

6 May 2026  
Cover Letter



Planning Department  
Wiltshire Council  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Dan Yeates BSc (Hons) MA MRTPI  
E: [dyeates@savills.com](mailto:dyeates@savills.com)  
DL: +44 (0) 1179 100 336

Dock House  
Welsh Back  
Bristol BS1 4SB  
T: +44 (0) 1179 100 300  
[savills.com](http://savills.com)

## Sent via Planning Portal Only

### Outline Planning Application: Land off Trowbridge Road, Bradford on Avon

Please find enclosed an outline planning application submitted by Savills on behalf of the applicant, Waddeton Park Ltd, for the proposed development of the above site in Bradford on Avon, Wiltshire.

The application is submitted as an outline form with all matters reserved, except for access, and the following description of development is as follows:

*“Outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitch provision, country park, allotments, landscaping and open space”*

The application has been submitted to Wiltshire Council via the Planning Portal. Hard copies of documents can be supplied on request if required.

The following documentation is hereby submitted as part of the planning application:

- Application Form (incl. Ownership Certificate)
- Drawings
  - Site Location Plan (Drawing Ref: 250310 L 01 01 B)
  - Parameter Plan (Drawing Ref: 250310 PP 02 01 C)
  - Site Access Plan (Drawing Ref: 250372-RAP-XX-XX-DR-TP-3200 P03)
  - Illustrative Masterplan (Drawing Ref: 250310 L 02 03 E)
- Supporting information
  - Design*
    - Design and Access Statement (incorporating Sustainable Energy Strategy and Waste Audit) prepared by Clifton Emery (May 2026)
  - Landscape*
    - Landscape, Visual and Green Belt Impact Assessment prepared by Clifton Emery (April 2026)
  - Planning*
    - Planning Statement prepared by Savills Planning (May 2026)
    - Affordable Housing Statement prepared by Savills Planning (April 2026)
    - EIA Screening Opinion Request prepared by Savills (May 2026)

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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*Ecology & Biodiversity*

- Ecological Impact Assessment (EcIA) prepared by GE Consulting (April 2026)
- Shadow Habitats Regulations Assessment (sHRA) prepared by GE Consulting (April 2026)
- Biodiversity Net Gain Statement and Assessment prepared by GE Consulting (April 2026)
- Statutory Biodiversity Metric (April 2026) prepared by GE Consulting

*Arboriculture*

- Arboricultural Impact Assessment, Tree Survey Schedule, Tree Retention Plan, Tree Constraints Plan prepared by GE Consulting (April 2026)

*Water Management*

- Flood Risk Assessment and Sustainable Drainage Strategy prepared by SLR Consulting (April 2026)

*Transport*

- Transport Assessment (incl. Active Travel England Audit) and Travel Plan prepared by Rappor (May 2026)

*Land Contamination*

- Phase 1: Desk Study and Site Walkover prepared by Geo Consulting Engineering Ltd (April 2026)
- Phase 2a: Preliminary Ground Investigation prepared by Geo Consulting Engineering Ltd (April 2026)

*Heritage and Archaeology Assessment*

- Historic Environment Desk-Based Assessment and Geophysical Survey prepared by Cotswold Archaeology – Volume 1 & 2 (April 2026)

*Air Quality*

- Air Quality Assessment (AQA) prepared by Karius (April 2026)

*Public Relations*

- Statement of Community Involvement prepared by TFA (April 2026)

*Care Home Needs Assessment*

- Care Home Needs Assessment, prepared by Carterwood (February 2026)

The above listed EIA Screening Opinion Request has been provided alongside the submission of an outline planning application (the 'Application') for the Proposed Development, rather than in advance.

In line with regulations, no Community Infrastructure Levy (CIL) forms have been submitted given the outline nature of this application. The relevant CIL forms will be provided as part of a subsequent reserved matters application when the anticipated provision of floor space is confirmed.

The accompanying Planning Statement confirms which plans are submitted for approval and which are provided for illustrative/indicative purposes only.

The planning application fee of £68,629.00 (+£91 Planning Portal Service Charge) has been paid via the Planning Portal by the applicant upon submission of the outline planning application.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully,



**Dan Yeates BSc (Hons) MA MRTPI**  
**Director**