



APPROVAL OF MATTERS RESERVED IN A PLANNING PERMISSION GRANTED ON AN OUTLINE APPLICATION

**Application
Number:**

S/RES/20/0555/TB

Parish:
Wroughton

Ward: Wroughton And Wichelstowe

Proposal: Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous outline permission S/OUT/20/0556.

Site Address: Land To The Rear Of Woodland View, Wroughton Swindon

Agent:
Mr James Blake
Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
Romsey
SO51 9BD

Applicant:
Mr Nick King
Hills UK Ltd
C/o Agent

WARNING;

IF YOU DO NOT COMPLY WITH THE TIMING OF DISCHARGE AND SUBMISSION REQUIREMENTS OF THE CONDITION(S) BELOW, YOU MAY INVALIDATE YOUR PLANNING PERMISSION AND/OR CREATE A BREACH OF CONDITION RESULTING IN LEGAL ACTION.

1. The Local Planning Authority HEREBY APPROVE the details submitted by the applicant in the application which is expressly incorporated herewith of which brief details are by way of identification only set out in the Schedule being details which were reserved in an outline planning permission.
2. The expressions "the Local Planning Authority", "the applicant" and "the application" referred to above are those described in the schedule below.

Note: This approval is not a planning permission, but must be read in conjunction with the outline planning permission and any conditions attached thereto. In particular, this approval relates only to the matters contained in the application and the applicant should obtain separate approval of any other matters reserved by the outline planning permission if they have not already done so.

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved drawing numbers and documents: 1313/P01, E501 and P5-01 received by the Local Planning Authority on 7th May 2020, P2-01-AVE C, P2-01 AFF2B C, P2-01- FOX C, P2-01-EDI B, P2-01-FOG A, P2 01- GA2 A, P2-01- PAV received on 25th June 2021, P3-01-AFF4B E, P3-01-AFF3B E, P2-01-AFF4B D, P2-01-AFF3B D received on 18th October 2021, P5-03-PAV, P3-01-AFFWC E, P2-01-KIN E, P2-01-GRA D, P2-01-DUR D, P2-01-CHE D, P2-01-BAR D, P2-01-AFFWC D, P5-01 C, P3-01-GRA E, P3-01-FOX E, P3-01-FOG C, P3-01-EDI D received on 22nd April 2022, P3-01-FOG C, P3-01-DUR F, P3-01-CHE G, P3-01- BAR F, P3-01-AVE E, P3-01- AFF4B F, P3-01- AFF3B F, P3-01- AFF2B E, P3-02-KIN F received on 27th May 2022, the Ecological Impact Assessment received on 14th April 2023, P3-02-AP1 E, P3-01-AP1 F, P2-03-AP1 D, P2-02-AP1 C and P2-01- AP1 C received on 3rd March 2023, WHL-833-1 G, WHL-833-02 C, WHL-833-03 D, WHL-833-04 F, WHL-833-05 F and P1-08 F received on 14th April 2023 and P1-01 P received on 3rd May 2023.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

2. For the avoidance of doubt all access alleyways shall be gated at the point of entry from the street.

Reason: In the interests of minimising crime and the fear of crime.

3. The development shall be carried out in accordance with the recommendations in the Ecological Impact Assessment report (Pro Vision, April 2023) and the associated approved drawings at timescales as detailed in the report or where no timescales are set then no later than prior to occupation of the development hereby permitted.

Reason: In the interests of biodiversity.

4. Prior to the commencement of works on site in connection with the development hereby permitted 6no. tree mounted bat boxes by Bark Boxes, 3no. reptile hibernacula, reptile exclusion fences, and the reptile receptor site as detailed in the Ecological Impact Assessment report (Pro Vision, April 2023) are to be installed/provided. Photos of these wildlife features in their installed locations plus context photos are first to be submitted to approved in writing by the Local Planning Authority prior to the commencement of development on site. The wildlife boxes, reptile hibernacula and

reptile receptor site are to be retained in that manner.
Reason: to mitigate construction impacts on wildlife.

5. Prior to the occupation of the development hereby permitted photos of the integral bat and bird boxes, and hedgehog gaps in fences (as detailed in in Ecological Impact Assessment report (Pro Vision, April 2023)) in their installed locations plus context photos are to be submitted to agreed in writing by the Local Planning Authority. The wildlife features are to be retained in that manner thereafter.
Reason: To achieve biodiversity net gain.

Informatives

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil and <https://www.gov.uk/guidance/community-infrastructure-levy> and <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL> . To avoid additional financial penalties the requirements of the impact of CIL and correct process must be managed before development is commenced and subsequently where relevant payment made in accordance with the requirements of the CIL Demand Notice(s) issued. Information on possible exemptions that may be capable of being applied for and all the forms can be found at these links. Note: CIL remains relevant in the event that planning permission is allowed or relevant development is permitted by Planning Appeal.

2. In the interests of safety, the applicant is recommended to incorporate fire prevention measures within the development, such as sprinkler systems. Further advice can be obtained from Wiltshire Fire Brigade by visiting www.wfb.org.uk

3. In addition to this consent, please contact gazetteers@swindon.gov.uk or ring 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough.

4. There is a risk that bats may occur 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 Regulations 2017 (as amended) 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 the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

**Authorised by Richard Bell,
Director Of Strategic Development And
Growth**

A handwritten signature in black ink that reads "Richard Bell." The signature is written in a cursive, flowing style.

**Decision Dated: 8th September
2023**

