



Planning Statement of Compliance

**Land South of Trowbridge (Southwick Court Farm),
Trowbridge, Wiltshire BA14 0AG**

Compliance with Application Reference
20/00379/OUT, approved at Appeal (Reference
APP/Y3940/W/23/3321957)

Prepared on behalf of: Wain Homes Severn Valley

November 2025



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1. Introduction

1.1 This Statement, prepared on behalf of Wain Homes Severn Valley ('Wain Homes'), sets out the compliance of the hereby submitted documents with the relevant conditions attached to application 20/00379/OUT, which was approved at Appeal (Reference APP/Y3940/W/23/3321957) on the 20th March 2024.

1.2 The outline description of development was as follows:

"Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure."

1.3 This Statement is submitted in support of a Reserved Matters application, application to discharge the Reserved Matters as set out in condition 3 of the outline consent. The Reserved Matters are as follows:

- a. The scale of the development;
- b. The layout of the development;
- c. The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing;
- d. The external appearance of the development;
- e. The landscaping of the site.

1.4 This Statement of Compliance on planning matters also sets out those outline conditions that can also be satisfied as part of this Reserved Matters Application and seeks the Local Planning Authority's agreement on this matter.

2. Compliance with Conditions

- 2.1 This section details where the information submitted as part of this Reserved Matters Application addresses the relevant conditions of 20/00379/OUT, which was approved at Appeal (Reference APP/Y3940/W/23/3321957). A full list of the plans and documents which form this submission pack are set out in the table below.

Table 1: Document Submission Pack		
Plan / Document	Reference	Author
Planning Statement of Compliance		Blue Fox Planning
Covering Letter		Blue Fox Planning
CIL Form		Blue Fox Planning
Statement of Compliance (Design)	0844 Issue 1	Focus on Design
Topographical Survey	0844-100-1	Focus on Design
Topographical Survey	0844-100-2	Focus on Design
Topographical Survey	0844-100-3	Focus on Design
Location Plan	0844-101	Focus on Design
Composite Planning Layout	0844-102	Focus on Design
Planning Layout Sheet 1 of 3	0844-102-1	Focus on Design
Planning Layout Sheet 1 of 3 (Colour)	0844-102-1-COL	Focus on Design
Planning Layout Sheet 2 of 3	0844-102-2	Focus on Design
Planning Layout Sheet 2 of 3 (Colour)	0844-102-2-COL	Focus on Design
Planning Layout Sheet 3 of 3	0844-102-3	Focus on Design
Planning Layout Sheet 3 of 3 (Colour)	0844-102-3-COL	Focus on Design
Composite Planning Layout (Colour)	0844-102-COL	Focus on Design
Composite Planning Layout (Colour) (Hi-Res)	0844-102-COL	Focus on Design
Street Scenes	0844-103	Focus on Design
External Detailing	0844-106	Focus on Design
Materials Layout	0844-108	Focus on Design
Garages Plans	0844-109	Focus on Design
Bin and Cycle Store	0844-110	Focus on Design
Public Right of Way Plan	0844-111	Focus on Design
Affordable Housing Plan	0844-112	Focus on Design
Housetype Booklet	0844-HTB-Issue 1	Focus on Design
Supplementary Ground Investigation	GCE00644/LR 25-03-Hg	Geo Consulting Engineering Ltd
Trialpit Locations	GCE00644/Fig2	Geo Consulting Engineering Ltd
Drainage Exceedance Plan Sheet 1	CLFA142-CLFA-00-XX-DR-C-0505.1-S2-P01	CLFA Design
Drainage Exceedance Plan Sheet 2	CLFA142-CLFA-00-XX-DR-C-0505.2-S2-P01	CLFA Design
Drainage Exceedance Plan Sheet 3	CLFA142-CLFA-00-XX-DR-C-0505.3-S2-P01	CLFA Design
FFLs for Planning Sheet 1	CLFA142-CLFA-00-XX-DR-C-0511.1-S2-P01	CLFA Design

