

**OUTLINE PLANNING APPLICATION, WITH ALL MATTERS
RESERVED EXCEPT FOR THE MAIN POINT OF ACCESS FROM
DEVIZES ROAD, FOR THE DEMOLITION OF EXISTING
BUILDING, AND DEVELOPMENT OF UP TO 80 DWELLINGS,
PUBLIC OPEN SPACE, DRAINAGE, LANDSCAPING AND
ANCILLARY WORKS**

LAND NORTH OF DEVIZES ROAD, HILPERTON

Statement of Community Involvement

February 2026

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REPORT CONTROL

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1.0 INTRODUCTION

- 1.1 On behalf of our client, Redcliffe Homes, Grass Roots Planning Ltd have been instructed to prepare a Statement of Community Involvement to accompany an outline planning application, with all matters reserved except for the main point of access from Devizes Road, for the demolition of existing building, and development of up to 80 dwellings, public open space, drainage, landscaping and ancillary works, at land north of Devizes Road, Hilperton (the site).
- 1.2 As set out in the Council's Statement of Community Involvement 2020, Wiltshire Council is committed to have an open and honest dialogue with the community and aims to ensure that all interested members of the community get involved in the consultation process. This Statement of Community Involvement (SCI) outlines the consultation that has been undertaken to inform the proposed development and where appropriate, how the input received has guided the finalised scheme now submitted.
- 1.3 Following the introduction of the Localism Act in 2011, greater emphasis has been placed on increased community engagement in the planning process. This is echoed within the National Planning Policy Framework (NPPF) and within the Local Planning Authority's Statement of Community Involvement.
- 1.4 This SCI provides an outline of the pre-application consultation that has been undertaken to date in respect of the development proposals, together with a summary of the feedback received and the response to this feedback. The SCI should be read alongside the other documents that accompany the planning application.
- 1.5 It should also be noted that consultation for a smaller scheme of 36 dwellings was undertaken in August 2022 prior to the submission of a previous application in 2023. Furthermore, the site forms part of an emerging allocation in the new Wiltshire Local Plan, which has also been subject to extensive public consultation as part of the plan-making process.

2.0 PLANNING POLICY CONTEXT

- 2.1 Community engagement in the planning process is an integral part of the planning system and is set out within relevant planning legislation, the NPPF and within local planning policies.

Localism Act

- 2.2 The Localism Act 2011 introduced legislation which sought to amend the Town and Country Planning Act 1990 and requires developers to undertake pre-application consultation for certain types of development and sets out a duty to take account of the responses received to consultation.

National Planning Policy Framework (NPPF)

- 2.3 The NPPF notes at paragraph 40 that early engagement has the *‘significant potential to improve the efficiency and effectiveness of the planning application system for all parties’*, specifically noting that good quality pre-application discussions enable better coordination between public and private resources, and improved outcomes for the community.
- 2.4 The NPPF also recognises that effective engagement between applicants, communities and local planning authorities and other interests is important for achieving well-designed places (paragraph 131). Paragraph 137 goes on to state that *‘early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests’*.

National Planning Practice Guidance (NPPG)

- 2.5 The NPPG sets out the benefits of undertaking pre-application engagement and how this can be achieved. It notes that the approach to such engaged needs to be tailored to the nature of the proposed development and the issues to be addressed (Para: 001, Ref ID: 20-001-20190315).

Wiltshire Council Statement of Community Involvement 2020

- 2.6 In accordance with Section 18 of the Planning & Compulsory Purchase Act 2004 (as amended), Wiltshire Council (WC) has prepared a Statement of Community Involvement (SCI). The SCI sets out how WC will involve the local community, businesses and interest groups in the planning process.

- 2.7 With regards to the planning application processes, it highlights that the views of both local communities and stakeholders should be considered to ensure the best decisions for the community and therefore applicants are encouraged to involve the community as early as possible in the process of developing their ideas.

3.0 ENGAGEMENT PROGRAMME

- 3.1 As set out in the introduction, part of the site was subject to a previous planning application for 36 homes. This was subject to a pre-application and public consultation with the wider community; during the planning application process, several rounds of re-consultation were undertaken by Wiltshire Council as amendments to the scheme were submitted.
- 3.2 Following the refusal of this application several meetings were held with the Council's Planning Policy Team and other key stakeholders regarding the emerging allocation and a Statement of Common Ground (SoCG) in respect of the wording of the policies related to this site has been agreed between the Council and the various parties which control the wider site.
- 3.3 The site also forms part of a wider emerging allocation in the new Local Plan, which has been subject to significant consultation with the local community through various stages of the plan-making process.
- 3.4 On this basis, and given the site's history, it was not considered that further detailed pre-application advice was required. However, wider public consultation was undertaken as described below.

