

13 November 2025

Submitted via Planning Portal (ref. PP-14470396)

Wiltshire County Council Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our ref: 04283

Dear Sir / Madam,

APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, SCALE AND LAYOUT) OF THE ECOLOGICAL VISITORS CENTRE RELATING TO OUTLINE PLANNING PERMISSION 15/04736/OUT FOR MIXED USE DEVELOPMENT AT LAND SOUTH EAST OF TROWBRIDGE

On behalf of our clients, BDW Trading Ltd and Persimmon Homes ('the Applicants'), please find enclosed an application for the approval of reserved matters for the Ecological Visitors Centre as approved under outline planning permission 15/04736/OUT on land to the southeast of Trowbridge.

PLANNING PERMISSION 15/04736/OUT

Outline planning permission was granted, subject to condition, for the following description of development on the 2nd September 2025:

"Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitors facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions."

A total of 36 planning conditions were attached to the planning consent.

THE PROPOSAL

This reserved matters application seeks approval for the appearance, scale and layout of the Ecological Visitors Centre approved under the outline permission. Wiltshire Wildlife Trust will operate the centre to manage public access to Green Lane Wood and Biss Wood, identified as ancient woodlands and the latter as a Local Nature Reserve. The facility will include:

- Classroom to facilitate educational programs and encourage community engagement.

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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

- Separate office space for use of Wiltshire Wildlife Trust.
- Maintenance Store
- Kitchen and Toilet Facilities

A total of 12 car parking spaces is provided: three for maintenance, three dedicated for staff and six spaces for visitors. Cycle parking provision is also provided to encourage active travel.

The Ecological Visitors Centre will provide significant environmental, educational, and community benefits. It will act as a base for the management and conservation of nearby woodlands, supporting biodiversity and sustainable habitat stewardship. The centre will also facilitate educational programs, community engagement, and citizen science initiatives, helping local schools, groups, and visitors develop knowledge and appreciation of the natural environment. It seeks to offer an interactive learning environment about woodlands, specifically Biss Wood and Green Lane Wood, their ecosystems and species they support. In addition, by providing controlled access and visitors facilities, the centre will help manage public use of sensitive areas, protecting habitats while encouraging recreation and wellbeing.

The description of development for this reserved matters application is as follows:

“Application for the approval of reserved matters (appearance, landscaping, scale and layout) pursuant to planning permission 15/04736/OUT for the development of an Ecological Visitors Centre, associated maintenance compound and parking provisions.”

This application has been submitted via Planning Portal (reference. PP-14470396). The requisite planning application fee of £1,261 (inclusive of £85 Planning Portal Service Charge) will be paid directly to Wiltshire Council.

A detailed list of submission documents is provided at Annexe 1 of this covering letter.

COMPLIANCE WITH OUTLINE PLANNING PERMISSION

The outline planning permission establishes the principle of development for the Ecological Visitors Centre and associated works, including parking provisions. This reserved matters application provides full detail on the appearance, scale and layout of the Ecological Visitors Centre, forming part of Phase 1 of development approved under the outline planning permission, and thereby, according with Article 2 of the Town and County Planning (Development Management Procedure (England) Order 2015), which defines reserved matters as:

- **‘Appearance’** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- **‘Landscaping’** - in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
 - a) screening by fences, walls or other means;
 - b) the planting of trees, hedges, shrubs or grass;
 - c) the formation of banks, terraces or other earthworks;

- d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- e) the provision of other amenity features;
- **‘Layout’** – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
- **‘Scale’** – the height, width and length of each building proposed within the development in relation to its surroundings.

The approved parameter and detailed plans / documents for the outline element of the EAF hybrid planning permission are:

- Indicative Master Plan – A.0223_77 – 01 REV: AC
- Movement and Access Parameter Plan - A.0223_17-2G
- Building Heights Parameter Plan - A.0223_19-1M
- Green Infrastructure Parameter Plan – A.0223_16-01N
- Land Use Parameter Plan - A.0223_19-1N
- Ashton Park Phasing Plan – Rev F
- Design and Access Statement – A.0223_26-2T – Dated April 2018

Design Compliance

With consideration of the outline parameters of permission 15/04736/OUT, this reserved matters application is entirely consistent with the approved design parameters as follows:

- **Layout:** The proposed development is located on the northern boundary of Phase 1 of the development. This is in accordance with the indicative details shown on the Illustrative Masterplan provided with the outline application. .
- **Appearance:** In accordance with Annex 7 of the Section 106 Agreement, an indicative site plan was provided for the proposed ecological visitor centre, identifying a total floor area of 125sqm. No further design specifications were established at the outline stage.

