



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/07293
Decision Date: 07/05/2026

Applicant:	Persimmon Homes Persimmon House, Tetbury Hill, Malmesbury, United Kingdom, SN16 9JR
Particulars of Development:	Application for approval of Reserved Matters (appearance, landscaping, layout and scale) following consented application 15/04736/OUT for the erection of 35 dwellings and associated landscaping and infrastructure
At:	Land South East of Trowbridge - Phase 1 - Land Parcel 2

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:

Drawing No. 566-RES-PH2-P-400 Rev C received on 28th April 2026

SuDS Drainage Technical Note received on 23rd April 2026

Drawing Nos. 889.103CC1 Rev A, 889.106CC1 Rev A, 566-RES-PH2-P-405-04 Rev B, 889.108CC1 Rev A, 566-RES-PH2-P-505 Rev B, 889.100CC1 Rev A, 566-RES-PH2-P-405-02 Rev B, 566-RES-PH2-P-150 Rev B, 566-RES-PH2-P-405-03 Rev B, P22-2219_ENV_13C, 889.110CC1 Rev A, 889.102CC1 Rev A, P26049-DRG-PL-01-P04, 889.105CC1 Rev A, 566-RES-PH2-P-405-01 Rev B, 889.104CC1 Rev A, P22-2219_EN_15A -CC1 Rev A, House Type Booklets received on 26th March 2026

Drawing Nos. 2484-KC-CC1-YTREE-TPP01 Rev0, 566-RES-PH2-P-200, 566-RES-PH2-P-320, P22-2219_EN_014, ECOCC1C29, 566-RES-PH2-P-320, 889.101CC1 received on 8th September 2025

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 commencement of the drainage works a standalone exceedance flow routing plan 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.

- 5 Prior to the first occupation of the dwellings hereby approved a scheme for secure cycle storage 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: In the interests of highway safety and the amenity of future occupants.

- 6** 6. 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 (to include native species wherever possible)
- 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.

- 7** Prior to development 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.

- 8 All the bird and bat boxes, swift bricks, insect boxes and hedgehog features shall be integrated into construction design and shall be installed during construction and in place prior to occupation. These features shall be retained thereafter.

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

Informative

Rights of Way Informatives:

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer at definitivemap@wiltshire.gov.uk. The right of way must be kept open at all times until an order has been confirmed and the alternative, if applicable, has been certified by Wiltshire Council.

If a public right of way will require a diversion to allow development a temporary traffic regulation order (TTRO) can be issued in the interests of public safety during these works, i.e. if works are taking place near the highway there may be a need to protect the public from dangers in relation to those works. However the surface of the highway must not be disturbed and obstructions not erected until a public path order is confirmed and certified.

If the current legal line would be permanently obstructed by the development and a diversion / extinguishment will be necessary, a TTRO will not be issued until the permanent order has been made or confirmed as appropriate.

Where the right of way is to be reopened on its original line, any temporary obstructions must be removed to allow free passage for the public at the end of the TTRO period.

Section 14(1) of the Road Traffic Regulation Act 1984 states,

“If the traffic authority for a road are satisfied that traffic on the road should be restricted or prohibited-

a. because works are being or are proposed to be executed on or near the road; or

b. because of the likelihood of danger to the public, or of serious damage to the road, which is not attributable to such works, or

c. allows closure for litter clearing and cleaning, so is not relevant.

If a temporary closure is required during the works this must be applied for 3 months before any work is carried out. The applicant should contact the Countryside Access Officer or email rightsofway@wiltshire.gov.uk.

Ecology Informatives:

Each new household to be provided with literature and guidance on the installed ecological features (bird and bat boxes, insect nesting aids and towers, hedgehog nest boxes and highways) to encourage upkeep and prevent such features from being removed or blocked.

In relation to the creation of habitats for voles, otters etc in the River Biss at this point: The river at this point in the wider scheme is very close to the proposed housing. This would bring wildlife using the river in direct contact with household cats and other animals. It has been agreed with the applicant that as the forthcoming development to the south of this parcel lies further away from the river, that additional habitat will be created along those sections of the river, where conflict between wildlife and pets is less likely to occur.

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](#)