Wider Public Consultation (9th January to 1st February 2026)

- 3.5 Wider public consultation was undertaken at the beginning of 2026. It was considered that a website, providing full details of the proposed development with an online questionnaire, would be the best way to engage with local residents as it would provide information regarding the scheme to a wider and more varied audience over a longer period of time.
- 3.6 To ensure that residents were informed about the consultation process, a postcard was posted to 260 local properties on the 5th January 2026, which provided a brief summary of the proposed development, how to access the website and make comments on the emerging scheme. A copy of the postcard issued to local residents and the geographical extent of the letter drop can be found in Appendix 1. The postcard made it clear that anyone without internet access could contact Grass Roots Planning and request a hard copy of the information contained on the website. One hard copy was requested during the consultation period.
- 3.7 As set out, direct emails were issued to local ward members inviting them to comment on the proposals.

- 3.8 The website comprised full details of the proposed development as well as information about the site and opportunities and constraints associated with its potential development. The details that the website provided can be found in Appendix 2 and covered the following topics:
- Welcome
 - Process to Date
 - Technical Work
 - Transport – Active Travel, Access, Visibility, Parking & Movement
 - Flood Risk & Drainage
 - Landscape & Trees
 - Heritage & Archaeology
 - Noise & Air Quality
 - Sustainability & Energy
 - Biodiversity – Ecology, Biodiversity Net Gain
 - The Proposals
 - Have your Say
- 3.9 The ‘Have your Say’ page included a questionnaire which posed a number of specific questions and allowed people to submit their comments online. However, the postcard advised residents that they could also email or write to us if required.
- 3.10 Consultation took place between the 9th January – 1st February 2026. Feedback was predominantly received via the online questionnaire but we also received one email correspondence.
- 3.11 A summary of the results is provided in the next section.

4.0 SUMMARY OF CONSULTATION RESPONSES

Public Consultation Responses

- 4.1 A total of 39 responses via the online Consultation Questionnaire were received during the consultation period (9th January – 1st February 2026).
- 4.2 The results have been summarised below.
- 4.3 Of those responding via the online questionnaire 43% agreed that there is a housing crisis that needs to be addressed and 13% strongly agreed. Regarding support for the delivery of housing in this location; 5% agreed and 8% strongly agreed. On the contrary, 35% disagreed that there is a housing crisis that needs to be addressed and 10% strongly disagreed. In terms of support for the delivery of housing in this location; 23% disagreed and 65% strongly disagreed.
- 4.4 The feedback has been summarised into the key issues below:

Principle of Development
• There is no need for more housing in this area. • The proposed development is against the Development Plan. • This Proposal is premature as the Local Plan has not yet been finalised • Wrong place for so many houses, there are already many planned and approved developments in the area including at Ashton Park, Elizabeth Way, Leap Gate to White Horse Business Park, Church Farm, Maxcroft Farm and Castlemead. • Need for social housing in the area. • Improve existing housing stock and develop brownfield sites in Trowbridge's town centre before extending town boundaries. • The semi-rural town feeling of Hilperton will be eroded.
Local Services & Facilities
• Infrastructure already overburdened: school, dentist, medical centre, roads, etc. • There isn't a secondary school on this side of Trowbridge. • Not enough shops in the area. • There isn't an adequate bus service.
Highways
• Concerns over increased traffic and road safety. • The roundabout is already very busy at peak times and with fast traffic. • Unsafe access.

- The proposed development would create huge traffic issues as families commute across Trowbridge.
- Recent bollards installed at the mini-roundabout leading to Stourton Park have encouraged cycling, however, the proposed development will introduce more traffic which will be a hazard for cyclists.

Drainage

- Flooding, water, sewage concerns.

Ecology

- Concerns over loss of natural wildlife and flora.
- Potential impacts on bats, lack of clear and enforceable mitigation.
- Concerns over biodiversity proposals being generic and lacking a delivery/management/monitoring strategy.
- Provision of 10% BNG is not in line with the minimum 20% in the new local plan.
- Footpaths need to be wide with hedge boundaries to aid Biodiversity.
- Concerns over impact on the Avon Canal as a result of more infrastructure.

Open Space

- Provision of nature walks that are publicly accessible, lakes, grassy walkways, multiple wildlife corridors, skate park, youth club.
- Open space should be left as it is for walks and wildlife.
- Use the land for growing edible crops.
- Include forest/copse planting to connect with the Government's Cotswold reforestation scheme at nearby Holt & Chalfont.

5.0 RESPONSES TO ISSUES RAISED

- 5.1 The responses from the pre-application enquiry and the public consultation have been considered, alongside further advice from the supporting technical specialists and where appropriate suitable amendments have been made to the proposed design approach.
- 5.2 Below is a summary of the issues raised, and how these have been addressed within the application submission.

