

28th November 2025
Our Ref: 25.0004 AMd



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Development Management (Planning)
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Dear Sir/Madam

Reserved Matters Application pursuant to Outline Planning Permission 20/00379/OUT for 180 dwellings, access road from A361, areas of open space, sustainable drainage and associated infrastructure.

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

On behalf of my client, Wain Homes Severn Valley ("Wain Homes"), I am pleased to submit a Reserved Matters Application in respect of Outline Planning permission reference 20/00379/OUT. The description of development for the outline permission is 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."

Outline consent was granted at Appeal (reference APP/Y3940/W/23/3321957) on 20th March 2024. Condition 2 attached to the outline consent 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.

Condition 3 of the outline consent 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"

Table 1 below identifies those documents that are submitted for the discharge of Condition 3 and its prescribed Reserved Matters.

Table 1: Reserved Matters (Condition 3) - Documents		
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_S278GA (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 TRO2507_PP28.01_P4	PGLA

A full list of the documents submitted in support of this application is attached as **Appendix 1** of this covering letter.

Validation Requirements

In preparing this Reserved Matters application, regard has been had to the Wiltshire Validation Checklist (August 2025). Table 2 below confirms how we have met the Local Planning Authority's requirements.

Table 2: Validation Requirements		
Validation Requirement	Document(s)	Author
Application Form		Blue Fox Planning
Fee		Wain Homes (via Planning Portal)
Location Plan	0844-101 Location Plan	Focus on Design
Community Infrastructure Levy Form	CIL Form	Blue Fox Planning
Site Plans	Various – please see Table 1	Focus on Design
Appearance	Various – please see Table 1	Focus on Design
Access	Various – please see Table 1	CLFA Design, Stantec
Landscaping	Various – please see Table 1	PGLA
Layout	Various – please see Table 1	Focus on Design
Scale	Various – please see Table 1	Focus on Design
Affordable Housing Details	Site/Layout Plans	Focus on Design
	Affordable Housing Plan	Focus on Design
Drainage Details	CLFA142-CLFA-00-XX-DR-C-0661-S2-P01 - Drainage Technical Note	CLFA Design
Ecological Assessments/Statement	Not required as no changes since outline permission but please also see: - Construction Ecological Management Plan - Landscape and Ecological Management Plan	GE Consulting
Planning/Compliance Statement	Planning Compliance Statement	Blue Fox Planning
	Design Compliance Statement	Focus on Design
Other plans, drawings and information	Planting and Landscaping Plans	PGLA
	Lighting details	Williams Lighting Consultants
	Materials layout	Focus on Design

We trust that the above is in order and that the Reserved Matters application will be registered without delay. As noted above and in the attached documents, further applications will be submitted as appropriate for the discharge of other conditions attached to the Outline consent.

Please do not hesitate to contact me if you have any queries.

Yours faithfully,



Alistair Macdonald MRTPI

Director

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Enc. Full List of Submission Documents



APPENDIX 1

Full List of Submission Documents

25.0004 Land South of Trowbridge (Southwick Court Farm), Trowbridge, Wiltshire, BA14 0AG

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