

By Planning Portal

9th July 2025

Wiltshire Council
Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

kjmaquire@robert-hitchins.co.uk

Dear Sir/Madam

Please find enclosed an application for outline planning permission with all matters reserved, for the following development proposal:

Residential development for up to 20 dwellings, associated works including infrastructure, ancillary facilities and landscaping. Construction of a new vehicular access off Spitfire Road.

The application is being submitted via the Planning Portal and comprises the following:

1. Application forms, together with the relevant certificate of ownership and agricultural land declaration and copy of notices served, all duly completed, signed and dated.
2. Site Location Plan (RHL, Ref. 381.UD.03 Rev F, June 2025)
3. Illustrative Masterplan (RHL, Ref. 381.UD.01 Rev G, June 2025)
4. Design and Access Statement (RHL, Rev B, July 2025)
5. Statement of Community Involvement (Pegasus Group, P23-2672 V3, dated June 2025)
6. Planning Statement (Pegasus Group, P23-2672 V3, July 2025)
7. Archaeological Desk Based Assessment (RPS, Ref. JAC27581, September 2021)
8. Archaeological Evaluation (RPS, Ref. 268670.03, October 2022)
9. Geophysical Survey (RPS, Ref. SUMO-07782, July 2022)
10. Landscape and Visual Impact Appraisal (MHP, Issue 4, June 2025)

11. Arboricultural Survey Impact Assessment and Protection Plan (MHP, V4, June 2025)
12. Ecological Assessment and BNG (Ecology Solutions, VF1, May 2025)
13. Biodiversity Metric (Ecology Solutions, 23rd May 2025)
14. Transport Statement (PFA, Issue 2, June 2025)
15. Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership Ltd, June 2025)
16. Noise Assessment (LFAcoustics Ref. v1.1, June 2025)
17. Air Quality Assessment (Air Quality Consultants, J10/15212A/10/1/F2, dated 6th May 2025)
18. Dust and Odour Assessment (Air Quality Consultants, J10/15212A/10/2/F2, 6th May 2025)
19. Waste Minimisation and Management Plan (RHL, 381.WMP.01, May 2025)
20. Utilities Statement (RHL, 381.US.01, May 2025)
21. Ground Investigation Report (Wilson Associates, 5019, December 2022)
22. Site Survey (Ref. 21099/01, Ruxton, May 2021)
23. Sustainable Energy Strategy (RHL, March 2025)

The planning application fee in this case is £12,700 based on the site area of 1.96Ha

The Community Infrastructure Levy (CIL) Form 1: CIL Additional Information has not been completed in this instance. As noted on Form 1 the additional information is only required if the application is for full planning permission or reserved matters following the grant of outline planning permission.

We look forward to receiving confirmation that this application has been registered in due course and working closely with the Council.

Yours faithfully
for Robert Hitchins Limited



Kirsty Maguire MRTPI
Head of Planning (Designate)
Enc as listed above.