Key Issue	Response
Principle of Development	
There is no need for housing in the area.	There is a national housing crisis and Wiltshire Council has a mandate to build more affordable homes. The shortfall of Five-Year Housing Land Supply in Wiltshire Council is acute (estimated to be at 2.03 yrs.), which means there is insufficient housing to meet housing need over the next five years. As such, there is a clear need for new homes in the area. The site also forms the first phase of an emerging strategic allocation set out within Wiltshire Council's new Local Plan for 600 dwellings (Policy 53 – 'Land North-East of Hilperton, Trowbridge').
This Proposal is premature as the Local Plan has not yet been finalised.	With regards to prematurity, it is not considered that the scale of the development is so significant that it would undermine the Council's proposed strategy for new homes.
Improve existing housing stock and develop brownfield sites in Trowbridge's town centre before extending town boundaries.	A mix of brownfield and greenfield sites is required to deliver the housing needed – often brownfield sites are not viable and cannot delivery policy compliant affordable homes.
The semi-rural town feeling of Hilperton will be eroded.	The proposed development has been shaped by a clear understanding of the site's context, existing vegetation structure and local landscape, as such, the layout responds positively to the site's transitional location between the built form of Hilperton and the wider rural landscape. Development is arranged to minimise visual impact from the east, with lower densities and generous landscape buffers adjacent to the bat corridor and public right of way, whilst higher

	levels of enclosure and definition are provided along the primary street and entrance from Devizes Road. The retention and reinforcement of existing hedgerows, together with new structural landscape planting, provides a strong framework that integrates the development into its surroundings and softens views from the wider landscape.
Need for social housing in the area.	The proposed development will deliver 30% affordable housing comprising 24 new homes of which 30% will be Shared Ownership and 70% Social Rented accommodation.
Local Services & Facilities	
Infrastructure already overburdened: school, dentist, medical centre, roads, etc.	S106 contributions will be sought from the development which will contribute to alleviate further pressure on existing infrastructure. Furthermore, if and when the wider allocation comes forward as part of the Local Plan, this would provide (as currently suggested within policy) a new primary school, convenience store and other infrastructure to support everyday needs.
There isn't a secondary school on this side of Trowbridge.	Contributions will be made to secondary schools as required and evidenced by Wiltshire Council's education team.
There isn't an adequate bus service.	There is a bus stop (Paxcroft Farm and Helps Well Road) within 500 metres of the site and a new bus stop would be provided as part of the proposals on the main access road.
Highways	
Concerns over increased traffic and road safety.	Transport matters have been carefully considered in the evolution of the proposed development. A Transport Assessment has been prepared by Pegasus which demonstrates that the site can be safely and satisfactorily served by the local highway network.
The roundabout is already very busy at peak times and with fast traffic.	The Transport Assessment demonstrates that the proposed principal access from a new fourth arm of the A361 / Devizes Road roundabout is safe and suitable for all users.
Unsafe access.	A Road Safety Audit has confirmed that no highway safety issues arise from the access arrangement

	(which was agreed by the highways authority as part of the previous application).
Drainage	
Flooding, water, sewage concerns.	A Flood Risk Assessment (FRA) has been prepared and confirms that the site lies within Flood Zone 1 (low risk of flooding) and has no other sources of flood risk. A Drainage Strategy has also been produced in accordance with national SuDS guidance and Wiltshire Council requirements to ensure the development is safe throughout its lifetime. This includes a combination of attenuation ponds and below-ground attenuation. Overall, the FRA and Drainage Strategy demonstrate that the proposed development can be delivered safely without increasing flood risk on site or elsewhere. The proposals are therefore fully compliant with national and local planning policy.
Ecology	
Concerns over loss of natural wildlife and flora.	An Ecological Impact Assessment (EclA) and a Biodiversity Net Gain (BNG) Report have been undertaken to understand what species need to be protected and / or mitigated for/enhanced. The reports set out how mitigation measures will protect ecology and biodiversity during the construction process and how a biodiversity net gain will be secured. A 50m wide landscape buffer and ecological corridor along the eastern boundary of the site together with 10m and 5m buffers to existing boundary hedgerows to the south-west will provide a network of green/dark buffers that will provide habitat around the site and be connected to the wider landscape. These areas will deliver multifunctional benefits including recreation and climate resilience. Tree planting is proposed throughout the site.

Potential impacts on bats, lack of clear and enforceable mitigation.	The EclA is based on an extensive programme of ecological survey work undertaken between 2022 and 2025, including detailed bat activity and roost assessments, and has been carried out in accordance with relevant best practice guidance and policy requirements. The EclA confirms that, while the site lies within the consultation zone for the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), subject to appropriate mitigation the proposals would not result in adverse effects on the integrity of the SAC.
Concerns over biodiversity proposals being generic and lacking a delivery/management/monitoring strategy.	The proposals are currently at outline stage and therefore details will be provided at the detailed design stage. However, all habitat on-site will be adequately managed and this will be secured via a legal agreement and conditions on any forthcoming planning permission.
Provision of 10% BNG is not in line with the minimum 20% in the new local plan.	The delivery of a minimum of 10% BNG is the current requirement under national guidance. 20% provision is yet to be tested at examination of the new Local Plan.
Footpaths need to be wide with hedge boundaries to aid Biodiversity.	As shown in the Illustrative Master Plan, a series of footpaths will be provided within the scheme, including tree lined streets and green corridors, to support habitat enhancement and delivery and achieve a biodiversity net gain.
Open Space	
Provision of nature walks that are publicly accessible, lakes, grassy walkways, multiple wildlife corridors, skate park, youth club.	The proposals include a variety of public open space, including 50m wide landscape buffer and ecological corridor along the eastern boundary of the site together with 10m and 5m buffers to existing boundary hedgerows to the south-west. These will provide a network of green/dark buffers that will provide habitat around the site.
Use the land for growing edible crops.	The site is identified as Grade 3A agricultural land which is considered to be the Best and Most Versatile (BMV). However, the loss of this small area of BMV land (3.99 hectares), at the lower end of the scale, is considered to be a negligible/minor harm within the

