

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02170
APPLICATION TYPE:	Removal/variation of conditions
SITE ADDRESS:	Land at Long Leaze Lane, Long Leaze Lane, Melksham, SN12 6QJ
DEVELOPMENT DESCRIPTION:	Vary Conditions 2,3,4,5,7,8,9,10,11,12,13,14 and 15 on PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

In terms of location, neighbouring uses and context, the Site Description remains substantively the same as set out in the Committee Report for the previously approved application PL/2023/06725 and is not re-iterated here. As works have commenced on site since the determination of that application, the appearance of the site itself has evolved from the paddock land as previously, to one which accommodates the emerging built form of the care home.

The site is not subject to any particular or specific constraints: there are no sensitive landscape or ecological designations on the site.

PROPOSAL

This application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) and associated conditions attached to planning permission PL/2023/06725 for the erection of a care home at Longleaze Lane, Melksham.

The application proposes a number of amendments to the approved scheme arising from detailed design development. The changes relate to revisions to the site layout, parking arrangements, internal vehicle circulation, access arrangements, landscaping, drainage infrastructure, biodiversity enhancements and electric vehicle charging provision.

The revised layout includes alterations to the car park and servicing arrangements to improve manoeuvring for service and emergency vehicles and results in an increase in parking provision from 27 spaces to 28 spaces. A maintenance office / workshop is shown along the western boundary. Updated drainage details, landscaping proposals, biodiversity information and associated technical documents have also been submitted to reflect the amended layout.

The application additionally seeks amendments to Conditions 4, 5, 7, 8, 10, 12, 14 and 15 to update references to approved drawings and supporting technical documents and to reflect

the revised layout and associated technical details. Conditions 5 (Landscaping) and 7 (Drainage), which were previously discharged, are proposed to be reissued to reference the updated plans submitted as part of this application.

Additional detail was provided during the course of determination of the application, in particular relating to ecology and sustainability measures, and this necessitated further consultation, as well as an amendment to the Description of Development to capture each of the Conditions for which variation of wording was necessary.

There would be no changes to the approved use of the site, the scale, height or overall form of the previously approved care home building.

PLANNING HISTORY

The previous Committee Report set out two large-scale applications on nearby sites within Melksham. Clearly the most relevant application is the previously approved application for the care home, to which this Section 73 application relates:

Proposal / Summary
PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction – Approved – 21/08/2024

For clarity, relating to the original planning permission the following Condition details have previously been approved:

- PL/2024/08258 – Conditions 4, 7, 11
- PL/2024/08398 – Condition 3
- PL/2024/09304 – Condition 5
- PL/2025/01021 – Condition 15

[As the development has already commenced, Condition no.1 has become superfluous]

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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:

- CP1 – Settlement Strategy
- CP2 – Delivery Strategy
- CP3 – Infrastructure Requirements
- CP15 – Melksham Community Area
- CP41 – Sustainable Construction Techniques and Low Carbon;
- CP43 – Providing Affordable Homes;
- CP45 – Meeting Wiltshire's Housing Needs
- CP46 – Meeting the needs of Wiltshire's vulnerable and older people
- CP50 – Biodiversity and Geodiversity
- CP51 – Landscape
- CP52 – Green Infrastructure
- CP55 – Air Quality
- CP57 – Ensuring High Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment
- CP60 – Sustainable Transport
- CP61 – Transport and New Development
- CP62 – Development Impacts on the Transport Network
- CP64 – Demand Management
- CP67 – Flood Risk

Neighbourhood Plan:

Joint Melksham Neighbourhood Plan 2: 2020 – 2038 (Made 04/08/2025)