FFLs for Planning Sheet 2	CLFA142-CLFA-00-XX-DR-C-0511.2-S2-P01	CLFA Design
Drainage Strategy Sheet 1	CLFA142-CLFA-00-XX-DR-C-0512.1-S2-P01	CLFA Design
Drainage Strategy Sheet 2	CLFA142-CLFA-00-XX-DR-C-0512.2-S2-P01	CLFA Design
Drainage Strategy Sheet 3	CLFA142-CLFA-00-XX-DR-C-0512.3-S2-P01	CLFA Design
Visibility Planning Sheet 1	CLFA142-CLFA-00-XX-DR-C-0513.1-S2-P01	CLFA Design
Visibility Planning Sheet 2	CLFA142-CLFA-00-XX-DR-C-0513.2-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 1	CLFA142-CLFA-00-XX-DR-C-0514.1-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 2	CLFA142-CLFA-00-XX-DR-C-0514.2-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 3	CLFA142-CLFA-00-XX-DR-C-0514.3-S2-P01	CLFA Design
Swept Path Analysis Fire	CLFA142-CLFA-00-XX-DR-C-0515-S2-P01	CLFA Design
Drainage Technical Note	CLFA142-CLFA-00-XX-DR-C-0661-S2-P01	CLFA Design
Impermeable Areas Sheet 1	CLFA142-CLFA-00-XX-DR-C-0681.1-S2-P01	CLFA Design
Impermeable Areas Sheet 2	CLFA142-CLFA-00-XX-DR-C-0681.2-S2-P01	CLFA Design
Impermeable Areas Sheet 3	CLFA142-CLFA-00-XX-DR-C-0681.3-S2-P01	CLFA Design
Section 278 Agreement Site Access, Highway Improvements and Emergency Access General Arrangement	333801710-STN-HGN-XX-DR-CH-0101-P04_S278 GA	Stantec
Proposed Adoptable Lighting Layout 1 of 2	WLC1381-1300-001_R2	Williams Lighting Consultants
Proposed Adoptable Lighting Layout 2 of 2	WLC1381-1300-002_R2	Williams Lighting Consultants
Area Calculations	WLC1381-LC-AC-001_R2	Williams Lighting Consultants
Proposed Private Lighting Layout	WLC1381-PVT-1300-001_R1	Williams Lighting Consultants
Area Calculations	WLC1381-PVT-LC-AC-001_R1	Williams Lighting Consultants
Construction Ecological Management Plan	3081-CEMP-KO_MD_JD	GE Consulting
Landscape and Ecological Management Plan	3081-LEMP-KO_JG_RP	GE Consulting
Arboricultural Impact Assessment	3081-AIA-MU	GE Consulting
Landscape Management Plan	TRO2507_LMP01_P1	PGLA
LAP Play Area	TRO2507_LP01_P1	PGLA
Planting Plan Schedule and Specification Notes	TRO2507_PP01.00_P4	PGLA
Planting Plan Sheet 1	TRO2507_PP01.01_P4	PGLA

Planting Plan Sheet 2	TRO2507_PP02.01_P4	PGLA
Planting Plan Sheet 3	TRO2507_PP03.01_P4	PGLA
Planting Plan Sheet 4	TRO2507_PP04.01_P4	PGLA
Planting Plan Sheet 5	TRO2507_PP05.01_P4	PGLA
Planting Plan Sheet 6	TRO2507_PP06.01_P4	PGLA
Planting Plan Sheet 7	TRO2507_PP07.01_P4	PGLA
Planting Plan Sheet 8	TRO2507_PP08.01_P4	PGLA
Planting Plan Sheet 9	TRO2507_PP09.01_P4	PGLA
Planting Plan Sheet 10	TRO2507_PP10.01_P4	PGLA
Planting Plan Sheet 11	TRO2507_PP11.01_P4	PGLA
Planting Plan Sheet 12	TRO2507_PP12.01_P4	PGLA
Planting Plan Sheet 13	TRO2507_PP13.01_P4	PGLA
Planting Plan Sheet 14	TRO2507_PP14.01_P4	PGLA
Planting Plan Sheet 15	TRO2507_PP15.01_P4	PGLA
Planting Plan Sheet 16	TRO2507_PP16.01_P4	PGLA
Planting Plan Sheet 17	TRO2507_PP17.01_P4	PGLA
Planting Plan Sheet 18	TRO2507_PP18.01_P4	PGLA
Planting Plan Sheet 19	TRO2507_PP19.01_P4	PGLA
Planting Plan Sheet 20	TRO2507_PP20.01_P4	PGLA
Planting Plan Sheet 21	TRO2507_PP21.01_P4	PGLA
Planting Plan Sheet 22	TRO2507_PP22.01_P4	PGLA
Planting Plan Sheet 23	TRO2507_PP23.01_P4	PGLA
Planting Plan Sheet 24	TRO2507_PP24.01_P4	PGLA
Planting Plan Sheet 25	TRO2507_PP25.01_P4	PGLA
Planting Plan Sheet 26	TRO2507_PP26.01_P4	PGLA
Planting Plan Sheet 27	TRO2507_PP27.01_P4	PGLA
Planting Plan Sheet 28	TRO2507_PP28.01_P4	PGLA
Landscape Layout	TRO2507_PP01_P4	PGLA