	planning balance. Furthermore, Wiltshire Council are allocating this land, and indeed land to the north of this site as part of the emerging Local Plan, as a result of reviewing an extensive number of land and site options to inform the Local Plan process, which has been subject to Sustainability Appraisal testing. As such, the Council themselves must consider the loss of this land to be acceptable.
Include forest/copse planting	The proposed buffers/green corridors will provide a coherent network of habitat around the site that will connect to the wider landscape. Additional planting is proposed throughout the scheme to reinforce the green infrastructure.

6.0 CONCLUSIONS

- 6.1 The engagement and consultation strategy has helped ensure local residents, are aware of the emerging proposals for this site and provided detailed information regarding those proposals, providing the opportunity to influence how the design is taken forward. The comments received have been reviewed, facilitating some final amendments that have been made prior to the submission of the application.
- 6.2 The online questionnaire provided an innovative approach to public engagement by which to reach a broader range of people who could response in a pragmatic way.
- 6.3 For those without internet access, the consultation letter provided contact details, and a number of hard copies were sent to local people in response to this – as such, the approach to consultation was successful and inclusive.
- 6.4 In accordance with the requirements of the Localism Act, the NPPF and the Council's SCI, local residents have been given the opportunity to review and make comments on the emerging scheme proposals. Where possible and practical, these comments have been taken into account and the proposed scheme amended accordingly.

Appendix 1

Copy of Postcard & Extent of Letter Drop

We welcome your feedback

Public Consultation: 9th January –1st February 2026

Redcliffe Homes are consulting on proposals for land north of Devizes Road, Hilperton, near Trowbridge.

The proposals form part of an emerging allocation set out within the new Wiltshire Local Plan, for 600 homes.

The scheme will include the following:

- Up to 80 homes, with 30% being affordable homes (therefore 24 homes based on 80 dwellings)
- 50m ecological bat buffer
- Future bus link provided through the site for development to the north, including bus stops
- Public open space and new footpaths through the site



The scheme would be delivered by Redcliffe Homes, a local housebuilder with significant experience of delivering well-designed, high-quality homes.

A consultation website will go live from the **9th January 2026**.
The website can be found at:

www.devizesroad-hilperton.com

If you, or anyone you know struggles to use the internet, please contact our lead consultant either by telephone, email or in writing via the details below:

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Redcliffe
HOMES

Draw area on map ⓘ

Polygon Radius Buffer line Upload

260 addresses found

☐ Upload an address list

☐ Boundary overlays

☐ Check an address exists within the map

Addresses selected ⓘ

☒ All (259)

☐ Residential Only (242)

☐ Business Only (17)

The map shows an aerial view of Hilpertown. A red polygon boundary is drawn around a central area of the town. The boundary starts near the intersection of Elizabeth Way and Albert Rd, goes east along Elizabeth Way, then turns south along Whaddon Ln, then east along Devizes Rd, then south along Hilpertown Dr, then west along Trowbridge Rd, then north along Lion & Fiddle Hotel, and finally back to the start. The map includes labels for various roads: Horse Rd, Hill St, Whaddon Ln, Elizabeth Way, Albert Rd, Hilpertown Dr, Trowbridge Rd, Devizes Rd, and A361. There are also labels for 'Hilpertown', 'Lion & Fiddle Hotel', and 'Fieldways'. Two pink location pins are visible: one near the Lion & Fiddle Hotel and another near Fieldways. The interface on the left includes a 'Draw area on map' section with icons for Polygon, Radius, Buffer line, and Upload. Below this is a summary showing '260 addresses found'. There are three checkboxes: 'Upload an address list', 'Boundary overlays', and 'Check an address exists within the map'. The 'Addresses selected' section has three radio buttons: 'All (259)' (selected), 'Residential Only (242)', and 'Business Only (17)'.

Appendix 2

Consultation Website Pages

WELCOME

[PROCESS TO DATE](#)

[TECHNICAL WORK](#)

[THE PROPOSALS](#)

[HAVE YOUR SAY](#)

Welcome

**to our public consultation for
development proposals at land
north of Devizes Road, Hilperton.**

Please take a look around at our website and if you would like to make comments, instructions on how to do so can be found under the 'Have your Say' tab.

Our consultation is open between the **9th January - 1st February 2026** and we will be welcoming comments during this period.



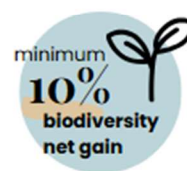
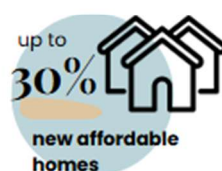
Background

Redcliffe Homes Ltd is an independent house building company that for over forty years has been creating **desirable homes in the most sought after locations** throughout the South West and Wales.

Our homes are built with sustainability in mind – **no fossil fuels, highly energy-efficient, low-maintenance, timber frame and electric charging for all properties** – , and designed to **keep running costs down**. We create homes that are not just efficient but also comfortable and healthy.

