



Planning Statement

Land off Spitfire Road Calne, SN11 8TE

Allison Homes
December 2025



1. INTRODUCTION

- 1.1 This Planning Statement accompanies a reserved matters application relating to land off Spitfire Road Calne. The statement explains the planning history of the site, the relevant policy considerations and justifies the approval of this reserved matters application.
- 1.2 These reserved matters application is therefore submitted pursuant to outline planning permission PL/2022/07893 and seeks reserved matters approval of access, scale, layout, external appearance and landscaping for:

'Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment) of outline planning permission PL/2022/07893'.

- 1.3 Outline planning permission was granted on appeal (appeal reference: APP/Y2940/W/24/3351528) in February 2025. That appeal follows the refusal of the Reserved Matters application by Wiltshire Council (LPA reference: PL/2022/07893) for:

'Residential development for up to 90 dwellings, associated works including infrastructure, ancillary facilities, play area and open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures.'

- 1.4 The outline planning permission whilst referencing a new vehicular access off Spitfire Road within the description of development identifies at condition 3 of the permission that all matters were reserved for future consideration and therefore the Reserved Matters are:

- 1) The access to and within the site
- 2) The scale of the development
- 3) The layout of the development
- 4) The external appearance of the development; and
- 5) The landscaping of the site.

- 1.5 Section 106 agreements accompanied the outline consent with a s106 agreement that required:

- 30% affordable (60% rented and 40% S/O)
- 10% affordable (M4(2))
- On site POS requirement:
 - o 30sqm / 1 bed
 - o 45sqm / 2 bed
 - o 60sqm / 3 bed
 - o 75sqm / 4+ bed
- LEAP area to be:
 - o 0sqm / 1 bed
 - o 3sqm / 2 bed
 - o 6sqm / 3 bed
 - o 9sqm / 4+ bed



- 1.6 In terms of financial contributions, the payments required equate to a total value of £130,410 and these include: Highways contribution (£1,000 per dwelling), Waste and Recycling contribution (£101 per dwelling), Off Site Sports Pitches contribution (£24,840) and On-Site LEAP under provision (£6,480).
- 1.7 As part of the outline planning permission the following plans were approved (as scheduled in condition 4 of the appeal decision):
- o Location Plan – 343.P.1.2 rev K
 - o Ecological Parameters Plan – 10185 rev C
- 1.8 The outline planning permission was granted with 18 planning conditions attached to the consent, which are summarised as follows (further details on each of these are contained in further sections of this statement):
- 1 – Scheme to start being implemented by 17 February 2028 or two years post final RM approval
 - 2 – Reserved Matters to be made within 3 years ie by 17 February 2028
 - 3 – Reserved Matters comprise access, scale, layout, external appearance and landscaping
 - 4 – Schedule of approved plans
 - 5 – Construction Management Statement to be approved
 - 6 – Residential Travel Plan to be implemented prior to occupation
 - 7 – Boundary to Abberds Field Farm
 - 8 – Surface Water scheme to be approved to demonstrate a 20% betterment against greenfield run off rates
 - 9 – Surface Water Overland Exceedance flow routes to be approved
 - 10 – Drainage layout (supported by calculations) to be approved
 - 11 – Surface Water Drainage Management scheme to be submitted and approved
 - 12 – Construction Management Plan to be approved
 - 13 – Implement in accordance with ecological surveys
 - 14 – Construction Environmental Management Plan to approved and implemented
 - 15 – LEMP to be submitted and approved
 - 16 – External lighting scheme (designed to reflect bats on site) to be approved
 - 17 – Wildlife features to be provided on site to be approved to include hedgehog highways and bird / bat boxes. To confirm these have been factored into the appraisal



18 – Noise assessment to be undertaken to show relationship to dwellings on Abberd Lane to be approved to show the relationship with Abberd Lane which serves as the route to the employment land to the rear is acceptable

1.9 In summary therefore, actions required for each of the conditions are as follows:]

- Compliance (4 conditions) – 1, 4, 6 and 13.
- To form part of Reserved Matters Submission (2 conditions) – 2 and 3.
- To be approved prior to commencement (9 conditions) – 5, 8, 9, 10, 12, 14, 15, 17 and 18.
- Other Discharge (3 conditions) – 7, 11 and 16.

1.10 This Statement does not repeat information that accompanied the outline applications (site details, planning history, planning policy considerations etc.), as the principle of development has already been confirmed through the grant of the outline planning permissions. The purpose of this Statement is to explain the reserved matters for which detailed approval is being sought in relation to the residential development.