- 2.2 The purpose of this Application is to satisfy the requirements of Condition 3 “*The Reserved Matters*”, whilst also ensuring the proposals put forward are compliant with the requirements of other conditions attached to the outline decision. Where the submitted plans differ from those contained in the conditions, a justification for the change has been provided. This is set out below. It is recognised that separate discharge application(s) will be required to be submitted to the LPA.
- 2.3 Not all conditions have been addressed at this stage, with the intention being that following the approval of Reserved Matters as set out in Condition 3, discharge of Condition 3 and therefore a fixed and final layout and arrangement to the Site established. All Conditions requiring discharge will be addressed through subsequent applications.

Condition 1 – Time Limits

- 2.4 Condition 1 requires that the development be begun either before the expiration of:
- Three years from the date of this permission; or
 - Two years from the date of approval of the last Reserved Matters to be approved.
- 2.5 The timing of this submission is within the parameters set by Condition 1 and is therefore of no issue.

Condition 2 – Time Limits

- 2.6 Condition 2 requires that, before the expiration of three years from the date of the permission, an application for approval of Reserved Matters as specified in Condition 3 be submitted. This application seeks to achieve this, and falls within the timeframe allocated.

Condition 3 – The Reserved Matters

- 2.7 This Condition states:

“No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The scale of the development;*
- b) The layout of the development;*
- c) The access road and the ‘foot-cycleway’ connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing;*
- d) The external appearance of the development;*
- e) The landscaping of the site.*

The development shall only be carried out in accordance with the approved details. The reserved matters shall be submitted showing the development as a single phase”

2.8 The below table sets out which documents have been submitted to satisfy each of the above criteria, providing detail for the development as a single phase, therefore discharging Condition 3.

Details Requested	Document Reference	Author
A – Scale of Development	- Planning Layout Sheet 1 of 3 - 0844-102-1 - Planning Layout Sheet 1 of 3 (Colour) - 0844-102-1-COL - Planning Layout Sheet 2 of 3 - 0844-102-2 - Planning Layout Sheet 2 of 3 (Colour) - 0844-102-2 COL - Planning Layout Sheet 3 of 3 - 0844-102-3 - Planning Layout Sheet 3 of 3 (Colour) - 0844-102-3 COL - Composite Planning Layout – 0844-102 - Composite Planning Layout (Colour) – 0844-102-COL	Focus on Design
B – Layout of Development	- Planning Layout Sheet 1 of 3 - 0844-102-1 - Planning Layout Sheet 1 of 3 (Colour) - 0844-102-1-COL - Planning Layout Sheet 2 of 3 - 0844-102-2 - Planning Layout Sheet 2 of 3 (Colour) - 0844-102-2 COL - Planning Layout Sheet 3 of 3 - 0844-102-3 - Planning Layout Sheet 3 of 3 (Colour) - 0844-102-3 COL - Composite Planning Layout – 0844-102 - Composite Planning Layout (Colour) – 0844-102-COL	Focus on Design
C – Access Road and Foot-Cycleway	- CLFA142-CLFA-00-XX-DR-C-0513.1-S2-P01 (Visibility for Planning Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0513.2-S2-P01 (Visibility for Planning Sheet 2) - CLFA142-CLFA-00-XX-DR-C-0514.1-S2-P01 (Swept-Path Analysis. Refuse Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0514.2-S2-P01 (Swept-Path Analysis. Refuse Sheet 2) - CLFA142-CLFA-00-XX-DR-C-0514.3-S2-P01 (Swept-Path Analysis. Refuse Sheet 3) - CLFA142-CLFA-00-XX-DR-C-0515-S2-P01 (Swept-Path Analysis. Fire) - CLFA142-CLFA-00-XX-DR-C-0511.1-S2-P01 (FFLs for Planning Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0511.2-S2-P01 (FFLs for Planning Sheet 2)	CLFA Design
	- 333801710-STN-HGN-XX-DR-CH-0101-P04_S278 GA (Section 278 Agreement Site Access, Highway Improvements and Emergency Access General Arrangement)	Stantec
D – External Appearance of Development	- External Detailing – 0844-106 - Materials Layout – 0844-108 - Garages Plans – 0844-109 - Bin and Cycle Store – 0844-110 - Housetype Booklet – 0844-HTB-Issue 1	Focus on Design
E – Landscaping of Site	- Planting Plan Schedule and Specification Notes - TRO2507_PP01.00_P4 - Planting Plan Sheets 1 to 28 - TRO2507_PP01.01_P4 to	PGLA