We look forward to receiving comments that will shape the final scheme for the site, and hope that you can support our proposals moving forward, in order to deliver the homes and green infrastructure that the area needs.

“We carefully select the best locations to create attractive developments that not only enhance local communities but also offer an exceptional place to live.”



[GO TO TOP](#)

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Process to Date

Local Plan

Wiltshire Council is currently facing a lack of new housing provision, therefore, the provision of new homes is a requirement under the Local Plan.

The Council has now progressed its Regulation 19 Draft Local Plan (Pre-Submission Draft 2020–2038), which was formally submitted to the Secretary of State for independent examination in November 2024.

The Council is now engaged in the examination process, with the first stage of hearings in relation to the Duty to Cooperate held in June 2025 and Week 1 of the Stage 2 hearings held in November 2025. At the time of writing the remainder of the anticipated hearing sessions for Stages 2 & 3 have been cancelled with further details to be published in the Wiltshire Local Plan Examination page.

Emerging Allocation

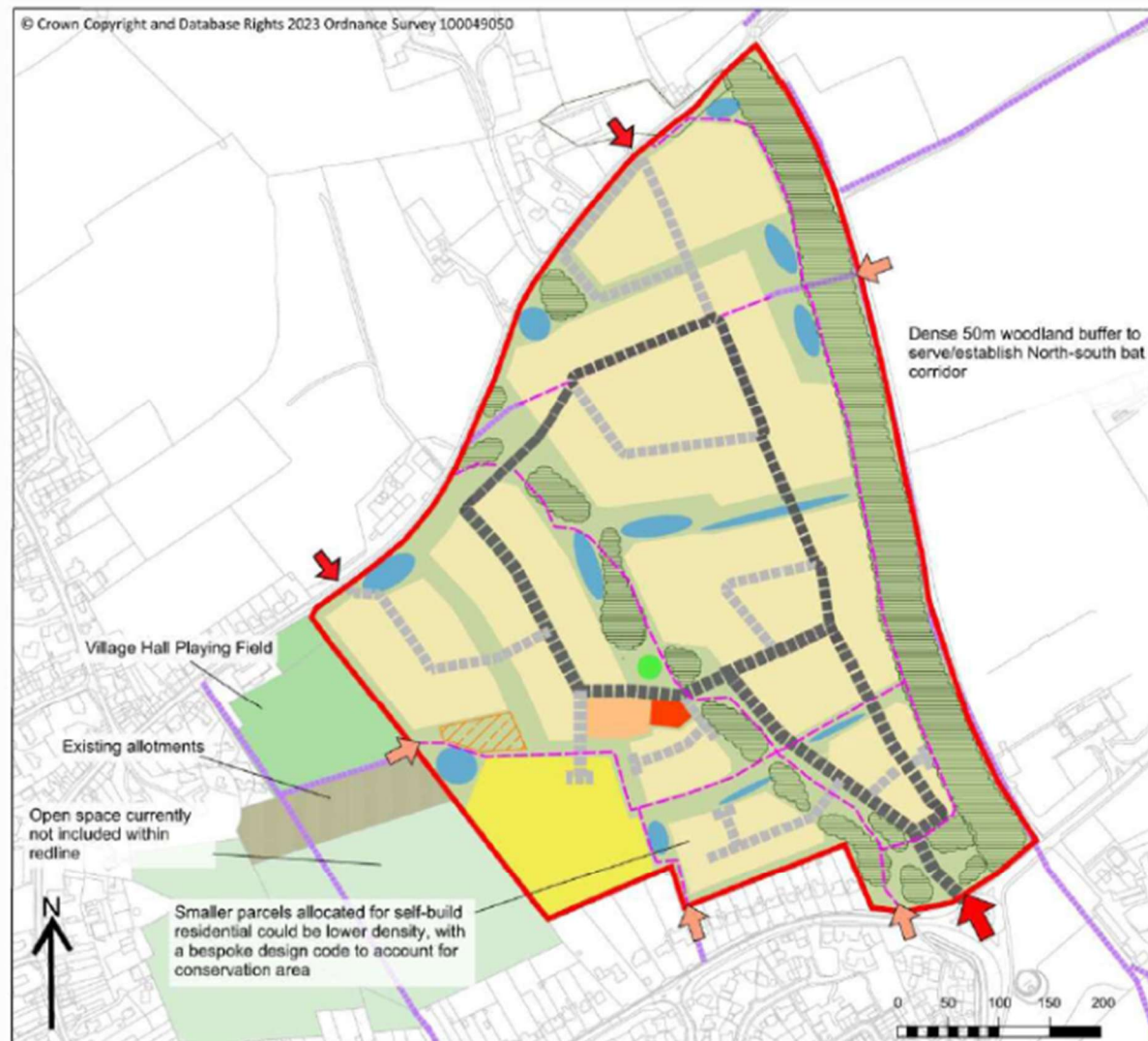
The draft Plan identifies a number of strategic allocations to meet housing and employment needs across the county over the next plan period. With respect to Hilperton, the proposed allocation is for 600 dwellings, together with a primary school, convenience store, and early years learning facility (see Council's masterplan below). The site which is subject to consultation forms part of this emerging allocation and would effectively be the first phase of the wider development.

