

Our Ref CD/CD/45954/4161/F
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Dear Julie

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RE PROPOSED DEVELOPMENT ON LAND NORTH OF BRICK HILL FARM, 48 BATH ROAD, WARMINSTER BA12 8PF

Following our review of the Urban Design consultee comments dated 25th February 2026 in respect of planning application ref. PL/2025/09907, please find enclosed a suite of amended plans and documents for your consideration. It is considered that the revisions adequately address the concerns raised. The amended documents submitted are listed below:

- 13270_002_C_Site Plan
- 13270_002_Site Layout (Parameter Plan & RPZ Overlay)
- 13270_G1_A_Garages, Plots 3 & 4 Elevations, Plans & Section
- 13270_G4_A_Garages, Plots 1, 2, 8 & 9 Elevations, Plans & Section
- 13270_P101_B_Plot 1 Plans
- 13270_P102_A_Plot 1 Elevations
- 13270_P201_B_Plot 2 Plans
- 13270_P202_A_Plot 2 Elevations
- 13270_P901_B_Plot 9 Plans
- 13270_P902_A_Plot 9 Elevations
- 13270_SE1_A_Street Elevations
- Landscape.Schedule.Specification.280426

Our detailed response to each of the Urban Design consultee comments is set out below.

Objection 1 – Condition 5 (Parameters Plan)

The stated “reason” for this condition is to ensure the protection, mitigation and enhancement of biodiversity. Accordingly, the objection based on Policy CP57, which is not quoted in the condition or reason for the condition, is therefore not considered relevant in this instance and only matters relating to ecological protection and enhancement should be taken into account.

The proposed hedgerow along the northern boundary broadly follows the alignment shown on the approved Parameters Plan, with only a minor deviation at the eastern end where it curves slightly south. Reference should be made to enclosed plan no. 13270_002 (Site Layout – Parameter Plan & RPZ Overlay), which overlays the proposed site layout onto the approved Parameters Plan (plan no. 4161-BB-XX-XXX-DR-A-SK03 Rev A).

This minor adjustment more accurately reflects the approved application boundary and the alignment of the boundary garden fence. As a result, the amendment provides an overall increase in the extent of the wildlife enhancement zone. It is therefore considered that the revised hedgerow alignment is not materially different from the approved plan.

It is acknowledged that Plot 1's proposed position does not fully accord with the approved Parameters Plan and that it is partly located within land previously identified for attenuation storage. During the outline application stage, attenuation storage and a package treatment plant were indicated as part of the surface water and foul drainage strategy. However, following approval of the outline consent, a detailed drainage strategy has been prepared which removes the need for an attenuation pond or package treatment plant. Although Plots 1, 2 and 9 are partially located within areas previously identified as landscaped areas, the removal of these drainage features allows for the provision of enhanced planting and landscaping in these locations.

With regard to trees, the tree identified between T10 and three trees between T11 and T12 on the approved Parameters Plan (4161-BB-XX-XXX-DR-A-SK03 Rev A) have been felled. None of these trees were protected by Tree Preservation Orders, nor is the site located within a Conservation Area. The submitted Site Plan (13270_002_C) confirms that the removal of these trees was not undertaken to facilitate the proposed development.

Objection 2 – Retaining Walls

Enclosed plan no. 13270_002_C (Site Plan) now illustrates the proposed retaining walls and the associated root protection zones along the western boundary of the site. All retaining walls are located outside the identified root protection zones and will not be visible from Bath Road due to the presence of substantial existing tree and hedgerow planting.

Objection 3 – Highways

Standard Construction Details prepared by IMA Transport Planning were submitted in support of the application and set out the proposed materials and highway layout. In their formal response dated 9 February 2026, the Highway Authority confirmed that they are satisfied with both the design and surfacing of the internal road. Matters relating to highways are therefore, considered acceptable.

To address concerns regarding a car-dominated street scene, Plots 8 and 9 have been set further back within their plots to allow for additional tree and hedge planting along the footpath frontage. Additional tree planting has also been introduced on either side of the site access, with further street planting and swales provided in front of Plots 1 and 9. These measures are shown on plan no. 13270_002_C (Site Plan).

Objection 4 – Materials

The facing materials for Plots 1 and 2 have been amended to stone in order to match Plots 5, 8 and 9, as requested. Details are shown on plan nos. 13270_P101_B, 13270_P102_A, 13270_P201_B and 13270_P202_A.

Objection 5 – Windows

Bay windows have been added to the south elevations of Plots 1 and 9, and the second-floor windows on these elevations have been centrally repositioned. These amendments are illustrated on plan nos. 13270_P101_B, 13270_P102_A, 13270_P901_B and 13270_P902_A.

It was suggested that a window be introduced on the west elevation of Plot 3. However, this elevation directly adjoins the ecological buffer along the western boundary of the site, which must remain a designated 'dark corridor' for ecological purposes. Following discussions with our Ecologist, it is not possible to introduce any additional windows on this elevation, as this would result in unacceptable light spill and compromise the ecological function of the corridor. This position is supported by the Council's Ecologist in their comments dated 2nd March 2026, which states *"...These corridors provide important commuting and foraging routes for bats and other wildlife and are integral to maintaining ecological functionality. It is essential that these areas are maintained*

as dark corridors, with any lighting designed to ensure lux levels do not exceed 0.5 lux at the corridor edges. The retention of these corridors is welcomed, as is the provision of suitable habitat within the wider site to support biodiversity..”

We do hope this letter sets out the information you require at this stage, however, please do get in touch should you need any further assistance or clarification on any matter.

Yours sincerely,

Charlotte Duff
Town Planning Consultant
For and on behalf of Boon Brown Ltd