2. SITE DESCRIPTION

- 2.1 The site consists of land to the south of Abberd Lane and east of Spitfire Road, Calne.
- 2.2 Abberd Lane runs from close to the town centre (in the west) where the road is known as Abberd Way through to form the northern boundary of the site, where the lane links in with Abberd Fields Farm and a commercial area to the east. To the west of the site is Spitfire Road that has been the subject of various parcels of residential development recently. The eastern boundary of the site is shared with Abberd Fields Farm and to the south of the site are further agricultural fields.
- 2.3 It is of note that the site does not fill the entire frontage of Spitfire Road as a local centre is to be provided in that area for which development was also granted at appeal under reference PL/2023/10421. Furthermore, within the site but at the southern end is an attenuation pond that has been constructed to serve the recent developments on the western side of Spitfire Road.
- 2.4 The site itself comprises four agricultural fields and an attenuation pond, which form a roughly rectangular site measuring circa. 2.3ha (net (Area A)) and 0.5ha (net (Area B)) and with the site and internal fields being de-lineated by mature hedgerows. The site slopes in a general north-west to south-east direction.



3. PROPOSED DEVELOPMENT

- 3.1 The extant consent grants outline consent for a residential development including affordable homes associated infrastructure, ancillary facilities, play area, open space and landscaping.
- 3.2 To confirm, whilst the description of development for the extant outline consent refers to the construction of a new vehicular access off Spitfire Road, access is a reserved matter as set out previously.
- 3.3 A detailed summary of the proposed development is provided within the Statement of Compliance prepared by Focus on Design. That statement sets out provides a summary of some of the key elements of the reserved matters scheme (taken from the Statement of Compliance) submitted for approval by the LPA.

Residential Dwellings:

- 3.4 This reserved matters application seeks approval for 90 dwellings of which 27 will be provided as affordable homes required through the s106. The proposed mix of dwellings is as follows:

Open Market:	
2 bed house	6
3 bed house	33
4 bed house	24
TOTAL:	63

Affordable Rent:	
1 bed flat	6
2 bed house	5
3 bed house	4
4 bed house	1
TOTAL:	16

Shared Ownership:	
2 bed house	6
3 bed house	5
TOTAL:	11

Combined Overall:	
1 bed flat	6
2 bed house	17
3 bed house	42
4 bed house	25
TOTAL:	90



Access:

- 3.5 Vehicular access to the site is to be provided by the reformation and widening of an existing bellmouth on Spitfire Road. Whilst the access was part of the outline application, it is a reserved matters for the purpose of this site. Furthermore, it is of note that the access was approved through appeal A (determined at the same time) which was the access to serve the local centre. It is of note that the access arrangements that form part of this application are the same as approved through appeal A and as indicated for the outline scheme.
- 3.6 Car parking is provided throughout the development with the majority being on plot parking. There is a small parking court near to the apartment building, but this is limited in quantum. It is of note that EV parking is provided for each dwelling.
- 3.7 Cycle parking is provided on plot for each dwelling. The cycle parking will either be provided within any garage provided or in sheds / Kettler boxes within the gardens serving the plots.

Scale:

- 3.8 The scale of development is limited through this Reserved Matters submission. The scale of the development is limited to 3 storey for the apartment blocks in the northwestern corner of the site and the rest of the development is 2 storey.
- 3.9 The scale of the dwellings has been designed to reflect the location of the site and its adjoining uses and ecological areas.
- 3.10 The application site achieves a net density of circa 40 dwellings per hectare. The overall density for the site was approved in the granting of the outline approval, which was for up to 90 dwellings, so the proposal is in line with the permission.

Layout and External Appearance:

- 3.11 Outline consent was granted with the two approved plans being the location plan and the Ecological Parameters Plans. From a layout perspective the scheme has been designed to adhere to all the ecological parameters whilst ensuring that tree and hedge removal is limited.
- 3.12 The scheme provides for roads to serve the 90 dwellings, with those in key locations fronting out of the site and all other units fronting onto the access roads within the development. This helps to ensure that the scheme is well considered, creates a sense of place and becomes a desirable development that accords with the local character.
- 3.13 The primary street provides the main access serving the development and is of a specific width to serve the Local Centre before reducing to 6.2m where serving the housing. This street will provide access to a Secondary Street as well as direct access to on-plot parking and will be of sufficient width to contain on-street visitor parking.
- 3.14 The street, will be formal in character with detached and semi-detached properties predominating supplemented by a consistent parking typology. It will be finished in tarmac and defined by tree lined frontages to one side with a footpath to the southern side and a footpath/cyclepath running alongside the northern side of the carriageway. A strong and consistent building line will form the street frontage.



