

Land north of Melksham Road, Holt

Planning Compliance Statement

Date: Oct 2025

Revision No:



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1. INTRODUCTION

PURPOSE OF STATEMENT

- 1.1. This Reserved Matters application has been produced by Redcliffe Homes; the applicant, for the site located north of Melksham Road, Holt.
- 1.2. The proposal seeks Reserved Matters approval for up to 55 dwelling houses.
- 1.3. The site sits to the northeast of Holt and encompasses an existing agricultural field, which is surrounded by an existing hedge and vegetation.
- 1.4. The purpose of this Statement is to assist Wiltshire Council in its consideration of the accompanying Reserved Matters submission for the detailed matters relating to Layout, Landscaping, Appearance and Scale.
- 1.5. The supporting statement follows detailed consideration of the planning merits of the development proposal, an analysis of the Local Development Framework and assessment of relevant Government guidance.

THE OUTLINE PLANNING PERMISSION

- 1.6. Outline planning permission was granted by Wiltshire Council on 17th October 2025, following the resolution to grant at Strategic Planning Committee on 15th April 2025. The permission grants consent for outline planning permission for up to 55 residential dwellings, with all matters reserved save for access (PL/2024/05435).
- 1.7. Condition 2 of the outline permission states that submission of the reserved matters in respect of the development shall be made to the Local Planning Authority in respect of layout, scale, appearance and landscaping before the expiration of two years from the date of outline permission.
- 1.8. Condition 3 of the outline permission requires all of the reserved matters, as submitted, to be approved prior to the commencement of development.
- 1.9. This Reserved Matters statement is made in full accordance with the parameters set out in the outline permission.

THE APPLICATION SUBMISSION

- 1.10. This Reserved Matters Application for details of appearance, layout, scale and landscaping has been submitted via the Planning Portal, with the requisite planning application fee also paid by Redcliffe Homes.
- 1.11. Along with the submission of the Reserved Matters, consent is also sought for the discharge of planning conditions 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14, 16 and 22 appended to decision notice Ref: PL/2024/05435. The remaining outstanding conditions will be discharged via one or more separate submissions in due course.
- 1.12. This application submission is supported by the following technical information
 - Completed Planning Application Forms;
 - Planning Compliance Statement by Redcliffe Homes;
 - Design and Access Statement by Thrive Architects;

- Architectural Plans and Elevations by Thrive Architects;
- Accommodation Schedule by Thrive Architects
- Landscaping details by David Jarvis Associates.
- Engineering Details by Morgan Civils and Structural;
- Drainage Strategy by Morgan Civils and Structural;
- Lighting details by Highway Lighting Solutions;
- Energy Statement by Energist;
- Biodiversity Net Gain Statement and metric by GE Consulting;
- Construction Environmental Management Plan (CEMP) by GE Consulting;
- Habitat Management and Monitoring Plan (HMMP) by GE Consulting;
- Construction Management Statement By Pegasus;
- Noise Impact Assessment by Dice Environmental;
- Arboricultural Impact Assessment by Assured Trees;

2. THE SITE CONTEXT AND SCHEME

CONTEXT

- 2.1. The site sits to the east of Holt and encompasses an existing agricultural field, which is roughly rectangular in shape. The field is surrounded by existing trees and vegetation which make up a well-established hedgerow. The site measures 3ha and is currently used for agriculture.
- 2.2. Surrounding the site, to the west is the existing settlement boundary of Holt with residential housing abutting the site. To the east is an existing water pumping station operated by Wessex Water and equestrian centre beyond, to the north drops away towards the valley bottom looking out over open fields and to the south comprises B3107 Melksham Road, which provides the key link through the village of Holt. Beyond Melksham Road and opposite the site currently sits an equestrian centre, although it has now received outline planning permission for up to 90 houses.
- 2.3. In terms of constraints, there are several underground pipes linked to the Wessex Water pumping station to the east of the site. These are predominantly located along the eastern boundary of the site, although one does cut through the site from east to west. Further details are shown in the Design and Access Statement.
- 2.4. The site is considered to fit well into the overall built form of Holt, in light of the recent planning appeal by Gladman Homes to the south. The site is/will be surrounded by built form on two sides with the Wessex Water pumping station on the eastern side.