- Policy 1: Sustainable Design and Construction
- Policy 2: Local Renewable and Low Carbon Energy and Associated Infrastructure
- Policy 3: Flood Risk and Natural Flood Management
- Policy 11: Sustainable Transport and Active Travel
- Policy 12: Green and Blue Infrastructure
- Policy 13: Biodiversity
- Policy 15: Community Facilities
- Policy 16: Local Green Spaces Natural, Built and Historic Environment
- Policy 17: Trees and Hedgerows
- Policy 18: Landscape Character
- Policy 20: Locally Distinctive, High Quality Design

Supplementary Planning Documents and other Guidance:

Wiltshire Waste Core Strategy WCS6 (Waste Audit)

Saved Policies for the West Wiltshire District Local Plan (1st Alteration)

U1a Foul Water Disposal

U2 Surface Water Disposal

Other WC policy and guidance

The Wiltshire Waste Core Strategy (adopted 2009)
Policy WCS6 - Waste Reduction and Auditing
The Wiltshire Local Transport Plan (LTP) and Car Parking Strategy
Wiltshire Design Guide (adopted April 2024)
Active travel infrastructure design standards 2022
Active travel parking standards and design guide 2022
LTN1/20 – Cycle Infrastructure Design (July 2020)
Air Quality SPD (July 2023)
Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

National Policy and Guidance

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

Relevant NPPF sections include:

- Section 3 – decision making policies
- Section 4 – achieving sustainable development
- Section 5 – meeting the challenge of climate change
- Section 14 – achieving well-designed places
- Section 16 – promoting healthy communities
- Section 18 – Managing flood risk and coastal change
- Section 19 – conserving and enhancing the natural environment

National Design Guide (2021)

ISSUES

The main issues that need to be addressed in this case are limited by the extent of the proposed changes through this Section 73 application. In particular, the issue of the principle of development has been established, and the changes proposed are limited to the following technical elements:

- Whether the scheme constitutes high quality design (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether the scheme would have an acceptable landscape impact (CP 51)

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection

WC Landscape: No comment

WC Ecology: Objection – based on lack of information / comments on Conditions

WC Arboricultural: No comment

WC Drainage: No objection

WC Urban Design: No objection

Melksham Town Council: No comment

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

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.

4no. representations have been received with regard to this application, all of which are in objection raising the following points:

- Highway safety and impacts, including reference to inaccuracies / false assumptions in the submitted application detail (scale of use of Longleaze Lane)
- Landscape and boundary treatments
- Residential amenity
- Drainage and site management

Concerns have been expressed regarding the scope of consultation and neighbour notification. The Council publicised the application by way of Site Notice as well as direct neighbour notification (with additional neighbours being consulted during consideration of the application). The scope of consultation is considered to have been appropriate, with no neighbours or local residents having been prejudiced by the process.

Each material planning issue raised is addressed within the assessment below.

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.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Policies DP1 to DP4 of the NPPF promote development that is:

- Well-designed and visually attractive.
- Responsive to local character and context.
- Functional, accessible and sustainable.
- Supportive of healthy and inclusive communities.
- Resilient to climate change and environmental impacts.
- Conducive to the creation of high quality places and a positive built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life NPPF promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment and Conclusion

Other than matters relating to site layout, the design, siting and scale of the building itself is not proposed to change through this Section 73 application. The layout changes proposed are relatively minor and relate to the parking layout rather than any change to the siting of the building itself, and in the context of the overall scale of the proposal and do not give rise to any impacts above those considered through the previously approved application. The additional maintenance office / workshop shown on the plans is not considered to give rise to any design or amenity issues, being located against the boundary with the car park of the neighbouring medical centre.

External materials have previously been approved, through Discharge of Condition application PL/2024/08398 (this being 'External Materials Schedule' dated 21st August 2024, prepared by rdt architects, Ref: 1377PL-RDT-ZZ-XX-RP-A-8010, Issue No. PL1), and those details remain applicable and can be secured through appropriate amended wording to that Condition.

Alongside this, it is noted that the Urban Design Officer has not raised any objection to the proposal.

For these reasons, there is not considered to be any conflict arising with CP57, Policy 20 (JMNP2), or Section 14 of the NPPF.

