



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/04414
Decision Date: 03/07/2025

Applicant:	Bewley Homes Inhurst House, Brimpton Road, Baughurst, United Kingdom , RG26 5JJ
Particulars of Development:	Approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 88 dwellings pursuant to outline planning permission PL/2022/03315
At:	Land off Melksham Road, Great Parks, Holt, BA14 6QP

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions

- 1** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan LP.01_A
Site Layout Plan SL.01_C
Coloured Site Layout CSL.01_C
Affordable Housing Layout Plan AHL.01_C
Materials Layout Plan ML.01_C
Parking Allocation Layout Plan PAL.01_C
Refuse Strategy Layout Plan RSL.01_C
Storey Heights Plan SHL.01_C
General Arrangement Plan HD089-RM-10 D
Engineering and Levels HD089-RM-41 D
Drainage Layout HD089-RM-50 D
SW Catchment Areas Plan HD089-RM-55 D
Exceedance Routes Plan HD089-RM-58 D
Drainage Statement HD089-R001 C
EV Charging Plan EVCP.01_C
PV Locations PVLP.01_C
Play Area Proposals 7052_107_A

Hard Landscape Plan JBA 25 165 01 - REV D
Hard Landscape Plan JBA 25 165 02 - REV D
Hard Landscape Plan JBA 25 165 03 - REV D
Hard Landscape Plan JBA 25 165 04 - REV D
Soft Landscape Plan JBA 25 165 05 - REV E
Soft Landscape Plan JBA 25 165 06 - REV E
Soft Landscape Plan JBA 25 165 07 - REV E
Soft Landscape Plan JBA 25 165 08 - REV E
Soft Landscape Plan JBA 25 165 09 - REV E

Large Refuse Vehicular Tracking HD089-RM-81 D
Fire Tender Vehicular Tracking HD089-RM-82 E
Large Car Vehicular Tracking Plan HD089-RM-83 D
Pump Station Vehicular Tracking HD089-RM-84 C

House Type 1 Bed Flat (Plots 53-64) – Proposed Plans and Elevations
HT.1BF.pe_B

House Type 3BW - Proposed Elevations HT.3BW.e_A
House Type 3BW - Proposed Floor Plans HT.3BW.p_A
House Type Banstead - Proposed Elevations HT.BAN1.e_A
House Type Banstead - Proposed Elevations HT.BAN.e_A
House Type Banstead - Proposed Plans HT.BAN.p_A
House Type Chilworth - Proposed Plans and Elevations HT.CHL1.pe_A
House Type Chilworth - Proposed Plans and Elevations HT.CHL.pe_A
House Type Eversley - Proposed Plans and Elevations HT.EVE.pe_A
House Type Highclere - Proposed Plans and Elevations HT.HIG2.pe_A
House Type Highclere - Proposed Plans and Elevations HT.HIG.pe_A
House Type Highclere - Proposed Plans and Elevations HT.HIG1.pe_A
House Type Lambourne - Proposed Elevations HT.LAM.e_A
House Type Lambourne - Proposed Plans HT.LAM.p_A
House Type Longstock V1 - Proposed Elevations HT.LON1_V1.e_A
House Type Longstock V1 - Proposed Elevations HT.LON_V1.e_A
House Type Longstock V1 - Proposed Plans HT.LON_V1.p_A
House Type Longstock V1 - Proposed Plans HT.LON1_V1.p_A
House Type Maizey/Ogbourne - Proposed Elevations HT.MAI_OGB.e_A
House Type Maizey/Ogbourne - Proposed Plans HT.MAI_OGB.p_A
House Type Marlborough (Plot 88) - Proposed Elevations HT.MRL2.e_B
House Type Marlborough (Plot 88) - Proposed Plans HT.MRL1.p_A
House Type Marlborough (Plot 39) - Proposed Elevations HT.MRL.e_B
House Type Marlborough (Plots 28, 39, 80 and 34, 46) – Proposed Plans
HT.MRL.p_B
House Type Oakley V1 - Proposed Elevations HT.OAK1_V1.e_A
House Type Oakley V1/V2 - Proposed Elevations HT.OAK_V1.e_A
House Type Oakley V1/V2 - Proposed Plans HT.OAK.p_A
House Type Oakley V1/V2 - Proposed Plans HT.OAK1.p_A
House Type Oakley V2 - Proposed Elevations HT.OAK_V2.e_A
House Type Penwood - Proposed Plans and Elevations HT.PEN.pe_A
House Type Penwood - Proposed Plans and Elevations HT.PEN1.pe_A
House Type Penwood - Proposed Plans and Elevations HT.PEN2.pe_A
House Type Penwood (Plot 70-71) - Proposed Plans and Elevations
HT.PEN3.pe_B
House Type Penwood (Plot 12) - Proposed Plans and Elevations HT.PEN4.pe_B
House Type Radley - Proposed Plans and Elevations HT.RAD.pe_A
House Type Radley - Proposed Plans and Elevations HT.RAD1.pe_A

