



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/07352
Decision Date: 17/04/2026

Applicant:	BDW Trading Barratt House, 710 Waterside Dr, Bristol, England, BS32 4UD
Particulars of Development:	Application for Reserved Matters (appearance, landscaping, layout and scale) for 145 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Outline Planning Permission ref. 15/04736/OUT
At:	Land South East of Trowbridge - Phase 1 - Land Parcel 3

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

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

- P22-2709-DE-01-C-02 Site Location Plan – received 10/09/2025
- P22-2709_DE_02G House Pack – received 10/03/2026
- P22-2709_DE_03E-Street Scenes – received 10/03/2026
- P22-2709-DE-01-B-17 Garden Plot Size Plan – received 10/03/2026

- P22-2709-DE-01-B-20 M4(2) Compliance Plan – received 10/03/2026
- P22-2709-DE-01-C-04 External Works Plan – received 10/03/2026
- P22-2709-DE-01-C-05 Building Heights Plan – received 10/03/2026
- P22-2709-DE-01-C-06 Car Parking Strategy Plan – received 10/03/2026
- P22-2709-DE-01-C-09 Refuse Plan – received 10/03/2026
- P22-2709-DE-01-C-11 Affordable Housing Plan – received 10/03/2026
- P22-2709-DE-01-G-01 Site Layout – received 18/03/2026
- P22-2709-DE-01-F-07 Adoption Plan – received 18/03/2026
- 629-PH1-P-405 Vehicle Tracking Rev D – received 10/03/2026
- 629-PH1-P-100 General Arrangement and Drainage Strategy Rev G – received 10/03/2026
- 629-National Standards for SuDS Drainage Note 2026.03.06 including SW Calculations – received 10/03/2026
- 629-PH1-P-505 Impermeable Areas Rev C – Received 09/02/2026

- 629-PH1-P-150-01 Detailed Engineering Sheet 1 Rev F – received 10/03/2026
- 629-PH1-P-150-02 Detailed Engineering Sheet 2 Rev F – received 10/03/2026
- 629-PH1-P-150-03 Detailed Engineering Sheet 3 Rev F – received 10/03/2026
- 629-PH1-P-200 Road and Sewer Longsections Rev B – received 10/03/2026
- Cond 11_Tree Protection Plan TECH NOTE – received 10/03/2026
- P22_2219_EN_24 Landscape & Ecological Management Plan
(including Ecological Enhancements Plan) – received 09/02/2026
- GL2339 LP 01E Soft Landscape Proposals – received 10/03/2026
- GL2339 LP 02E Soft Landscape Proposals – received 10/03/2026
- GL2339 LP 01 Landscape Specifications Issue 1 – received 09/02/2026
- GL2339 LP 03B Tree Soil Volume Plan – received 10/03/2026
- P25902-AD-01-P10 Adoptable Street Lighting – received 10/03/2026
- P25902-PR-01-P10 Privately Managed Street Lighting – received 10/03/2026
- P22-2709-DE-01-C-19 EV Charging Plan – received 10/03/2026

REASON: To ensure a suitable form of development and define the approval

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

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

- 3 No dwelling shall be occupied until its allocated parking spaces together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants

- 4 Prior to construction above slab level, details of additional gates must be submitted to and approved in writing by the Local Planning Authority for the following locations:

- the entrance to alleyways between plots 17/18, 31/32, 33/34, 35/36 (must be at the building line, not halfway down)

- 46/47, 48/49 (at the front building line to remove the access to the hidden area)

- 63/64, 65/66, 67/68, 70/71 (at the building line not halfway down)

- side of 73 (at the building line)

- 91/92 (in line with top of fencing)

- side of 95 in line with the fence

- 99/100 and 120/121

There shall be no development other than in accordance with the approved details, which shall be implemented prior to the occupation of the dwellings to which they relate and retained thereafter.

REASON: In the interests of public safety and to remove hiding places for offenders, to protect the vulnerable rear of homes, the property within the gardens and the homes and the occupiers of the homes.

- 5 Prior to occupation a standalone exceedance flow routing plan in accordance with approved surface water drainage details (629-PH1-P-100 General Arrangement and Drainage Strategy Rev G, 629-National Standards for SuDS Drainage Note 2026.03.06 including SW Calculations and 629-PH1-P-505 Impermeable Areas Rev C) shall be submitted to and approved in writing by the Local Planning Authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

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

- 6 Prior to commencement of the drainage works detailed attenuation basin engineering sections shall have been submitted to and approved in writing by the Local Planning Authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

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

- 7 No development (excluding earthworks and vegetation clearance) shall take place before a scheme of landscaping, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the following details:

- Species Mix

- Planting Details

- Management and Maintenance

- Retained vegetation

- Hard surfacing materials

- Boundary Treatments

- Site Levels/Earthworks

- Site infrastructure

The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die or are removed and/or become seriously damaged or diseased, shall be replaced (and, if necessary, continue to be replaced) in the first available planting season with others of similar size and species.

REASON: In the interests of the amenity of future occupiers of the development, and in the interests of biodiversity.

- 8** Notwithstanding the approved plans, prior to construction above slab level full details of the materials to be used in all external structures shall have been submitted to and approved in writing by the local planning authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

REASON: To ensure a satisfactory form of development with respect to visual amenity and character

- 9** Notwithstanding the approved plans, details of the recon stone wall adjacent to the northwest and southwest boundaries of the site shall be submitted to and approved in writing by the local planning authority prior to their installation. The approved details shall be constructed prior to the occupation of the final dwelling fronting these walls (plots 1-19 for the northwest wall and plots 137-145 for the southwest wall) hereby approved and retained thereafter

.REASON: To ensure a satisfactory form of development with respect to visual amenity and character

- 10** Notwithstanding the approved details, prior to construction above slab level a scheme detailing the quantum and design of bat boxes, bird boxes, swift bricks and insect boxes shall have been submitted to and approved in writing by the local planning authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter.

REASON: To ensure that the scheme makes a suitable contribution towards biodiversity and ecological enhancement

- 11** Prior to the first occupation of the dwellings hereby approved a scheme detailing hedgehog features shall have been submitted to and approved in writing by the local planning authority. There shall be no development other than in accordance with the approved details.

REASON: In the interests of biodiversity and to conserve a protected species

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)