Highways Impacts and Parking

Policy Context

The NPPF transport policies (TR3-8) seek to ensure that development is supported by a safe, sustainable and efficient transport system. Development proposals should provide appropriate access arrangements, promote sustainable modes of travel, support active travel and public transport use, minimise impacts on the transport network, and ensure that any residual impacts on highway safety or network capacity are appropriately mitigated.

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. It is noted that the local representations made with regard to the application raised highway concerns, particularly relating to vehicular and pedestrian movement conflicts at the site entrance.

Importantly, this Section 73 application does not propose any changes to the site access and as such, the previously considered and approved details remain unchanged. It is appreciated that this may be a cause of frustration for local residents. However, the submitted Construction Logistics & Environmental Management Plan (CL&EMP) does set out how the developer proposed to liaise directly with neighbours on the issues arising, including details as to where complaints can be directed. That document, which was previously assessed and approved through Discharge of Condition application PL/2024/08258, remains applicable to this current Section 73 application and the wording of the relevant Condition can be updated to reflect and appropriately secure its enforceability.

The Highway Officer has been consulted on the application and has considered the local representations regarding the inaccuracies within the submitted technical detail. Their conclusion is that there is no objection to the specific changes sought by this application.

Conclusion

Having regard to the above, it is considered that the changes proposed would not give rise to any additional impacts or conflicts over and above those considered through the previously approved application, which was considered in detail by Planning Committee.

Ecology and Biodiversity

Policy Context

Core Policy 50 of the WCS Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Policy N2 of the NPPF seeks to ensure that development contributes positively to the natural environment and supports nature's recovery. Development proposals should conserve and enhance biodiversity, minimise adverse impacts on habitats and species, strengthen ecological networks where appropriate, and identify opportunities for biodiversity enhancement.

Proposals must assess and address potential effects on:

- Protected species;

- Priority habitats;
- Ecological networks; and
- Green and blue infrastructure.

Biodiversity Net Gain (BNG) is an approach to development seeking to ensure that habitats for wildlife are left in a measurably better state than they were before the development. As of 12 February 2024 (2 April 2024 for smaller sites) BNG is mandatory in England under the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% to ensure development will result in more or better quality natural habitat than there was before development.

The Wiltshire Green & Blue Infrastructure Strategy (2022–2030) encourages habitat connectivity, nature-based solutions, and integration of biodiversity within site design; these principles guide the assessment of detailed proposals.

Assessment and Conclusion

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. In this instance, the ecological enhancements being proposed have not fundamentally changed through this Section 73 proposal.

The Ecology Officer has been consulted on the application and has confirmed that the detail in terms of the bat and bird boxes (Condition no.9), BNG enhancement (Condition no.14) and the Habitat Management and Monitoring Plan (HMMP, Condition no.15) are acceptable. The wording of each of those Conditions can be suitably amended to reflect and secure these revised acceptable details.

However, the Ecology Officer has highlighted that the detail relating to the submitted CEMP (Condition no.4) does not include:

Identification of ecological protection areas and buffer zones on a stand-alone plan;

- A tree protection plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design"
- A schedule of ecological works
- Name and contact details of ECoW and when they will attend

On further review, Appendix 4 of the CMP does in fact include a Tree Protection Plan, along with details of the HERAS fencing to be installed at the site. Whilst the schedule of ecological works and details of the ECoW are not included, ecological enhancement is appropriately captured and secured by way of Condition nos. 9 (bat and bird boxes), 14 (BNG) and 15 (HMMP). This, coupled with the fact that these details have previously been considered as acceptable and discharged (under application PL/2024/08258), leads to a conclusion that a refusal of permission for these reasons could be unreasonable.

As this detail remains outstanding, it is necessary to ensure this is required going forward, this can be secured through separate Condition.