The principal access taken from the Devizes Road roundabout and secondary accesses from Whaddon Lane to the north.

NB. ALL AREAS ARE APPROXIMATE!

- Boundary 33.6 Ha
- Residential 17.2 Ha = ~600 homes
@ 35dph (average)
- Primary School 2 Ha
- Nursery 0.3 Ha
- Convenience Store* 0.08 Ha
- Remaining GI ~14 Ha (~42 % gross area)
- Indicative SuDS 1.0 Ha (~6% of dev. area)
- Allotments 0.2 Ha
- Children's Play Area
- Vehicular Access / emergency access
- Foot/Cycle access
- Existing PROW/bridleway
- Proposed new PROW/cycleway
- Primary Street (boulevard & bus route)
- Secondary Street

*shops should have additional apartment dwellings mixed above them



The Site

The site is located on the north-eastern edge of the settlement of Hilperton. It is bound by Devizes Road and the A361 roundabout to the south-east, existing residential properties on the south-west, agricultural fields to the north and a Public Right Of Way (PROW) to the north-east that connects to Whaddon Lane to the north.

It comprises 2 parcels of agricultural fields with an area of scrubland, it is relatively flat and contains a building which is used for residential purposes and as a stable.

The overall site size is approximately 4 hectares and as set out above, forms part of an allocation for 600 homes in the emerging Wiltshire Local Plan.



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Transport

ACTIVE TRAVEL

A Transport Assessment and Travel Plan will be prepared to support the application. There are alternative options available over the use of a private car for travel in the area as well as several facilities within a short walking distance of the site including a public house located on Devizes Road, a Church, a primary school, a village hall, playing field and the Trowbridge Rugby Club.

All the local services and facilities are located within a 20 minute walk (1.6 km) or a 10 minute cycle. Additional services and facilities are located within close proximity including Trowbridge Train Station (approximately 4.6km from the Site). Bus services from Hilperton stop 300m from the train station.

The proposed spine road allows for a future bus route including 2 stops.

ACCESS

The principal access to the site will be taken from the Devizes Road roundabout with a pedestrian/cycle link to the west. The proposed preliminary access design demonstrates that a safe access can be created that does not result in an unacceptable impact upon highway safety.

The design rationale is to facilitate any future development to the north should this come forward.

VISIBILITY, PARKING & MOVEMENT

Appropriate visibility (i.e. the distance one can see when entering or exiting a junction) will be provided to both access points.

Flooding & Drainage

The site falls within Flood Zone 1 and it is therefore at low risk of flooding meaning it is at the lowest risk of flooding.

A Flood Risk Assessment and Drainage Report will be prepared to support this application. They will consider all types of flooding to the site and provide mitigation measures to ensure that the flood risk to the site is minimised and that flood risk off-site is not increased.

The proposals include Sustainable Drainage Systems (SUDS) to manage surface water from the development's hard surfaces and roofs. The proposed drainage strategy attenuates (holds) surface water, before discharging it to an existing surface water sewer on Hilperton Drive (A361). This will discharge at an agreed run-off rate which is a usually pre-development (i.e. greenfield) rate.

With respect to foul water, it will be collected through a traditional gravity drainage system and directed to the south of the site before discharging to the existing Wessex Water asset within Hilperton Drive (A361).

Landscape & Trees

LANDSCAPE

There are no landscape or statutory nature conservation designations associated with the site or the study area. At a local level the site falls within the 'Avon Open Clay Vale' LCA; a subsidiary of the 'Open Clay Vale' LCT.

The proposals would have a moderate impact on the LCT but this will be mitigated with the implementation of design and landscape measures such as planting of new trees and hedges, green/bat corridor and wet ponds.

TREES

The proposed scheme will retain existing vegetation where possible, and a number of new trees and hedgerows will be planted throughout the development.

Some of the existing trees located within the centre of the site to the south will be removed in order to allow for a more practical site layout and infrastructure connectivity with land north of the development. To compensate for this loss, provision has been made for a robust scheme of replacement planting with a significant number of new trees and hedges proposed within the site layout.

As such, the proposals would not have an adverse impact with the scheme being assimilated into the surrounding area through the implementation of a robust landscape strategy.

Heritage & Archaeology

The site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks and gardens or registered battlefield. The site does not form part of the setting of any designated heritage assets, nor does it contribute to their significance.

The application is accompanied by an Archaeological and Heritage Assessment. Trial trench evaluation of the southern part of the site was undertaken in July 2022 and confirmed that the site has very low potential to contain significant archaeological remains. The northern part of the site has not been assessed but will be as part of the application.

Noise & Air Quality

NOISE

A Noise Assessment (NA) will provide an assessment of the potential noise impacts attributable to the existing ambient environment in relation to the site and will indicate glazing and ventilation requirements.

AIR QUALITY

An Air Quality Assessment (AIA) will be prepared to assess the potential constraints that air quality could pose to the Proposed Development, either during construction or once operational.