- 3.15 The Secondary Street will form a short loop and will provide direct access to private driveways and the Tertiary Streets. Along its route it will form two feature spaces, identified by the framed buildings, contrast surface material and raised platforms, forming shared spaces for ease of movement.
- 3.16 The street will have a tarmac finish and provide a pedestrian footpath on both sides where dwellings are present with a grassed verge otherwise. It will be formal in character and have a varied setback but that provide consistent build lines to include both side and frontage parking.
- 3.17 The Tertiary Streets will be designed as shared surfaces, designed like urban mews streets for vehicles, pedestrians and cyclists to share together. They will have an overall width of between 6-6.5m, determined by the positioning of perpendicular car parking. The street will be of sufficient width to contain on-street visitor parking. The street will be finished in tarmac and to the core of the site have a mix of detached and attached properties which will diminish in density as the streets move to the fringes, with detached predominating and the street terminating as an edge lane. Parking will be on-plot side but occasionally to the front with informal visitor parking within the street.
- 3.18 The Shared Private Drives will form a short length of driveway for direct access to serve up to five properties. Some may be designed to be built to adoptable standard to facilitate access by refuse and/or emergency vehicles.
- 3.19 The drive will be narrow in width, generally short in length and of a tarmac finish. It will be informal in character and have a varied building setback with parking located behind the build line and in between properties. Detached properties will predominate in a lower density setting.

External Appearance:

- 3.20 With regard to the external appearance of the development we have reviewed this in different manners depending on the street type.
- 3.21 The site has been split into two-character areas that informs the external appearance of the development.
- 3.22 The first character area, known as the Main Street, identifies the key route in a consistent approach and reflects a more intrinsic characteristics of the town and local rural areas with a strong predominance of stone facades.
- 3.23 This area will have a higher density compared to the other character area consisting of smaller attached forms and apartments. Building heights are 2 storey with a single 3 storey Apartment building.
- 3.24 The second character area is known as Core Housing. This character area identifies the subservient core which has a materials palette more reflective of the local context. This area will have a varied density consisting of smaller attached forms to the core and larger detached forms to the northern and southern edges. Building heights will be 2 storey.

Landscaping and Play Space:

- 3.25 A comprehensive landscaping scheme is proposed and has been incorporated into the development proposals. A LEAP has been provided in the northeastern corner of the site in accordance with the requirements of the s106 agreement whilst protecting the existing access track that crosses the site.



- 3.26 In terms of other areas of open space, the scheme has been designed to provide buffers to protect for ecological corridors as sought through the outline proposals. Such a design ensures that existing vegetation of high ecological value is retained, protected and enhanced.
- 3.27 The scheme includes biodiversity enhancements including bird boxes, bat boxes and hedgehog highways.
- 3.28 The existing attenuation basin located to the south of the development will serve the development. There will be extensive provision of plants and soft landscape across the site, which will benefit the quantity and quality of surface water discharged off site, and also provide opportunities for enhancing the biodiversity and amenity value of the site.

Energy and Sustainability:

- 3.29 Aside from the above reserved matters, it is considered relevant to comment on Energy and Sustainability.
- 3.30 The proposed development has been designed to meet and exceed the sustainability standards set out in planning policy. The scheme adopts a fabric-first energy strategy, focusing on passive design principles to minimise energy demand. With heating and hot water provision being operated through Air Source Heat Pumps.



4. PLANNING COMPLIANCE ASSESSMENT

- 4.1 The outline consent has a series of conditions attached to both inform the content of future reserved matters applications and require further details to be provided. This reserved matters application seeks approval of all the reserved matters of the outline consent, namely: access, appearance, hard/soft landscaping, layout and scale. Details relating to design and layout are set out within the Architectural Statement of Compliance.
- 4.2 In addition to the architectural compliance, regard must be had to the planning conditions attached to the outline consent. For completeness therefore, the following section comments on each of the conditions individually.

1 Time limits: *The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.*

The outline consent was granted on 17 February 2025 and therefore works are due to start on site either by 17 February 2028 OR two years following the grant of this Reserved Matters consent. For clarity, we anticipate a start on site shortly after the grant of Reserved Matters Approval.