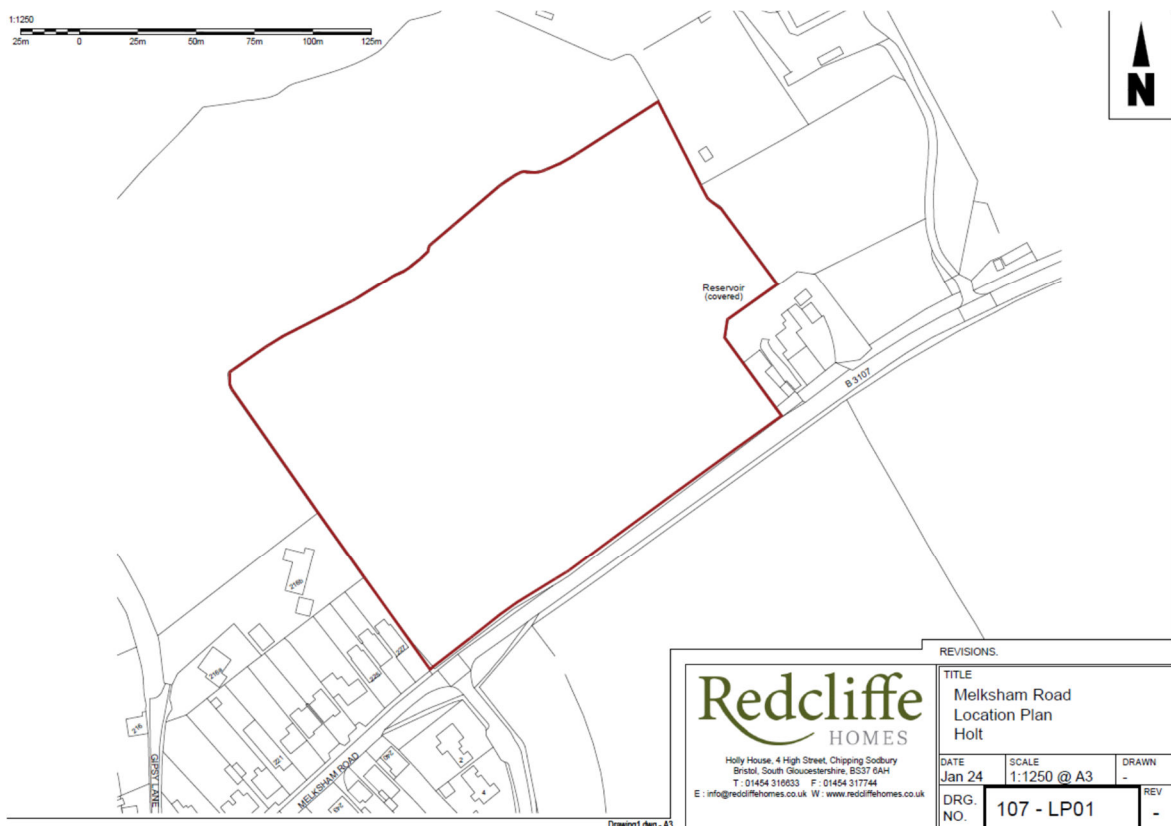


Figure 1: Location Plan

- 2.5. The wider area comprises the large village of Holt to the west which includes key facilities.

Further beyond, but well linked to Holt are the settlements of Bradford-on-Avon (4km) to the southwest and Melksham (4km) to the west. The principal town of Trowbridge is located 4.5km to the south.



Figure 2: Site when viewed from just inside the access point looking west (towards existing housing) and east (towards Wessex Water pump station).

- 2.6. The existing village of Holt contains a variety of listed buildings, predominantly to the western end of the village centered around the historic core. The closest to the site is Oxen Leaze Farmhouse, located 1.3km to the east. This is screened by properties, vegetation, and trees. During the Gladman appeal, the Inspector found that the Gladman development (which is slightly closer than this proposal) would not harm the setting of this listed farmhouse.
- 2.7. The site is located within Flood Zone 1 as defined by the Environmental Agency Flood Risk Map and, hence, is concluded to have minimal risk of flooding.

APPLICATION PROPOSAL

- 2.8. This Reserved Matters proposal comprises a total of 55 residential dwellings comprising a mix of 2, 3 and 4 bedroom properties.
- 2.9. In addition to the residential dwellings, the development will also comprise the provision of open space and landscaping. The open space comprises over 1 ha of Public Open Space, a small community orchard and a Local Area of Play (LAP), together with informal footpaths and sustainable drainage.
- 2.10. The design of the buildings is set out in the Design and Access Statement, however all buildings will comprise of high-quality materials utilising a range of treatments from stone, render to red brick with numerous design features.
- 2.11. The development proposals in relation to the submitted Reserved Matters fully comply with the parameters set out in the approved outline permission.
- 2.12. The outline permission includes approved parameters in the form of:
- Location Plan
 - Constraints Plan Rev A
 - Site Access Strategy
 - Landscape Strategy
 - Ecological Impact Assessment

- Design and Access Statement Rev A

2.13. The offsite access arrangements are in accordance with those submitted and approved as part of the Outline permission.

2.14. The proposed summary of accommodation schedule is shown below.

Market Housing	
Beds	Number
1	0
2	2
3	19
4	12
Total	33
Affordable Housing	
Beds	Number
1	4
2	11
3	6
4	1
Total	22
Overall Total	55

2.15. This submission has taken on board the adjacent recently approved Reserved Matters application by Bewley Homes, together with several meetings with Holt Parish Council. In reviewing the Bewley's scheme and through discussions with the Parish Council, it was important that this proposal follows the design of the Bewley development adjacent so that both developments can be considered together when entering and existing the village along Melksham Road.

