

**The Town and Country Planning Act 1990**  
**Notice of Approval of Reserved Matters**  
**Application Reference Number: PL/2021/08554**  
**Decision Date: 13 September 2022**

**Applicant:** Bellway Homes (South West)  
The Quadrant, 1st Floor 2540, Aztec West, Bristol, BS32 4AQ

**Particulars of Development:** Application for approval of reserved matters (layout, scale, appearance and landscaping) for 151 new homes, pursuant to outline application (ref.16/00672/out)

**At:** Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7

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 paragraph 38 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:

**Conditions: (5)**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Dwg Ref: LP.01 REV B Location Plan
  - Dwg Ref: SL.01\_K Site Layout
  - Dwg Ref: CSL.01 K Coloured Site Layout Plan
  - Dwg Ref: SS.01 REV C Street Scenes
  - Dwg Ref: ML.01 REV E Materials Layout
  - Dwg Ref: RSL.01 REV C Refuse Strategy Layout
  - Dwg Ref: AHL.01 REV D Affordable Housing Layout
  - Dwg Ref: Hilperton, Trowbridge Design Compliance Statement (DCS) August 2021
  - Dwg Ref: DCS Addendum ('Rev C') – March 2022
  - Dwg Ref: BEL.01 REV C Boundaries Enclosure Layout
  - Dwg Ref: EVCP.01 B Electrical Vehicle Charging Point Key Plan

- Dwg Ref: FB\_1BM\_1.pe REV A Flat Block – 1 Bed Maisonette Option 1
- Dwg Ref: FB\_1BM\_2.pe REV A Flat Block – 1 Bed Maisonette Option 2
- Dwg Ref: FB\_1BM\_3.pe REV A Flat Block – 1 Bed Maisonette Option 3
- Dwg Ref: HT.BA-1.pe REV B Floor Plans and Elevations - Option 1
- Dwg Ref: HT.BA-2.pe REV C Floor Plans and Elevations - Option 2
- Dwg Ref: HT.BA-3.pe REV B Floor Plans and Elevations - Option 3
- Dwg Ref: HT.BA-4.pe B Baker – Floor Plans and Elevations - Option 4
- Dwg Ref: HT.BO-1.pe REV D Bowyer – Floor Plans and Elevations - Option 1
- Dwg Ref: HT.BO-2.pe REV C Bowyer – Floor Plans and Elevations - Option 2
- Dwg Ref: HT.BO-3.pe REV A Bowyer – Floor Plans and Elevations - Option 3
- Dwg Ref: HT.CT+.pe REV C Cartographer Plus – Floor Plans and Elevations
- Dwg Ref: HT.CH-1.pe REV C Chandler – Floor Plans and Elevations - Option 1
- Dwg Ref: HT.CH-2.pe REV F Chandler -Spine Road, Floor Plans and Elevations - Option 2
- Dwg Ref: HT.CH-3.pe REV C Chandler -Spine Road, Floor Plans and Elevations - Option 3
- Dwg Ref: HT.CH-4.pe REV D Chandler - Spine Road, Floor Plans and Elevations - Option 4
- Dwg Ref: HT.CO.pe REV D Cooper - Floor Plans and Elevations
- Dwg Ref: HT.CU.p REV B Cutler – Floor Plans
- Dwg Ref: HT.CU.e REV B Cutler – Elevations Brick
- Dwg Ref: HT.MA-1.pe REV C Mason – Floor Plans and Elevations - Option 1
- Dwg Ref: HT.MA-2.pe REV D Mason – Floor Plans and Elevations - Option 2
- Dwg Ref: HT.MA-3.pe REV D Mason – Floor Plans and Elevations - Option 3
- Dwg Ref: HT.PH.p REV E Philosopher – Floor Plans
- Dwg Ref: HT.PH-1.e REV C Philosopher - Elevations - Option 1
- Dwg Ref: HT.PH-1.p REV C [NEW] Philosopher – Plans – Option 1
- Dwg Ref: HT.PH-2.e REV D Philosopher - Elevations - Option 2
- Dwg Ref: HT.PH-4.e B[NEW] Philosopher – Elevations – Option 4
- Dwg Ref: HT.SC-1.pe REV C Scrivener – Floor Plans and Elevations - Option 1
- Dwg Ref: HT.SC-2.pe REV C Scrivener - Floor Plans and Elevations - Option 2
- Dwg Ref: HT.SC-3.pe REV B Scrivener - Floor Plans and Elevations - Option 3
- Dwg Ref: HT.SC-4.pe REV C Scrivener - Floor Plans and Elevations - Option 4
- Dwg Ref: HT.TH-1.pe REV B Thespian - Floor Plans and Elevations - Option 1
- Dwg Ref: HT.TH-2.pe REV B Thespian - Floor Plans and Elevations - Option 2
- Dwg Ref: HT.TH-3.pe REV C Thespian - Floor Plans and Elevations - Option 3
- Dwg Ref: HT.TI-1.pe REV C Tillman - Floor Plans and Elevations - Option 1
- Dwg Ref: HT.TI-2.pe REV B Tillman - Floor Plans and Elevations - Option 2
- Dwg Ref: HT.2BB.pe REV C2 Bed Bungalow – Floor Plans and Elevations
- Dwg Ref: HT.3BB.p REV C3 Bed Bungalow - Floor Plans
- Dwg Ref: HT.3BB.e REV C3 Bed Bungalow - Elevations
- Dwg Ref: Single Garage SG.pe REV A
- Dwg Ref: Twin Garage TG.pe REV A

