

6 May 2026

Submitted via Planning Portal (ref. PP-14913514)

Wiltshire County Council Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our ref: 04283

Dear Sir / Madam,

**FULL PLANNING APPLICATION FOR A SWITCHING STATION RELATING TO OUTLINE PLANNING
PERMISSION 15/04736/OUT FOR MIXED USE DEVELOPMENT AT LAND SOUTH EAST OF TROWBRIDGE**

On behalf of our clients, BDW Trading Ltd and Persimmon Homes ('the Applicants'), please find enclosed a full planning application for the erection of a Switching Station and associated hard and soft landscaping. This electrical switching station is required as part of the associated development approved under outline planning permission 15/04736/OUT on land to the southeast of Trowbridge (the 'Ahston Park' urban extension).

THE PROPOSAL

This application seeks detailed planning permission for an electrical switching station. This facility is required in association with the development on a site immediately to the south of Leap Gate road which has outline planning permission for the following description of development (granted on the 2nd September 2025):

"Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitors facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions."

The proposals are for a single story building to contain a Last Mile 11kv Switchroom. The proposals also include hard and soft landscaping including tree and hedgerow planting. A single vehicle parking space is proposed taking access from the unnamed road to the north eastern site boundary (which is turn leads on to Leap Gate road). A removable bollard is proposed at the access to the site to prevent unauthorised access to the structure.

Turley (Bristol)
40 Queen Square
Bristol
BS1 4QP

T 0117 989 7000 turley.co.uk

Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

The site has been selected due to its proximity to existing electrical infrastructure and its suitability in terms of access, topography, and limited environmental constraints. The design of the switching station has been carefully considered to minimise visual impact, with appropriate landscaping and boundary treatments proposed to integrate the development into its surroundings.

The development is necessary to support and reinforce the local electricity distribution network, ensuring a reliable and resilient supply of power to existing and future residential and commercial development in the Ashton Park development area.

The site is within Flood Zone 1 and is not therefore liable to flooding. There are no heritage assets within or nearby to the site. The site is also not subject to any environmental or landscape constraints.

Whilst currently undeveloped, the site is part of a Principal Employment Area (Core Policy 35). The proposed use of a small area of this site as a sub station is not considered detrimental to the remainder of the employment area. Indeed, the switching station is necessary infrastructure to support the delivery of the Ashton Park urban extension.

The proposed description of development for this application is as follows:

“Application for detailed planning permission for the erection of a switching station, with associated hard and soft landscaping.”

SUBMISSION DOCUMENTS AND FEE

This application has been submitted via Planning Portal (reference. PP-14913659). The requisite planning application fee of £701 (inclusive of £91 Planning Portal Service Charge) will be paid directly to Wiltshire Council.

A detailed list of submission documents is provided below;

- Switching Station Red Line Boundary Plan ref. P22-2219_27A;
- P22-2219_28A-01 Switching Station Landscape Masterplan Sheet 1 of 2;
- P22-2219_28A-02 Switching Station Landscape Masterplan Sheet 2 of 2;
- Switching Station Visibility Splay Plan ref. 889.SK005;
- Elevations - Switching Station Example ref. UKP7882 - SK001 - Rev0;
- Detailed Plan - Construction Details - Switching Station ref. UKP7882 - DWG400 - Rev0;
- Biodiversity Net Gain Statement and Assessment, G E Consulting, April 2026- 3187-BNG-HK;
- Biodiversity Net Gain Metric, G E Consulting, April 2026; and
- Ecological Impact Assessment, G E Consulting, April 2026, 3187-EcIA-HK.

We consider that the supporting documentation submitted with this application demonstrates that the proposed switching station is acceptable and necessary development.

We trust that the information and submitted documents provide sufficient detail for the validation of this application. In the meantime, please do not hesitate to contact us should you wish to discuss any aspect of the proposal.

Yours sincerely

Claire Hawkes

On behalf of Turley (Bristol)

claire.hawkes@turley.co.uk

T: 0117 9897000