Condition 4 – Approved Plans

2.9 Condition 4 sets out the Plans and Documents for which development is to be carried out “in accordance” with, these being:

- 150202 PP 01 Rev E Location Plan
- 150202 PP 02 Rev Q Access, land use and building heights
- 150202 PP 03 Rev U Green Infrastructure Plan
- 150202 PP 04 Rev R Lighting
- 37912/5501/005 Rev A Emergency Access

2.10 A Statement of Compliance in respect of design matters (reference: **0844 SoC Issue 1 A4L**) has been prepared by Focus on Design, setting out how the plans submitted for this application are in compliance with the above approved parameter plans. In summary:

- 150202 PP 01 Rev E Location Plan
 - There has been no alteration to the red or blue lines as demonstrated by the Reserved Matters Application Site Location Plan (drawing number **0844-101** produced by Focus on Design).
- 150202 PP 02 Rev Q Access, land use and building heights
 - Three very minor amendments have been made in comparison to this approved plan and are set out at Section 5 “Land Use and Lighting (page 17) of the design Statement of Compliance.
 - The first two very minor amendments relate to the land use shape to the south of plot 180 and to the south of plot 117. Both of these adjustments have been made in the interest of achieving better shaped development plots and edges.
 - The third adjustment relates to the inclusion of a single three storey apartment block (plots 65 to 73) on the northern part of the site as opposed to the 2.5 storey height prescribed by the approved plan. The apartment block is proposed as a key building and, given its location within the development, it is considered that the increase in storey height will positively assist in establishing its key status.

- All the adjustments set out above are therefore considered to minor and remain true to the spirit of the approved parameter plan.
- *150202 PP 03 Rev U Green Infrastructure Plan*
 - Section 6 of the design Statement of Conformity, at pages 22 and 23, demonstrates the accordance of these Reserved Matters proposals with the Green Infrastructure parameter plan. Further details can also be found in the landscaping documents including the Planting Plan (drawing **TRO2507_PP01.00 Rev P4** – PGLA, November 2025).
- *150202 PP 04 Rev R Lighting*
 - The approved lighting parameter plan identified areas where specific lighting requirements were to be set, due to ecological considerations. This included “Zone A: Bat Zone” and “Zone B: Buffer Zone” on the northern boundary of the site.
 - Pages 18 and 19 of the design Statement of Compliance and the supporting lighting report (Williams Lighting Consultants – November 2025) demonstrate the proposals conformity with this parameter plan.
- *37912/5501/005 Rev A Emergency Access*
 - The emergency access, as approved in this drawing, has been subject to a minor amendment. Following a detailed review of vehicular tracking, it was considered that, by slightly widening the point of access, vehicular movement would be improved for emergency vehicles. Therefore, the point of access has been widened, and detailed at page 27 of the design Statement of Compliance and at drawing number **CLFA142-CLFA-00-XX-DR-C-0515-S2-P01** (Swept-Path Analysis. Fire)

In conclusion on Condition 4, some minor adjustments have been made to the approved plans, however, these are considered to both improve the quality of the residential layout and reinforce the spirit and intentions behind the imposing of the condition.