Sustainability & Energy

As set out under the Transport Section, the site is in a highly sustainable location with alternative options available over the use of a private car for travel in the area, as well as several services and facilities located within close proximity and within a short walking distance.

Each home will benefit from:

- Removal of fossil fuels (reducing the impact of climate change).
- Energy efficient building fabric and insulation throughout.
- Sustainably sourced timber frame.
- Triple glazing.
- Layout designed to take advantage of natural light.
- Inclusion of energy efficient appliances, water saving appliances and energy saving smart technology.
- Air Source Heat Pumps and low-energy lighting throughout.
- Electric vehicle charging points.
- Water butts.
- Wildlife ponds.
- Compliance with the new Approved Document Part L (Conservation of Fuel & Power).

Biodiversity

An Ecological Impact Assessment (EIA) and Biodiversity Net Gain Assessment (BNGA) have been prepared in support of this application.

ECOLOGY

Ecological survey work has been undertaken between 2022 and 2024. These surveys have been used to guide the layout and design to ensure that the development will protect biodiversity.

The most ecologically important feature of the site is its function as a commuting corridor for bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). These bats require continuous linear features that are not lit by artificial lighting.

As such, the proposed scheme includes the implementation of a 50m buffer to serve as a dark corridor on the eastern side of the site to comply with the Trowbridge Bat Mitigation Strategy (TBMS). A sensitive lighting plan has been prepared to comply with this requirement.

Bird boxes, bat boxes, ponds, log piles, wild flowers, hedgehog highways and planting for pollinators will be installed.



BIODIVERSITY NET GAIN

Biodiversity Net Gain (BNG) is a way of **creating and improving natural habitats**. BNG makes sure development has a **measurably positive impact** on biodiversity, compared to what was there before development occurred.

BNG became mandatory from February 2024. **Developers must now deliver a BNG of 10%**. This means **a development will result in more or better quality natural habitat than there was before development**.

Our landscape and ecological consultants are working together to ensure that at the time of a planning application submission we can ensure the delivery of a minimum 10% net gain.

This is likely to be achieved by:

- Providing a **dark corridor** of habitat suitable **for commuting and foraging bats** along the eastern boundary of the site.
- Enhancing retained scrub habitat to soften edges and create sheltered glades and edges ideal for **foraging bats, birds and other wildlife**.
- **Enhancing** retained grassland to create a **species-rich sward** with a varied structure.
- Creating a **SUDs feature** with a mix of open water, reedbed and water margin planting with **wildflower grassland** around the dry banks.

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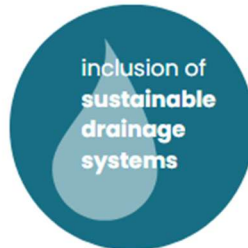
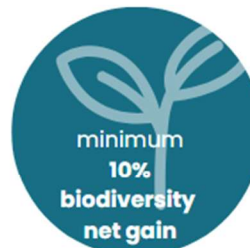
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Our Vision

Our objective is to develop desirable and individual schemes of which we can all be proud of and which create attractive environments and communities.



The Proposals

The proposed development is for up to **80 dwellings** and associated works with all matters reserved except for access – this means that the current masterplan is illustrative and will be subject to detailed design at a later point. The layout fixes parameters that a future reserved matters application must adhere to.

We are proposing that areas of **open space** are provided throughout the site, including a **50m green/bat corridor** on the eastern boundary of the site, along with public open space.

Planting new **tree avenues** and **hedgerows** is also proposed, with drainage basins and surrounding green open space providing **biodiversity enhancements**.

The vehicular access for the site is proposed to be taken from the south-eastern boundary of the site from Devizes Road. The proposal includes the provision of **pedestrian and cycle connectivity** between the site access, local facilities and the wider Hilperton area. There is a clear hierarchy of streets and spaces within the layout to aid **permeability** and encourage **walking and cycling**.

Our Proposed Master Plan is shown below. This shows the key elements of the proposed development that include the following:

- Demolition of existing building within the north-western corner of the site;
- **Up to 80 new dwellings**, which will comprise **up to 24 affordable homes** and **up to 56 open market properties**;
- A **mix of 1, 2, 3 and 4 bedroom** properties;
- **Public open space** and informal **play area**;
- **Pedestrian and cycle connectivity** between the site access, the PROW to the east of the site, local facilities and the wider Hilperton area; and
- **Dedicated ecological areas** for mitigation and enhancement, including a minimum 10% Biodiversity Net Gain, through retaining existing vegetation and proposed green buffer and planting.



- Site Boundary
- Site Access
- ⇄ Pedestrian Routes
- ⊙ Pedestrian Access
- ➡ Active Travel Route
- 🚌 Indicative Bus Stops
- Car Routes
- Bus/Car Routes

What will the scheme deliver?

Affordable Housing

There is an ongoing issue for many people, especially first-time buyers, to find access to suitable affordable properties.

Providing affordable housing is a requirement for new developments. The minimum affordable housing provision is set under Local Plan policies, which are put in place by local planning authorities.