2 Reserved matters: *Application(s) for approval of the reserved matters specified in Condition 3 below, shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.*

The outline consent was granted on 17 February 2025 and therefore works are due to start on site either by 17 February 2028 and this application is being submitted well in advance of that date.

3 Reserved matters: *No development hereby permitted 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 access to and within the site;*
- b) the scale of the development;*
- c) the layout of the development;*
- d) the external appearance of the development; and*
- e) the landscaping of the site.*

The development shall be carried out in accordance with the approved details. The reserved matters shall be submitted as a single phase unless otherwise agreed by the Local Planning Authority through the submission of a phasing plan and the development shall be implemented in accordance with that approved plan.

This application seeks Reserved Matters approval that covers all of the above matters and as such this must be considered as a full and final reserved matters submission.

4 Approved plans: *The development hereby permitted shall be carried out in accordance with drawing numbers:*

- a) Location Plan 343.P.1.2 K*
- b) Ecological Parameters Plan 10185 C*



The scheme has been designed in full accordance with these documents.

- 5 Construction Management Statement:** No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Statement shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- a) the movement and routing of construction vehicles
- b) parking of vehicles of site operatives and visitors
- c) loading and unloading of plant, equipment and materials
- d) the transportation and storage of waste and building materials
- e) location and use of generators and temporary site accommodation
- f) the location and form of work and storage areas and compounds
- g) storage of plant and materials used in constructing the development
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i) wheel washing and vehicle wash-down facilities
- j) measures to control the emission of dust and dirt during construction
- k) a scheme for recycling/disposing of waste resulting from demolition and construction works
- l) measures for the protection of the natural environment
- m) hours of construction, including deliveries.

The development shall be implemented in accordance with the approved details.

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to commencement of development.

- 6 Residential Travel Plan:** The development shall be carried out in accordance with the approved Residential Travel Plan (PFA Consulting, dated September 2022). The provisions and measures contained therein shall be implemented in full and those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented if any part of the development remains occupied.

This condition is a compliancy condition that requires the scheme to be implemented in accordance with the approved Travel Plan and this will be done so.

- 7 Boundary with Abberd Fields Farm:** Prior to the occupation of any dwelling adjacent to Abberd Fields Farm, a scheme for the erection of a 2-metre high close boarded fence, including its location and specification, shall have been submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. It shall thereafter be retained for the lifetime of the residential development.

This Reserved Matters application has been prepared with full consideration to this planning condition, and the fence as required forms part of this application submission and is identified on drawing 0841-102 – Planning Layout.



- 8 Surface water:** *Prior to commencement of development, calculations and associated plans which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1-year and the 1 in 100-year return period storm events shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved calculations and associated plans.*

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to commencement of development.

- 9 Surface water:** *Prior to commencement of development, a plan shall be submitted to and approved in writing by the Local Planning Authority showing overland exceedance routes for flows in excess of the 1 in 100-year plus climate change (40%) rainfall event, demonstrating that exceedance flows will be wholly and safely managed on site and will not flood people and/or property. The development shall be implemented in accordance with the approved plan.*

Details required pursuant to this condition are shown on drawing 671-P-510 entitled Flood Exceedance Routing. These details form part of this Reserved Matters application and will be submitted in due course as a formal condition discharge.

- 10 Drainage layout:** *Prior to commencement of development, a drainage layout drawing, which shows all inspection chamber references, and pipe numbers that correspond to the MicroDrainage outputs shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved layout drawing.*

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to commencement of development. Whilst some of the details remain outstanding, details of the drainage runs and manhole details are shown on drawings: 671-P-150-01 – Detailed Engineering Sheet 1, 671-P-150-02 – Detailed Engineering Sheet 2, 671-P-200 – Road and Sewer Long Sections and 671-P-550 – Manhole Schedules.

- 11 Surface water drainage management:** *Prior to the occupation of the first dwelling, an operation and maintenance plan that details the responsibilities of the management company and frequency of maintenance activities with regards to the constructed surface water drainage system shall be submitted to the Local Planning Authority for approval in writing. The plan shall be implemented in accordance with the approved details.*

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to occupation of the first dwelling.

- 12 Construction Management Plan:** *Prior to commencement of development, a Construction Management Plan that details how surface water will be managed on site during construction shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.*

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to commencement of development.



13 Ecology: The development shall be carried out in accordance with the following documents:

- a) Ecological Assessment. Ref: 10185.EcoAss.vf2. Ecology Solutions; and
- b) Ecological Parameters Plan. Rev C. December 2023.