Condition 5 – Design and Layout Principles

2.11 Condition 5 requires that the development to be carried out in “*general accordance*” with the design and layout principles in the below documents:

- *150202 PP05 Rev B Design Principles*
- *150202 R01 Rev P Design and Access Statement*
- *37912/5501/010 Rev G Proposed Internal Access Road*

- 2.12 The proposed access to the site has been slightly altered from that approved through drawing 37912/5501/010. This was informed by the location of an existing Wessex Water foul manhole, for which the access arrangement as demonstrated in drawing reference 37912/5501/010 clashes with. The new proposed location of the access ensures this manhole is avoided, whilst at the same time enabling the delivery of a 3m wide pedestrian crossing refuge by a slight amendment to geometry.
- 2.13 It is important to note that Condition 5 requires proposals to be in “*general accord*” with the plans listed thereby allowing a degree of flexibility. The changes set out above remain in “*general conformity*” with that approved at outline whilst at the same time delivering an improved access arrangement.

Condition 6 – Wayfinding and Signage

- 2.14 This is a “prior to occupation” condition which will be discharged separately once reserved matters consent has been secured.

Condition 7 – External Lighting

- 2.15 Information relating to Condition 7 has been included within this submission, with the documentation listed in Table 1 (Williams Lighting Consultants). These details will also be submitted separately, as part of a Discharge of Condition application.

Condition 8 – Lighting between A361 junction and the new housing

- 2.16 This Condition requires that access road and foot-cycleway not be illuminated between the A361 junction and the new housing. No lighting will be included within this section, as demonstrated within the submitted plans and documents.

Condition 9 – Surface Water Discharge

- 2.17 Condition 9 states that “*No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the Local Planning Authority*”.

- 2.18 Attention is drawn to document **CLFA142-CLFA-00-XX-DR-C-0661-S2-P01** (Drainage Technical Note) which includes the drainage strategy drawings (**CLFA142-CLFA-00-XX-DR-C-0512.1-S2-P01**, **CLFA142-CLFA-00-XX-DR-C-0512.2-S2-P01**, **CLFA142-CLFA-00-XX-DR-C-0512.3-S2-P01**) in Appendix A and Flood Compensation Drawing (**CLFA142-CLFA-00-XX-DR-C-0500-S2-P01**) in Appendix B as the basis for discharging this condition. These details will also be submitted separately, as part of a Discharge of Condition application.

Condition 10 – Construction and Environmental Management Plan (CEMP)

- 2.19 Condition 10 requires that a CEMP must be submitted and approved prior to the commencement of development. In order to satisfy this condition, the CEMP had been prepared by GE Consulting (document reference **3081-CEMP-KO_MD_JD**). These details will also be submitted separately, as part of a Discharge of Condition application.

Condition 11 – Flood Risk Assessment

- 2.20 This is a compliance condition. The requirements of this condition have been adhered to, within the Sustainable Drainage Design, and will be adhered to throughout the delivery of this scheme.

Condition 12 – Landscape and Ecology management Plan (LEMP)

- 2.21 Condition 12 states that *“Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.”*
- 2.22 Document reference **3081-LEMP-KO_JD_RP** (Landscape and Ecological Management Plan), produced by GE Consulting, is submitted to satisfy this condition.

Condition 13 – Scheme of Remediation

- 2.23 Information relating to Condition 13 has been submitted as part of this application, with the relevant documents listed below. This information will also be submitted separately, as part of a Discharge of Condition application.

Condition 14 – A361 Frome Road/Firs Hill

- 2.24 As mentioned previously, the access arrangements previously approved have been subject to slight alterations as to avoid a Wessex Water foul manhole. As a result, the access shown in drawing 37912/5501/006 Rev B is no longer reflective of the intended access proposed through drawing ref **333801710-STN-HGN-XX-DR-CH-0101-P04_S278 GA**. Despite this, the proposed access arrangement demonstrates all requirements of Condition 14, including a 3m wide pedestrian crossing refuge over Frome Road/Firs Hill. The full details of the proposed access arrangement will be subject to a Section 278 application.

Condition 15 – Travel Plan

- 2.25 This is a “prior to occupation” condition which will be discharged separately once reserved matters consent has been secured.

Condition 16 - Written Scheme of Investigation (Archaeology)

- 2.26 This condition will be dealt with by way of a separate discharge application.