This Reserved Matters submission therefore provides the detailed appearance of the visitor centre, as illustrated on the submitted Elevation Plan (Ref: P24-2097-DE-PL01-00-DR-A-006-0) and accompanying materials schedule. The building will be finished using a combination of natural materials, including red brick, timber cladding, and grey roof tiles, consistent with the character of the area, and ecology park proposed to the northeast of the centre.

Bi-folding doors are proposed to elevations to support improved energy performance and to maximise natural sunlight and daylight within the building.

- **Landscaping:** A detailed hard and soft landscaping plan supports this application, providing a planting schedule, details of boundary treatments, external layout of the site and detail of any earthworks in

accordance with the requirements of Article 2 of the Town and County Planning (Development Management Procedure (England) Order 2015).

- **Scale:** The proposed ecology visitor centre is less than 13.0m in height and complies with the parameters set out in the approved Building Heights Parameters Plan. This is demonstrated in Figure 1 which shows the centre is located within the 13.0m max-built height zone.

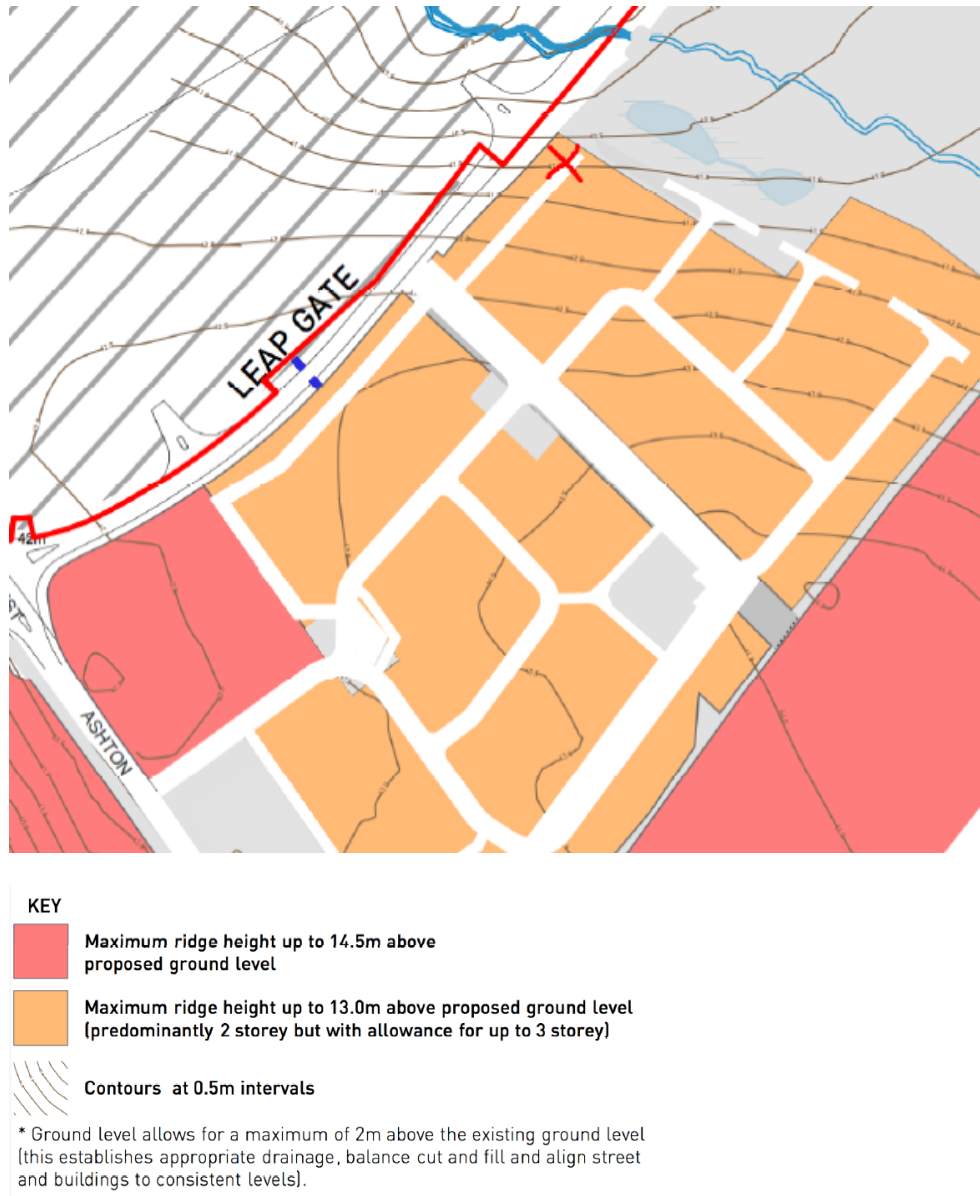


Figure 1: Building Heights Parameter Plan as approved under outline planning permission 15/04736/OUT. The red cross point indicating the location of the proposed Ecological Visitors Centre.

It should be noted that an indicative layout plan of the proposed ecological visitor facility was submitted as part of the outline planning permission. This plan covers a site area of 0.09 hectares and includes visitor parking, a staff/maintenance parking area, and a built visitor centre of 125sqm. While this plan is indicative, the Section 106 agreement also established these parameters. The proposed site plan (reference P24-2097-DE-PL01-00-DR-A-003-0), submitted with this reserved matters application demonstrates compliance with the indicative layout, including the visitor centre (125sqm), visitor parking, and maintenance compound, as shown in Figure 2.

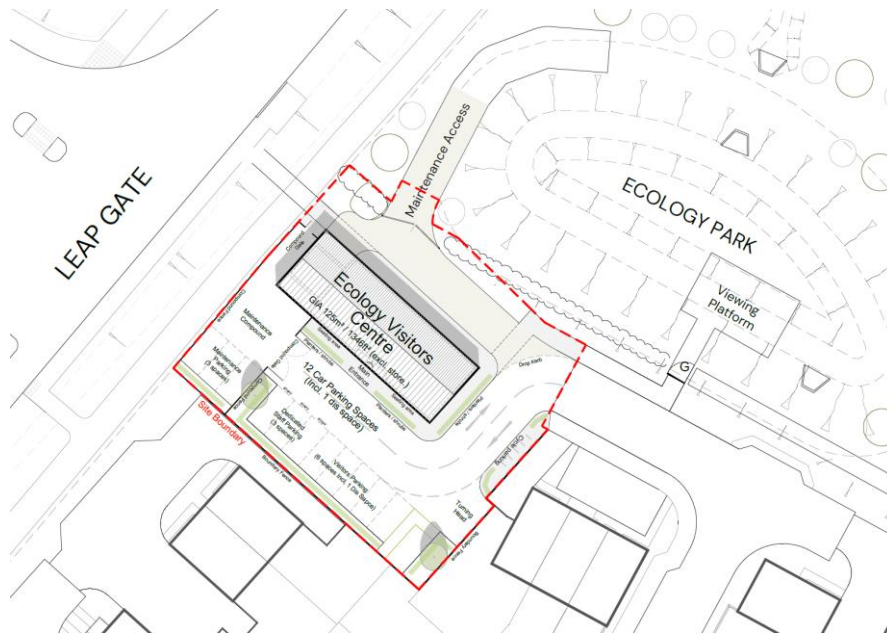
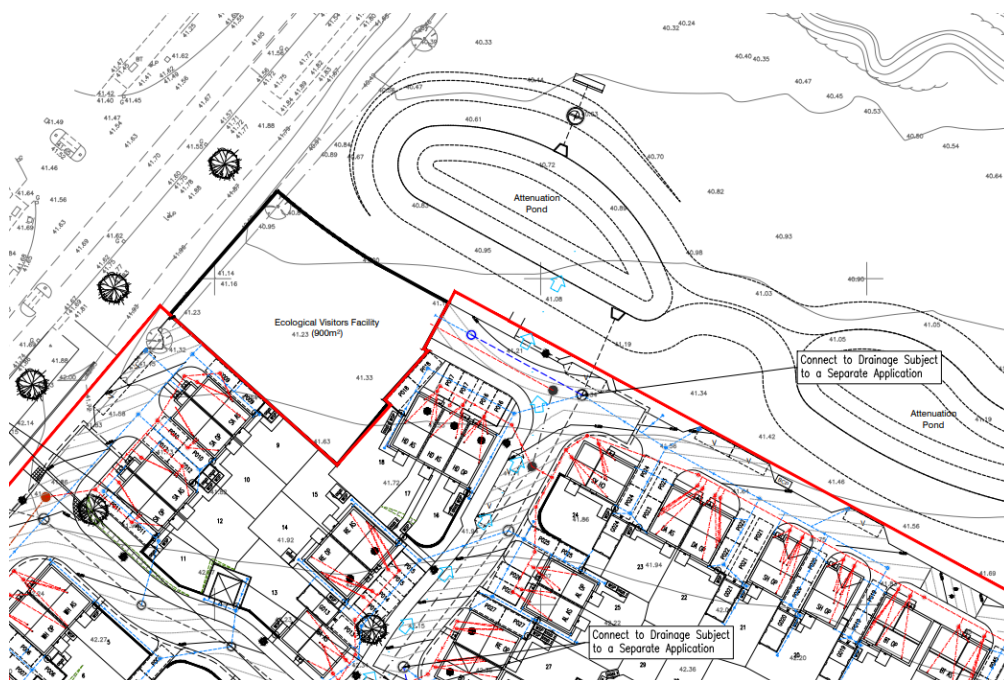