In addition, insufficient detail has been submitted with regard to Condition no.13: external lighting, and this Condition thus remains as previously, with those details remaining required to be discharged, with a 'pre-occupation' trigger.

With these caveats and amendments, there is not considered to be any conflict arising with CP51 (WCS) or the NPPF on matters of ecology and biodiversity.

Landscape and Visual Impact / Trees and Arboricultural Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF seeks to conserve and enhance the natural environment and protect valued landscapes. Policy N2 requires development proposals to consider landscape character and the natural beauty of the countryside and identify opportunities for those qualities to be conserved or enhanced.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Assessment and Conclusion

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. Landscaping details – in the form of a Landscaping Plan and Planting Scheme – were previously approved pursuant to Condition 5 on PL/2023/06725. Those details are not proposed to change as part of this current application, but the wording of that Condition can be suitably amended to reflect those previously approved details.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.

- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

The NPPF requires flood risk to be taken into account at all stages of the planning process and seeks to direct development away from areas at highest risk of flooding. Policies F4, F5 and F6 require flood risk to be assessed through site-specific Flood Risk Assessments where necessary, the application of the Sequential Test where applicable, and the Exception Test in those circumstances identified by national policy.

Assessment and Conclusion

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. Details relating to drainage (Condition 7) were previously discharged under PL/2024/08258. Those details have been submitted as part of this application in order that they can be appropriately secured through any fresh permission granted under this Section 73 application. In part on the basis of these previously approved details, the Drainage Officer has responded with no objection and there is accordingly not considered to be any conflict arising with Core Policy 67 (WCS) or Section 18 of the NPPF.

Other matters

Energy and Sustainability

Condition nos. 11 and 12 on planning permission PL/2023/06725 relate to provision of solar PVs and ASHPs (11), as well as EV charging (12). Details of these were previously provided under Discharge of Condition application PL/2024/08258, and were approved accordingly. These details have been updated to reflect this Section 73 application submission, with details of both the proposed PV panels and ASHPs having been provided, showing and the detail, location and orientation of these on the roof of the building. These details are considered to be acceptable and the wording of these Conditions can be appropriately amended to accord.

CIL & S106 CONTRIBUTIONS

CIL

As per the previously application, the proposed development remains liable for CIL as set out in the Wiltshire CIL Charging Schedule dated May 2015. Given there is no change in floorspace, the required CIL contribution will remain the same as previously.

S106 CONTRIBUTIONS

The previously approved application was subject to a Section 106 Agreement which made provision for a healthcare contribution. That S106 includes a clause (at Section 7.11) to ensure that the signed Agreement remains applicable to any subsequent planning permission granted under Section 73 and the agreed provisions carry forward accordingly (as confirmed by the Council's legal team).

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

PLANNING BALANCE AND CONCLUSION

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the provisions of the National Planning Policy Framework.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

In weighing the planning balance, the following factors have been considered.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to accord with the Development Plan when read as a whole. The principle of development remains acceptable and is not re-considered through this Section 73 application.

The proposal is broadly compliant with relevant local and national planning policies in respect of: design / scale, landscape, highway safety, flood risk and drainage, ecology and biodiversity, subject to the recommended conditions and any necessary mitigation measures.

As with the previously approved scheme, the proposal would (continue to) deliver benefits including the provision of proper care for the elderly in the community, the provision of short term and long-term local jobs, the releasing of family homes to boost housing supply, ecological enhancement and contributions to off-site infrastructure through S106 contributions and CIL, which are afforded substantial positive weight in the overall planning balance.

The technical matters arising can be satisfactorily addressed through planning conditions where necessary, and legal obligation, with the previously signed legal agreement continuing to remain in force for this Section 73 application.

Conclusion

Having regard to the Development Plan, the NPPF and all other material considerations, the proposal is considered acceptable in planning terms. As considered through the previous application and permission, the benefits arising were considered to outweigh any harms and that conclusion remains unchanged through this Section 73 application proposal. The harms can continue to be appropriately mitigated through an updating to the Condition wording.