Condition 17 – Footpath Connections

- 2.27 This condition requires that, in-line with the approved Design Principles document (Ref: 150202 PP05 Rev B), reserved matters proposals for the site must include suitable pedestrian footpath connections to the ‘potential connections to existing areas’, to enable pedestrian access into the adjacent street network of Trowbridge.
- 2.28 The approved plan shows three ‘potential connections to existing areas’ on located on the eastern, western and centrally on the northern boundary of the site. The connections that will be delivered to discharge this condition can be seen on the Planning Layout drawings including drawing reference 0844-102 “Composite Planning Layout”.

3. Section 106 Agreement

3.1 The Outline planning permission is the subject of a legal agreement under Section 106 of the Town and Country Planning Act 1990 ("S106 Agreement") which was signed on 12th October 2023. The Reserved Matters application, and subsequent Discharge of Condition Applications, should where required fulfil the requirements of the S106 Agreement.

3.2 Much of the obligations set out in the S106 Agreement are triggered either by the commencement of development on site or the occupation of dwellings. Those elements are therefore not relevant to this Reserved Matters Application. Those obligations that are relevant at this time have been adhered to as set out below.

Open Space

3.3 The S106 Agreement defines "Open Space" as meaning:

"The open space in perpetuity within the Land having an area of five thousand and ninety-seven point six (5,097.6) square metres in a location to be agreed in writing between the Owner the promoter and the Council in the first Reserved Matters Application"

3.4 The open space provision is set out in the documents supporting the Reserved Matters Application including the Planning Layout drawings, Section 6 of the Design Compliance Statement produced by Focus on Design and the Planting Plans produced by PGLA. These also comply with the approved Green Infrastructure parameters plan.

Play Area

3.5 The S106 Agreement defines "Play Area" as meaning:

"..that part of the Land having an area to accommodate a LAP measuring two hundred and twelve point four (212.4) square meters and to be agreed in writing between the Owner and the Council prior to the submission of the first Reserve Matters Application."

3.6 The LAP provision is detailed in the Reserved Matters Application and, specifically, the Illustrative Lap Layout (drawing LP01.00 P1) produced by PGLA. This information has also been submitted to the Council by Wain Homes in advance of this application.

Number of Residential Units

3.7 Paragraph 6.14 of the S106 Agreement states:

“Where the total number of Residential Units which receives Reserved Matters Approval is less than 180, then when a financial contribution payable under Schedules in this Deed is calculated on a per Residential Unit basis...the said contribution shall be reduced accordingly...”

- 3.8 The Reserved Matters application is for 180 residential units and therefore this element of the S106 Agreement is not triggered.

Affordable Housing

- 3.9 Schedule 1, paragraph 1, requires the development to provide the affordable housing units in accordance with the Affordable Housing Plan and Affordable Housing Mix. Paragraph 2 of that Schedule requires the developer to simultaneously submit the Affordable Housing Plan and Mix to the Council's Head of Housing.
- 3.10 This Reserved Matters application includes drawing number 0844-112 “Affordable Housing Plan” which also includes a schedule of the affordable housing mix. This Plan has been simultaneously sent to the Council's Head of Housing thus complying with the S106.

4. Conclusions

- 4.1 This Statement is submitted in support of a Reserved Matters application pursuant to the discharge of Condition 3 of outline consent 20/00379/OUT, approved at Appeal (Reference APP/Y3940/W/23/3321957). The Reserved Matters are as follows:
- a. The scale of the development;
 - b. The layout of the development;
 - c. The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing;
 - d. The external appearance of the development;
 - e. The landscaping of the site.
- 4.2 This Statement of Compliance on planning matters also sets out those outline conditions that can also be satisfied by information submitted as part of this Reserved Matters Application and seeks the Local Planning Authority's agreement on this matter. Therefore, all information required to discharge Condition 3 has been provided through this submission, whilst taking into account where the submitted plans and documents refer to the requirements of the other Conditions.
- 4.3 As set out above, whilst it is considered that Condition 3 is satisfied by this submission, there are aspects of the detailed proposals for the development that require minor adjustments to the approved plans required by other conditions. These include in respect of the inclusion of a three storey apartment block and the need to slightly reposition the main access onto A361 Frome Road. In all such cases, the adjustments have been justified and represent improvements to the scheme approved at outline and we respectfully ask that the LPA agrees this position subject to the submission of further condition discharge application(s).
- 4.4 Finally, this Statement has considered the Reserved Matters application against the signed S106 Agreement and found that it complies as necessary and appropriate with the spirit and requirements of the Agreement.