The site is located within the 30% affordable housing zone as per Wiltshire Council's Policy Map. This proposal will meet this requirement in full and will, therefore, deliver up to 24 affordable properties to house those most in need on the Council's register.

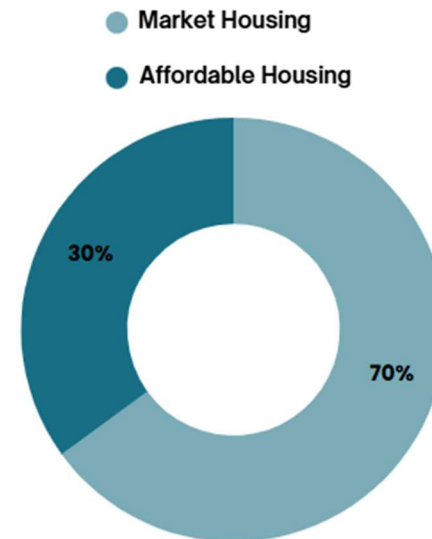
The type of affordable housing delivered will be based on local housing need but likely include a mix of 70% social rented homes and 30% shared ownership.

Public Open Space

The scheme will deliver areas of the site as publicly accessible open space as well as more informal spaces. This will be accessible to not only the new residents of the site, but existing residents in the area.

Other Benefits of the Scheme

- CIL Contribution circa £427,000.
- Section 106 Contributions.
- All houses will have an Electric Vehicle charging point, which will promote the shift to more sustainable modes of transport.
- Delivery of minimum 10% Biodiversity Net Gain.
- Sustainable timber frame housing and ecology enhancements.



What will the development look like?

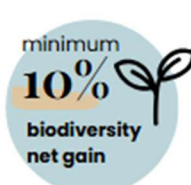
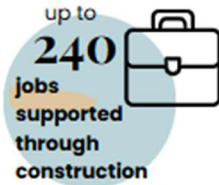
Initially, Redcliffe Homes Ltd will only be applying for what is known as **'outline' planning permission** for the development. This means that the detailed layout and design of individual dwellings will not be fixed at this stage.

Any permission would **set a range of parameters and guidance that a future detailed planning application should adhere to**. Such controls would stipulate the maximum amount of development that the site will accommodate, including the number and mix of affordable homes, which would be prioritised to those in the local area.

The parameters and guidance would also identify the extent of built development, heights of buildings, the amount and locations of public open space and green infrastructure areas, define vehicular, pedestrian and cycle accesses, routes and links, and detail ecological and drainage mitigation measures.

This approach helps to give local communities and the Council more certainty and control that any potential scheme is delivered as a high quality development.

We have provided some images of the local vernacular and design cues for the proposed development. **We would welcome the community's views on this and other elements of the design**, which is set out in our questionnaire under the 'Have your Say' tab.



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Have your Say

We are welcoming your comments on the proposed development that we have set out between the **9th January- 1st February 2026**. These comments will inform the final scheme for the site and hopefully shape the development in a way that secures maximum benefit for the community.

Please fill out the feedback form below – we recognise there can be concerns about development, but we welcome constructive feedback to this consultation as this will help us to shape the emerging proposals as we bring them forward. Your feedback will also give the opportunity for local preferences to be incorporated into the future detailed design stage.

Should you know of anyone that struggles to use the internet, please telephone, email or write to us via the details at the bottom of this page, and **we will provide a hard copy pack** with the same information as the website and a questionnaire to fill out. Our contact details are available below.



[LINK TO QUESTIONNAIRE](#)

Privacy Statement

By filling-in this online form / sending us an email you are agreeing that Redcliffe Homes and Grass Roots Planning can hold and process your personal data in relation to this public consultation exercise. Redcliffe Homes and Grass Roots Planning will only share your personal data with specific project consultants for planning evaluation purposes only. Your identifiable, personal data will not be used for any other purposes without your consent.

Depending on the nature of your enquiry/feedback, Redcliffe Homes and Grass Roots Planning will only use your data to:

- Respond to specific questions or enquiries submitted via this portal/method of communication
- Send you updates about a specific project (where you provide us with your contact details).
- Develop a Statement of Community Involvement (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made. The project contact form and email address is being managed by Grass Roots Planning, who are assisting Redcliffe Homes with the public consultation on this project.

Grass Roots Planning
Suites 9 & 10, Bristol North Baths
98 Gloucester Road
Bristol
BS7 8BN

e: enquiries@grassroots-planning.co.uk
t: 0117 930 0413

Feedback Form - Redcliffe Homes Hilperton

Please submit your comments by the 1st February 2026.

Full Name *

First Name

Last Name

E-mail

example@example.com

Please select your age bracket:

- ☐ <18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

Please select your home ownership status:

- ☐ Homeowner
- ☐ Renting - Private
- ☐ Renting - Affordable
- ☐ Living with Parents
- ☐ Other

Do you agree there is a housing crisis that needs to be addressed?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

Do you support housing in this location?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree

Are there any infrastructure concerns?

Is there anything you would like to see in Public Open Space?

Do you support the design of the masterplan as shown?

- ☐ Yes
- ☐ No
- ☐ Yes - with some changes

Please explain your answer to the question above.

Submit



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