Figure 2: Proposed Site Plan (reference P24-2097-DE-PL01-00-DR-A-003-0) demonstrating layout of Ecological Visitors Centre.

Compliance on Technical Matters

Drainage

Drainage for the Ecological Visitors Centre has been fully considered as part of the wider drainage strategy submitted with pending Reserved Matters Application PL/2025/07298. Both surface water and foul drainage arrangements have been addressed in accordance with the drainage strategy as illustrated on Figure 3, to ensure appropriate management and disposal. A surface water sewer and separate foul sewer is shown to the south east boundary of the application site, to which drainage from the ecological visitor centre will connect. The proposed development will therefore comply with the established site-wide drainage provisions and relevant regulatory requirements.



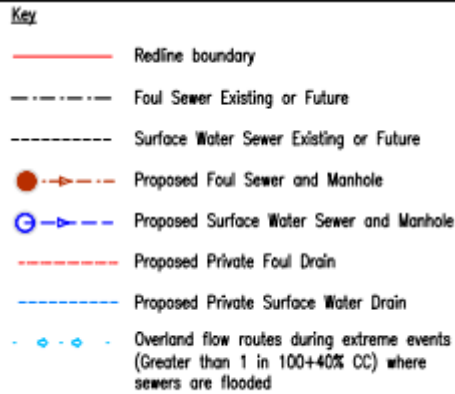


Figure 3: Drainage Strategy demonstrating the foul and surface water connection from the Ecological Visitors Centre (sourced from drawing 566-RES-PH1-P-150-01 Rev G) submitted as part of pending reserved matters application PL/2025/07298.

We consider that the supporting documentation submitted with this application demonstrates that the proposed Ecological Visitors Centre is fully compliant with the outline planning permission and relevant local plan policies.

We trust that the information and submitted documents provide sufficient detail for the validation of this application. In the meantime, please do not hesitate to contact us should you wish to discuss any aspect of the proposal.

Yours faithfully

On behalf of Turley (Bristol)
 maddie.williams@turley.co.uk
 M: +44 7581 050 967

Annex 1: Planning Submission Table

Document/Plan	Author	Reference/Date
Planning Application Form	Turley	PP-14454184
CIL Form	Turley	November 2025
Covering Letter	Turley	November 2025
Site Location Plan	Pegasus Group	P24-2097-DE-PL01-00-DR-A-001-0
Existing Site Plan	Pegasus Group	P24-2097-DE-PL01-00-DR-A-002-0
Proposed Site Plan	Pegasus Group	P24-2097-DE-PL01-00-DR-A-003-0
Proposed Ground Floor Plan	Pegasus Group	P24-2097-DE-PL01-00-DR-A-004-0
Proposed Roof Plan	Pegasus Group	P24-2097-DE-PL01-00-DR-A-005-0
Proposed Elevations	Pegasus Group	P24-2097-DE-PL01-00-DR-A-006-0
Proposed Sections	Pegasus Group	P24-2097-DE-PL01-00-DR-A-007-0
Detailed Hard and Soft Landscaping Plan	Pegasus Group	P22-2219_EN_021
Tree Protection Plan	Keen Consultants	2484-KC-EVC-YTREE-TPP01Rev0
Vehicle Tracking Refuse Vehicle Plan	Phoenix Design	566-ECO-P-405-01