3. COMPLIANCE WITH THE OUTLINE CONSENT

PARAMETERS OF THE OUTLINE PLANNING PERMISSION

- 3.1. The outline planning consent was subject to 22 conditions and a legal agreement under Section 106 of the Town and Country Planning Act.
- 3.2. Whilst the conditions cover a range of matters across all phases of the subject site, only thirteen conditions are sought for discharge within this Reserved Matters submission. The remaining conditions that require the submission of technical information pre-commencement as they relate to this phase of development will be discharged via a separate submission(s).

CONDITIONS 2&3 – RESERVED MATTERS SUBMISSION

- 3.3. Conditions 2&3 requires the submission of all reserved matters within 2 years of outline approval and to be approved prior to commencement.
- 3.4. This Reserved Matter submission provides full details of the layout, appearance, scale and landscaping for the proposed development through the submission of a suite of architectural drawings and Design & Access Statement produced by Thrive, and a landscape drawings produced by David Jarvis.
- 3.5. Further details regarding the design evolution of the scheme can be found within the submitted Design & Access Statement.

CONDITION 4 – APPROVED PLANS

- 3.6. Condition 4 sets out the approved documents, for which the Reserved Matters application must accord. The specific plans and documents comprise:
 - Location Plan
 - Constraints Plan Rev A
 - Site Access Strategy
 - Landscape Strategy
 - Ecological Impact Assessment
 - Design and Access Statement Rev A
- 3.7. The reserved matters submission incorporates these documents fully and accords with the relevant parameters.

CONDITION 5 – HOUSING MIX STRATEGY

- 3.8. Condition 5 requires a detailed housing mix strategy to be submitted along with the Reserved Matters application which should include the number and size of dwelling houses.
- 3.9. This is set out in detail within the Design and Access Statement as well as summarised in the detailed accommodation schedule.

CONDITION 6 – SUSTAINABLE ENERGY STRATEGY

- 3.10. Condition 6 requires a revised Sustainable Energy Strategy to be submitted with the Reserved Matters application. Redcliffe Homes included an overarching energy statement with the outline submission and now provides a detailed statement by Energist. This sets out details of operational energy, embodied carbon, climate change adaption measures, sustainable transport, low-carbon and renewable energy technologies and electric vehicle charging points.

CONDITION 7 – ACOUSTIC DESIGN

- 3.11. The Reserved Matters submission is accompanied by an acoustic report by Dice Environmental Acoustics. This sets out how the proposal in terms of design and layout will ensure, through the use of double glazing, that the development and occupiers will not be subject to any undue harm from noise.

CONDITION 8 – ECOLOGICAL FEATURES

- 3.12. This application is accompanied by both a Construction Environmental Management Plan (CEMP) and a Habitat Management and Monitoring Plan (HMMP). These documents highlight the sensitive ecological features and sets out how they will be protected in line with condition 8.

CONDITION 10 – CONSTRUCTION MANAGEMENT STATEMENT

- 3.13. Condition 10 requires a detailed construction management statement (CMS) to be submitted prior to commencement. This application includes a CMS prepared by Pegasus in support of our development and sets out the required details as itemized within the condition.

CONDITION 12 – ARBORICULTURAL METHOD STATEMENT

- 3.14. This condition restricts any vegetation clearance until an Arboricultural Method Statement has been submitted and approved by the council. This application also includes an Arboricultural Impact Assessment prepared by Assured Trees, which sets out the vegetation clearance required and also the protection measures for the retained vegetation.

CONDITION 13 – HABITAT MANAGEMENT AND MONITORING PLAN (HMMP)

- 3.15. The condition requires a HMMP to be submitted and approved prior to development. Accordingly, Redcliffe Homes enclose a HMMP prepared by GE Ecology which sets out the habitat maintenance programme for the site.

CONDITION 14 – CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

- 3.16. The condition requires a CEMP to be submitted and approved prior to development. Accordingly, Redcliffe Homes enclose a CEMP prepared by GE Ecology which sets out the Construction management plan to protect ecological habitats and features during the course of construction.

CONDITION 16 – HARD AND SOFT LANDSCAPING

- 3.17. Condition 16 requires hard and soft landscaping details to be submitted to the LPA to be agreed prior to commencement. In line with conditions 2 and 3, Redcliffe have included hard and soft landscaping details as part of the Landscaping Reserved Matter and these should be considered to satisfy this condition.

CONDITION 22 – ECOLOGICAL FEATURES

- 3.18. Condition 22 requires ecological features to be submitted and approved by the LPA. The proposed features for this site are set out in the HMMP and CEMP and include bird and bat boxes together with hedgehog highways etc.

4. SUMMARY AND CONCLUSION

- 4.1. This application has been prepared by Redcliffe Homes; the applicant, for the site located North of Melksham Road, Holt. The development proposals seek to construct up to 55 houses together with associated parking, landscaping and sustainable urban drainage in the form of a pond.
- 4.2. The subject reserved matters submission in respect of the application is in full conformity with the outline approval (Ref: PL/2024/05435).
- 4.3. The layout, appearance, scale and landscaping are appropriate in the wider context of Holt and the adjacent development by Bewley Homes and the proposals are compliant with the adopted Development Plan.
- 4.4. We therefore request that this reserved matters application and discharge of accompanying conditions is progressed to determination and approved at the earliest opportunity.

