: [wwds-dev063p-surface-water-drainage-policy.pdf](https://www.wessexwater.co.uk/wwds-dev063p-surface-water-drainage-policy.pdf)

Surface Water Drainage strategy to be agreed with LLFA.

Swift boxes:

Consideration should be given to including swift boxes within the development.

BNG Informative:

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.

Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or

to download the CIL forms please refer to the Council's Website
<https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Ecology:

1. Please note that this consent does not override the statutory protection afforded to any protected species. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England).

2. Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

3. Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981. Within Part 1, Section 21 (1) the penalty for an offence involving a Barn Owl, its nest, or egg, includes a fine of up to £5,000, or up to six months imprisonment, or both, per bird, nest or egg.

***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](#)