House Type Ripley - Proposed Elevations HT.RIP.e_A
House Type Ripley - Proposed Elevations HT.RIP1.e_A
House Type Ripley - Proposed Plans HT.RIP.p_A
House Type Stanford - Proposed Elevations HT.STA.e_A
House Type Stanford - Proposed Plans HT.STA.p_A
House Type Stockbridge - Proposed Elevations HT.STOCK.e_A
House Type Stockbridge - Proposed Plans HT.STOCK.p_A
House Type Sunbourne - Proposed Elevations HT.SUNB.e_A
House Type Sunbourne - Proposed Plans HT.SUNB.p_A
House Type Sunbourne V1 - Proposed Elevations HT.SUNB_V1.e_A
House Type Sunbourne V1 - Proposed Plans HT.SUNB_V1.p_A
House Type Woolton - Proposed Elevations (Affordable) HT.WOO.e_A
House Type Woolton - Proposed Plans (Affordable) HT.WOO.p_A

Bin and Bike Store - Proposed Plan and Elevations BBS.pe_A
Barn Garage - Proposed Plans and Elevations BG.pe_A
Double Garage - Proposed Plan and Elevations DG.pe_A
Single Garage with Twin Car Port - Proposed Plan and Elevations SG1_CP1.pe_A
Single Garage - Proposed Plan and Elevations SG.pe_A
Twin Garage - Proposed Plan and Elevations TG.pe_A
Twin Car Port - Proposed Plan and Elevations CP.pe_A
Twin Car Port - Proposed Plan and Elevations CP3.pe_A
Twin Car Port - Proposed Plan and Elevations CP2.pe_A
Triple Garage - Proposed Plan and Elevations PG.pe_A

Substation - Proposed Plan and Elevations SS.pe_A
Streetscenes SS.01_B

Noise Impact Assessment 794-ENV-ACO-20979

REASON: To ensure that the objectives of sustainable development set out in policies CP41 and CP57 of the Wiltshire Core Strategy are achieved.

- 2 No development above slab level shall occur until final details of the low-carbon and renewable energy technologies, in line with the final approved Sustainable Energy Strategy has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55 and CP57 of the Wiltshire Core Strategy.

- 3 EV charging points shall be provided in accordance with approved drawing No EV Charging Plan EVCP.01_B. No development above slab level shall occur until final details of the electric vehicle charge points that will be provided to each property has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details prior to occupation of the associated dwelling.

REASON: In order to define the terms of the permission and in order to support and encourage sustainable construction in accordance with policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 4 No development above slab level shall commence until the details of the materials to be used in the walls, roofs and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of ensuring that the quality of materials is acceptable for the visual amenity and the character and appearance of the area.

- 5 No development relating to the construction of the foul water pumping station shall commence on site until details of the design and materials of all railings, fences, gates, walls, bollards and other means of enclosure to the pumping station compound have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling within the development.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 6 Notwithstanding the Energy and Sustainability Statement by AES Sustainability Consultants Ltd dated July 2024 the dwellings shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy Framework.

- 7 The noise mitigation measures contained in Table 6.1 with reference to Figures 5 and 6 contained within Appendix A of the Noise Impact Assessment 794-PLN-MNP-00016 dated April 2025 shall be incorporated prior the occupation of any dwelling identified for Façade Treatment 2 or 3 and retained as such for the lifetime of the development.

REASON: To ensure a satisfactory standard of living environment for future occupiers.

- 8 No dwelling hereby permitted shall be occupied until the parking spaces allocated to that dwelling, as shown on the approved Parking Allocation Layout Plan PAL.01_B have been constructed and made available for use. The parking spaces shall thereafter be retained solely for the parking of vehicles associated with the respective dwelling and shall be kept free from obstruction, including the storage of materials.

REASON: In the interests of highway safety.

- 9 Prior to the first occupation of the apartment block, the layby parking spaces serving Units 58 and 64 shall be clearly demarcated in accordance with details to be

submitted to and approved in writing by the LPA. The approved demarcation shall be maintained in a legible condition for the lifetime of the development.

REASON: To ensure that the parking allocation is clearly distinguishable from visitor parking in the interests of the amenities of the occupiers of the apartments.

- 10** Prior to the first occupation of each dwelling the cycle parking for that property shall be provided and made available for use in accordance with the approved details.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP55, CP57 and CP60 of the Wiltshire Core Strategy are achieved.

- 11** A bin collection point within the curtilage of each Individual dwelling (other than where a muster point is provided) shall be identified and provided in accordance with a plan to be submitted and approved in writing by the LPA prior to the first occupation of any dwelling,

REASON: In the interests of securing adequate provision for refuse and recycling collection and prevent obstruction to the public highway.

- 12** The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing adjacent highway.

REASON: To ensure that the development is served by an adequate means of access.

- 13** The development hereby permitted shall not be first occupied until a scheme for the future maintenance of the roads and other communal areas has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that satisfactory arrangements for the future maintenance of those areas are in place.

- 14** 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 first dwelling. 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.

- 15** The rating sound level from the pumping station should be limited to 35dB(A) at the nearest noise sensitive dwellings, when calculated in accordance with BS4142.

REASON: In the interests of the amenity of existing and future occupiers.

- 16** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

Informative

- 1** Your attention is drawn to the requirements of the conditions imposed on the outline planning permission reference PL/2022/03315 (Appeal Ref: APP/Y3940/W/23/3315432) dated 21 July 2023 and in particular the pre-commencement requirements of conditions 9, 10 and 11 and the requirement for approval of external lighting scheme of condition 15 as well as the pre-commencement requirements of the s106.

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 - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)