This is a compliancy condition and updated ecological reports have been provided to support this Reserved Matters submission.

14 Construction Environmental Management Plan: Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection (e.g. exclusion fencing)
- b) working method statements for protected/priority species, such as nesting birds and reptiles
- c) mitigation strategies already agreed with the Local Planning Authority prior to determination, such as for reptiles, birds and bats; this should comprise the preconstruction/construction related elements of strategies only
- d) sensitive lighting strategy to ensure dark corridors identified on the Ecological Parameters Plan (Rev C, December 2023) are maintained throughout construction
- e) work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site
- f) key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW)
- g) timeframe for provision of compliance report to the Local Planning Authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in accordance with the approved CEMP.

A Construction Ecological Management Plan has been prepared to support this Reserved Matters application and that document forms part of the application submission.

15 Landscape and Ecology Management Plan: Prior to the commencement of works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include:

- a) long term objectives and targets for retained, created and enhanced habitats



- b) *management responsibilities and maintenance schedules for each ecological feature within the development*
- c) *the mechanism for monitoring success of the management prescriptions*
- d) *a procedure for review and necessary adaptive management in order to attain targets.*

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

A Landscape Ecological Management Plan has been prepared to support this Reserved Matters application and that document forms part of the application submission.

16 Lighting scheme: *Prior to the installation of any external light fixture or fitting, a scheme showing the details of any such features shall be submitted to and approved in writing by the Local Planning Authority. The submitted details will demonstrate that dark corridors identified on the Ecological Parameters Plan (Rev C, December 2023) will be maintained as specified on the plan for the lifetime of the development. Any light fixtures or fittings installed within the application site shall be implemented in accordance with the approved details.*

The details shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

A full lighting scheme has been prepared to support this Reserved Matters application and that document forms part of the application submission. The details are contained on 1775-LB-EX-XX-DR-E-7080-21-P02 – External Lighting, 1775-LB-EX-XX-DR-E-7080-41-P02 – Street Lighting and 1775 Spitfire Road – Calculation Summary.

17 Wildlife features: *Prior to the commencement of any works, including vegetation removal and demolition, a scheme (based on a site plan/technical elevations drawing) showing details of the number, design and locations of features for bats, birds, reptiles and invertebrates, as well as a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority.*

The approved details shall be implemented before occupation of the final works. These features shall continue to be available for the target species for the lifetime of the development.

The details required to discharge this condition are contained within drawing 3130-LEMP-F1 revision 1 which is contained within the LEMP. Examples of the types of wildlife features to be provided (as shown on the plan) are contained in section 3 of the LEMP.

18 Noise assessment: *Prior to works commencing for the construction of any dwelling alongside Abberd Lane and concurrent with Reserved Matters submissions relating to appearance, scale and layout for the residential development, a further assessment of the noise levels and a scheme for protecting the development from road traffic noise, which demonstrates good acoustic design and complies with the requirements of BS 8233:2014, shall be submitted to and approved in writing by the Local Planning*



Authority. All works, which form part of the scheme, shall be implemented before any development within that phase so affected is occupied and thereafter retained.

An updated Noise Survey has been undertaken and the report containing the report and recommendations is submitted as part of this Reserved Matters application. The document is referred to as Spitfire Rose Noise Report.

- 4.3 The submission includes a range of drawings and documents with a full schedule of the plans and documents being set out within the covering letter with the application.



5. SUMMARY AND CONCLUSION:

- 5.1 This statement has been submitted in support of a reserved matters application on land off Spitfire Road, Calne which benefits from outline planning permission (granted at appeal (LPA ref: PL/2022/07893)).
- 5.2 The development as set out within this Reserved Matters application will deliver:
- 90 dwellings
 - Public open space
 - SuDS connections
 - Landscaping
 - Pedestrian, cycle and vehicular links
 - Associated infrastructure.
- 5.3 By virtue of the extant outline planning permission and its allocated status within the Development Plan, the principle of residential development on the application site have already been accepted.
- 5.4 The development proposals contained within this application outlined in this application have been refined through a thorough review of the outline application, the site's opportunities and constraints and the parameters approved by the outline planning permission and other material considerations.
- 5.5 The proposals have also been subject of pre-application engagement and this has enabled the formation of a detailed scheme that, as demonstrated in this Planning Statement, is acceptable in planning terms.
- 5.6 Accordingly, the scheme is commended to the Local Planning Authority, who are respectfully requested to approve these reserved matters without delay.