The Town and Country Planning Act 1990

Approval of Outline Planning Permission (Some Matters Reserved) with Conditions

Application Reference Number: PL/2023/10205

Decision Date: 28/10/2026

Applicant:	Welbeck Strategic Land II LLP c/o Agent, Wargrave, United Kingdom, RG108AS
Particulars of Development:	Outline planning application for residential development of up to 66 dwellings and associated public open space with all matters reserved except for access
At:	Land North of Southwick Road and South of The Rank, North Bradley, Wiltshire

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 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 development;

(b) The layout of the development;

(c) The external appearance of the development:

(d) The landscaping of the site

The development shall then 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 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 With regard to those elements of the application in outline form, 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.

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

Received on 16th July 2024: Swept path analysis (23203-MA-IM-XX-DR-C-7050-P01 SPA), Construction Access (23203-MA-IM-XX-DR-C-0101 GA), Swept path analysis (23203-MA-IM-XX-DR-C-7060-P01 SPA)

Received on 3rd June 2024: General access arrangement (23203-MA-IM-XX-DR-C-0100-P09), Biodiversity Net Gain Briefing Note

Received on 23rd November 2023: Location Plan,

Arboricultural Impact Assessment dated November 2023

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

5 An acoustic design scheme for protecting the proposed dwellings from road traffic noise shall be submitted alongside the reserved matters application. The scheme shall ensure that, upon completion of the development, the following noise criteria shall be met, with windows open, in accordance with the Professional Practice Guidance: Planning and Noise – New Residential Development May 2017:

* bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an LAmax, F of 45 dB

* living rooms and dining rooms shall achieve a 16 – hour LAeq (07:00 to 23:00) of 35dB(A)

* external amenity spaces shall achieve a 16 – hour LAeq (07:00 to 23:00) of 55dB(A)

For the avoidance of doubt, using closed windows to achieve the internal noise level target shall only be considered once all other good acoustic design acoustic mitigation measures have been utilised.

No dwelling hereby approved shall be first occupied until a noise validation report, demonstrating compliance with the noise criteria has been submitted to and approved by the local planning authority. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise – New Residential Development (May 2017) and the approved noise design scheme. Any additional steps required to achieve compliance shall be taken, as necessary.

The development hereby approved shall be carried out in accordance with the approved details for the lifetime of the development.

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 the amenity of future occupiers.

6 The first reserved matters application will include a revised Biodiversity Metric Calculation broadly in accordance with that submitted to the Council (Biodiversity Metric 4.0 - Ecology Solutions, May 2024). but taking account of any revisions to the calculation methodology made by Natural England and recalculated to reflect the details of the reserved matters application(s).

REASON: In the interest of Ecology and in accordance with the Trowbridge Bat Mitigation Strategy

7 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

♣ A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;

♣ A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;

♣ A schedule of tree works conforming to British Standard 3998: 2010;

♣ Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;

♣ Plans and particulars showing the siting of the service and piping infrastructure;

♣ A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;

♣ Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and

♣ Details of all other activities, which have implications for trees on or adjacent to the site.

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 that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

8 No development shall commence on site until the the following information regarding drainage have been submitted to and approved in writing by the Local Planning Authority:

- if infiltration and / or permeable paving is proposed (in the west of the site) soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible must be supplied as part of a revised drainage strategy.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- The applicant must demonstrate that urban creep been accounted for the hydraulic calculations in line with LASOO guidance.
- A sensitivity analysis on the network considering surcharged outfall conditions
- Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- evidence of permission to cross third party land and permissions from riparian owner(s) to discharge to the watercourse/river in perpetuity.
- demonstrate overland exceedance routes on the drainage plan for flows of the 1 in 100 year plus climate change (40%) rainfall event

The development shall then 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 interest of drainage.

9 No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

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 interest of drainage

10 No development shall commence on site until a Energy Strategy(ies), including details of operational energy, embodied carbon, low carbon, renewable energy technologies, climate change adaptation measures and sustainable transport has been submitted to and approved in writing by the Local Planning Authority. 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 and to ensure that the objectives of sustainable development set out in policy CP41 and CP57 of the Wiltshire Core Strategy are achieved.

11 No demolition, site clearance or development shall commence on site, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include a detailed plan showing detail 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) Phasing plan for bat habitat creation and landscape works in the north and east of the site.

b) Identification of ecological protection areas/buffer zones/bat and dormouse habitat and tree root protection areas and details of physical means of protection, e.g. exclusion fencing and including who will be responsible for its installation.

c) Location of construction compounds.

d) Details on locations of any construction lighting (if required: Note: this must be kept away from boundary features).

e) Working method statements for protected/priority species, including but not necessarily limited to, bats, dormouse, nesting birds, badger and reptiles.

f) Mitigation strategies already agreed with the local planning authority prior to determination; this should comprise the pre-construction/construction related elements of strategies only.

g) 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.

h) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

i) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The development hereby approved shall then be carried out in strict accordance with the approved CEMP.