- Dwg Ref: Double Garage DG.pe REV A
- Dwg Ref: Triple Garage TRG.pe REV A
- Dwg Ref: 12386sk003a Bridge Scheme Elevation and Section
- Dwg Ref: SSTN.pe\_A Substation
- Dwg Ref: 21007-C-006-Engineering Layout-G Engineering Layout 1 of 3
- Dwg Ref: 21007-C-007-Engineering Layout-F Engineering Layout 2 of 3
- Dwg Ref: 21007-C-008-Engineering Layout-F Engineering Layout 3 of 3
- Dwg Ref: 21007-C-009-Longsections-D Highway and Drainage Longsections
- Dwg Ref: 21007-C-015-01-Proposed Pond Sections-D Proposed Basin Sections
- Dwg Ref: 21007-C-015-02-Proposed Pond Sections-D Proposed Basin Sections
- Dwg Ref: 21007-C-400-Highway Construction Details-C Highway construction details
- Dwg Ref: 21007-C-401-Highway Construction Details-B Highway construction details
- Dwg Ref: 21007-C-402-Drainage Construction Details-C
- Dwg Ref: 21007-C-403-Drainage Construction Details-C
- Dwg Ref: 21007-C-404-Private Drainage Details-B
- Dwg Ref: 21007-C-405-SUDs Features-C
- Dwg Ref: 21007-C-011-Vision Splays-D
- Dwg Ref: 21007-C-500-Manhole Schedules-D Manhole Schedules Surface Water
- Dwg Ref: 21007-C-501-Manhole Schedules-D Manhole Schedules Foul Water
- Dwg Ref: 21007-C-004-Impermeable Areas-C
- Dwg Ref: 21007-C-408-HeadWall Detail-0
- Dwg Ref: 21007-R-820-Surface Water Drainage Maintenance Schedule-0
- Dwg Ref: Trowbridge 100 40CC levels
- Dwg Ref: 21001.101 REV D Landscape Proposals Sheet 1 of 4
- Dwg Ref: 21001.102 REV D Landscape Proposals Sheet 2 of 4
- Dwg Ref: 21001.103 REV D Landscape Proposals Sheet 3 of 4
- Dwg Ref: 21001.104 REV D Landscape Proposals Sheet 4 of 4
- Dwg Ref: 21001.110 REV A Landscape Sections
- Dwg Ref: Hilperton (LAP 1) Trowbridge Dated 14/07/2021 (Ref.2107.30278)
- Dwg Ref: Hilperton (LAP 2) Trowbridge Dated 14/07/2021 (Ref.2107.30280)
- Dwg Ref: Hilperton (LEAP) Trowbridge Dated 14/07/2021 (Ref.2107.30285)
- Dwg Ref: HLS-801 Rev E S38 Residential Road Lighting Strategy
- Dwg Ref: 21001.111 BNG POS CALCULATIONS REV D Biodiversity Net Gain Public Open Space Calculations
- Dwg Ref: EWT-HYD-XX-XX-RP-E-2000 P02 Lighting Assessment Lighting Assessment (Hydrock)
- Dwg Ref: Public Art Strategy -July 2021
- Dwg Ref: edp7279\_r001-B-AIA Arboricultural Method Statement (incorporating Impact Assessment and Tree Protection Measures)

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

- 2 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, within a period of five years, 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.

- 3 Prior to installing any of the Sustainable Urban Drainage (SUDs) features on the development hereby approved, details of hard landscaping associated with the SUDs, (i.e headwalls and enclosures) shall be submitted to and agreed upon in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: Core Policy 57 of the Wiltshire Core Strategy requires the use of high standards of building materials and finishes. The generic headwall drawing submitted with the application was not considered to constitute such standards and therefore further details are required to be agreed by the local planning authority.

- 4 No external lighting shall be installed on the site until a lighting monitoring regime has been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 5 No shared surfaces shall be constructed until details of them (the coloured surfacing material) have been submitted to and approved in writing by the local planning authority.

REASON: The application contained inadequate information in respect of this issue

and the matter is required to be controlled in the interests of securing high-quality design.

*Parvis Khansari* - Corporate Director, Place

## 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 - <https://www.gov.uk/appeal-planning-decision>).