Accordingly, planning permission should be granted.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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. Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan ref: ASP-CH-034-PL001A
 - Proposed Site Plan ref: 1446C-RDT-ZZ-XX-DR-A-1100 Rev C6
 - Proposed Block Plan ref: ASP-CH-034-PL011B
 - 1377T-RDT-ZZ-00-DR-A-2100_T3 – Proposed Ground Floor Plan
 - 1377T-RDT-ZZ-01-DR-A-2200_T3 – Proposed First Floor Plan
 - 1377T-RDT-ZZ-02-DR-A-2300_T3 – Proposed Second Floor Plan
 - 1377T-RDT-ZZ-03-DR-A-2400_P2 – Proposed Roof Plan
 - 1377T-RDT-ZZ-ZZ-DR-A-3000_T2 – Proposed Elevations – Sheet 1
 - 1377T-RDT-ZZ-ZZ-DR-A-3001_T1 – Proposed Elevations – Sheet 2
 - Street Scene ref: ASP-CH-034-PL005A
 - Arboricultural Impact Assessment ref: DAA AIA 02B
 - Transport Statement: 22/6804/TS02 (February 2026)
 - Framework Travel Plan ref: 23/6804/TP02 (February 2026)
 - Biodiversity Statement: 0070 – Land at Longleaze Lane, Melksham
 - BNG Technical Note: 0070 – Land at Longleaze Lane, Melksham Initial BNG Note
 - Proposed Site Plan Fire Strategy Rev C2 by RDT Architects.
 - Sustainability Statement Rev 5
 - Energy Statement Report 2315 Rev C
 - BREEAM Pre-Assessment
 - Archaeological Evaluation Report ref: 282202
- (all received 24/04/2026 unless otherwise specified)

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

3. The development hereby approved shall be carried out in full accordance with the external materials schedule approved under application PL/2024/08398 (pursuant to PL/2023/06725). This being 'External Materials Schedule' dated 21st August 2024, prepared by rdt architects [Ref: 1377PL-RDT-ZZ-XX-RP-A-8010, Issue No. PL1]

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall be carried out in full accordance with the Construction Logistics & Environmental Management Plan prepared by Lawrence Baker (version 2, September 2024) and the measures contained therein. The approved Plan shall be adhered to throughout the construction period and shall include measures relating to site logistics, access and deliveries, parking and storage, noise and dust mitigation, communication procedures, construction working hours, pollution prevention, ecological protection, traffic management, and environmental safeguarding, and shall thereafter be implemented in accordance with the approved details for the duration of the construction phase of the development.

REASON: To minimise impacts upon residential amenity, biodiversity and highway safety during construction.

5. The development hereby permitted shall be carried out in full accordance with:
 - Landscape Plan ref. 1187-L-01 Rev B
 - Planting Plan ref. 1187-L-02 Rev A

REASON: In the interests of visual amenity and landscape quality.

6. All soft landscaping comprised in the approved details shall be carried out in the first planting and seeding season following first occupation of the development or completion of the development, whichever is sooner.
Any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

7. The hereby approved development shall be carried out in full accordance with the approved surface water drainage strategy and supporting technical documentation including:
 - Drainage Plan ref: 07040-CE-0500-P4;
 - Drainage Construction Details – Sheet 1: 07040-CE-0511-P2;
 - Drainage Construction Details – Sheet 2: 07040-CE-0512-P2;
 - Drainage Schedules ref: 07040-CE-0540-P4;
 - Drainage Technical Note ref: 07040-CE-TN-002-B;

- External Levels ref: 07040-CE-0130-P2; and
- External Works Construction Details ref: 07040-CE-0140-P2.

The drainage system shall be implemented prior to first occupation and thereafter retained and maintained in accordance with the approved details.

REASON: To ensure adequate drainage of the site.

