

Date: 15th October 2025

SUBMITTED VIA PLANNING PORTAL

Wiltshire Council
Development Management
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Dear Sir/Madam,

RE: LAND AT ELIZABETH WAY, HILPERTON

**APPLICATION TO DISCHARGE SELECTED PLANNING CONDITIONS
PURSUANT TO OUTLINE PLANNING PERMISSION (LPA REF:
16/00672/OUT)**

In respect to the above site, please find enclosed an application seeking formal discharge of Condition 13 and 14 attached to Outline Planning Permission 16/00672/OUT.

Background

Outline Planning Permission was granted on 6th May 2021 for a residential development of up to 165 dwellings, a newly constructed relief road, open space and other associated infrastructure.

Condition 13 requires, prior to commencement, the submission of a noise mitigation scheme. The applicant is required to demonstrate that the scheme will habitable room standard as detailed in BS8233:2014 guidance. Details of post construction validation must be provided to the local planning authority.

Condition 14 requires, prior to commencement, the submission of a scheme of measures to ensure noise levels in all private amenity spaces within that phase or subphase do not exceed the BS8233:2014 upper guideline value of 55dB. The condition requires the submission of a separate validation report post construction.

The following information has been submitted in support of this submission:

Condition	Drawing/Document Title	Reference
13 & 14	Environmental Noise Assessment	6058/ENS1_Rev1
	External Façade & Garden Sound Insulation Monitoring	6058/EFA1

Bellway Homes have previously obtained successful full discharge of conditions 13 and 14 under a separate application in 2023 (ref: PL/2021/08721). To support this application an Environmental Noise Assessment was submitted (replicated in this submission), which confirms those plots which require additional sound insulation measures to achieve required guidance levels. The mitigation predominantly comprises the inclusion of standard trickle ventilation and up-rated acoustic glazing. These measures have been implemented on plots identified within the report.

Within this application Bellway provide details of post construction validation. Internal and external noise measurements have been undertaken on plot 14 and 128, which are both sited in a sensitive location, close to Elizabeth Way. Internal monitoring was carried out with windows closed and trickle vents open, in addition to external monitoring within garden areas. Results of internal monitoring confirm compliance with guideline values. Measured levels in the garden of plot 128 marginally exceed the upper guideline value, however, it is important to note that external walls and gate for this plot were uncomplete at the time of monitoring.

The submission has been made via the Planning Portal (Ref: PP-14411920) and payment of the requisite fee has been made via BACS.

We look forward to receiving the Council's acknowledgement of this submission and we trust that you have sufficient information to reach a positive determination.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours Sincerely

Sam Garland

Assistant Planning Manager of Bellway Homes South West
E: samuel.garland@bellway.co.uk