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 that 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

12 No demolition, site clearance or development shall commence on site until a scheme and timetable for the provision and creation of the SuDs located in the western part of the site/within the public open space area has been submitted to and approved in writing by the Local Planning Authority. The SuDs shall be designed as a permanent waterbody with a diverse marginal structure using trees, shrubs and grasses to provide suitable aquatic habitat for foraging bats.

The scheme shall be completed in accordance with the approved details and in accordance with the timetable detailed in the approved scheme

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 that there is mitigation and enhancement of biodiversity.

13 No demolition, site clearance or development shall commence on site until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the approved Ecological Parameters Plan included with the document titled ‘Response to Consultation Comments’ (Ecology Solutions Ltd; received 3rd June, 2024) the approved Biodiversity Metric 4.0 (Ecology Solutions, May 2024) submitted with the application. The LEMP will include details of translocating species-rich Hedgerow 1 and the majority of Hedgerow 4 along the Southwick Road to landscaped areas within the site. The LEMP will include the long-term

objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The 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 that 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

14 No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;

2. loading and unloading of plant and materials;

3. storage of plant and materials used in constructing the development;

4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

5. wheel washing facilities;

6. measures to control the emission of dust and dirt during construction;

7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and

8. measures for the protection of the natural environment.

9. hours of construction, including deliveries;

10. pre-condition photo survey

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 and to minimise

detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

15 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

1. Routing plan

2. Traffic Management Plan (including signage drawing(s))

3. Number (daily/weekly) and size of delivery vehicles.

4. Number of staff vehicle movements.

5. Details of temporary/permanent Traffic Regulation Orders

6. Phases plan

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 and to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

16 No development shall commence on site until a plan (details) for the selection, siting, positioning and installation of integral roosting/nesting features (ratio of 1 feature: 1 building) for bats and birds has been submitted to and approved in writing by, the local planning authority.

The plan should show the green infrastructure that the development is to provide, illustrating how birds and bats using the boxes have access to the relevant habitat/food resource in nearby suitable habitat.

The installation plan should be prepared in accordance with the requirements of BS 42021.

The integral nesting feature should identify, as a minimum:

a) the bird/bat species likely to benefit from the proposed integral nest feature;

b) the type of integral nest feature to be installed;

c) the specific buildings on the development into which features are to be installed, shown on

appropriate scale drawings;

d) the location on each building where features are to be installed, shown on all appropriate building

plans and elevations.

The integral nest box plan should be implemented in accordance with the approved details and shall remain for the lifetime of the development.

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 and to ensure the protection, mitigation and enhancement of biodiversity.

17 No external lighting 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 GN01:2021, 'The Reduction of Obtrusive Light' Guidance Note (ILP, 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 for the lifetime of the development.

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to core bat habitat meets the requirements of the Trowbridge Bat Mitigation Strategy.

18 The development hereby permitted shall be carried out in accordance with the Ecological Parameters Plan included with the document titled 'Response to Consultation Comments' (Ecology Solutions Ltd; received 3rd June, 2024). This document will form the basis for the site layout and will not be altered at Reserved Matters without detailed justification based on additional habitat and wildlife species surveys, including but not necessarily limited to bats and dormouse.

REASON: To protect the ecology on the site

19 No part of the development hereby approved shall be occupied, until the visibility splays shown on the approved plan 23203-MA-IM-DR-C-0100-P09 have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

20 No development hereby approved shall commence on site until the construction access arrangement has been laid out in accordance with drawing number 23203-MA-IM-XX-DR-C-0101-P01.

Reason: In the interests of highway safety

21 No part of the development hereby approved shall be first occupied until the access, road markings, improvements to the access with Church Lane and footpaths have been laid out and completed in accordance with drawing number 23203-MA-IM-XX-DR-C-0100-P09.

REASON: In the interest of highway safety

22 Prior to first occupation of the development hereby approved, a scheme of off-site highway works shall be submitted to and approved in writing by the Local Planning Authority in general accordance with plan 23203-MA-IM-DR-C-0100-P09, subject to the submission and approval of detailed design, technical approval and the submission of safety audits. The scheme shall include those works as shown on the plan. No part of the development shall be first occupied until the offsite works have been laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

23 Prior to first occupation of the development hereby approved a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The full travel plan when approved shall be implemented including the appointment of a travel plan co-ordinator for the lifetime of the development

Reason: In the interests of promoting sustainable patterns of travel to and from the development.

Informative

24 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 [INSERT].

Informative

25 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.

Informative

26 Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. [An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows].

Informative

27 It is important for the applicant to note that the submitted illustrative masterplan would need to include connected street patterns through the use of cycle and pedestrian footpaths rather then several dead end cul-de-sacs when the detailed design is developed for the reserved matters application.

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