8. The development hereby approved shall not be first occupied until the approved access improvements, as shown on the following plans and details, have been completed in full and in accordance with the approved details.
 - Proposed Site Plan: 1446C-RDT-ZZ-XX-DR-A-1100-Proposed Site Plan C6;
 - Transport Statement: 22/6804/TS02 (February 2026); and
 - Framework Travel Plan: 23/6804/TP02 (February 2026).

REASON: In the interests of highway safety.

9. The development hereby approved shall be carried out in full accordance with the bat and bird box details shown within the following approved documents:
 - 0070 Aspire – Longleaze Lane, Melksham Bat and Bird Boxes Location Plan;
 - 0070 – Land at Longleaze Lane, Melksham Bat & Bird Box Plan Note – PL/2026/02170, prepared by Bennu Environmental, dated 08 May 2026; and
 - Bird and Bat Box Specification Sheet.

The approved bat and bird boxes shall be installed prior to first occupation of the development and shall thereafter be retained for the lifetime of the development.

REASON: In the interests of biodiversity.

10. No part of the development shall be brought into use until the parking and turning areas shown on the approved plans have been completed. A minimum of 28 parking spaces shall be provided and thereafter retained for parking purposes.

REASON: In the interests of highway safety.

11. The development hereby approved shall be carried out in full accordance with the following renewable energy details:
 - Photovoltaic Panels Technical Submittal ref. 2607-HCL-ZZ-XX-TS-E-0205;
 - Air Source Heat Pumps Technical Submittal ref. 2607-HCL-ZZ-XX-TS-M-0202; and
 - Coordinated Roof Plan ref. 2607-HCL-ZZ-XX-DR-M-9000 Rev C03

REASON: To encourage sustainable construction and reduce carbon emissions.

12. Prior to first occupation of the development, at least one rapid electric vehicle charging point shall be provided within the site. The rapid charging point shall be installed and shall thereafter be retained and shall remain operational at all times (other than when undergoing reasonable maintenance).

REASON: In the interests of sustainable transport and reducing emissions.

13. Prior to occupation a lighting scheme must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone XX in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

REASON: In the interests of residential amenity and biodiversity.

14. The development shall be carried out in accordance with:
- BNG Technical Note: 0070 – Land at Longleaze Lane, Melksham Initial BNG Note
 - Biodiversity Statement: 0070 – Land at Longleaze Lane, Melksham
 - BNG Metric 0070 – Land at Longleaze Lane, Melksham
- The biodiversity measures and habitat enhancements shall be implemented and thereafter retained and managed in accordance with the approved details.

REASON: For the protection, enhancement and long-term management of biodiversity.

15. The development hereby approved shall be carried out in full accordance with the Habitat Management and Monitoring Plan prepared by Bennu Environmental (March 2026) submitted pursuant to this permission, which shall include longterm Biodiversity Net Gain objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, a mechanism for monitoring the success of the management prescriptions including review and necessary adaptive management to achieve the stated targets, and details of the legal and funding mechanisms by which long-term implementation of the plan will be secured.

The HMMP shall be implemented in full prior to first occupation of the development and thereafter adhered to, managed and maintained for the lifetime of the development.

REASON: To secure the long-term delivery of biodiversity net gain and ecological enhancement.

INFORMATIVES

This permission shall be read in conjunction with an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), dated 20/08/2024.

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

The developer/applicant will be expected to enter into a S278 Highways Legal Agreement with the Highway Authority before commencement of the highway/access works hereby approved. Submissions should be made to highwaysdevelopment@wiltshire.gov.uk with an anticipated approval time of 6-12 weeks.

There is a residual risk that great crested newts / 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. 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)

There is a low risk that bats may be encountered 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 to contact Natural England's Batline through the internet.

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.

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.

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. The applicant should also note the consultation representations of Wessex Water as to its infrastructure and existing capacity and potential requirements and liaise with them accordingly.

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.