

15th May 2026
Our Ref: 25.0004-CL AMd

Wiltshire Council
Development Management (Planning)
County Hall
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Trowbridge
Wiltshire
BA14 8JN



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Dear Sir/Madam

Reserved Matters Application pursuant to Outline Planning Permission 20/00379/OUT for 180 dwellings, access road from A361, areas of open space, sustainable drainage and associated infrastructure.

**Land South of Trowbridge (Southwick Court Farm), Trowbridge, Wiltshire BA14 0AG
Application Reference: PL/2025/09486**

On behalf of my client, Wain Homes Severn Valley ("Wain Homes"), I am pleased to submit a revised pack of updated information, reflecting those comments received through the consultation process undertaken along with comments made by the Urban Design Officer and Case Officer at two meetings to have taken place (26th February 2026 and 19th March 2026).

This Reserved Matters Application (reference PL/2025/09486) was submitted in November 2025, to address Condition 3 of Outline Planning Permission 20/00379/OUT, approved at appeal. The Description of Development for the outline permission is as follows:

"Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure."

Outline consent was granted at Appeal (reference APP/Y3940/W/23/3321957) on 20th March 2024. Condition 2 attached to the outline consent requires that, before the expiration of three years from the date of the permission, an application for approval of Reserved Matters as specified in Condition 3 be submitted.

Condition 3 of the outline consent states:

"No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The scale of the development;*
- b) The layout of the development;*
- c) The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing;*

- d) The external appearance of the development;
- e) The landscaping of the site.

The development shall only be carried out in accordance with the approved details. The reserved matters shall be submitted showing the development as a single phase"

Table 1 below identifies those documents contained in this revised submission that are submitted for the discharge of Condition 3 and its prescribed Reserved Matters. These documents are the current revisions, to see which documents from the initial submission via the Planning Portal are now superseded as a result of this submission, please view the table attached at **Appendix 1**.

Table 1: Reserved Matters (Condition 3) - Documents		
Details Requested	Document Reference	Author
A – Scale of Development	- Planning Layout Sheet 1 of 3 - 0844-102-1 A - Planning Layout Sheet 1 of 3 (Colour) - 0844-102-1-COL A - Planning Layout Sheet 2 of 3 - 0844-102-2 A - Planning Layout Sheet 2 of 3 (Colour) - 0844-102-2 COL A - Planning Layout Sheet 3 of 3 - 0844-102-3 A - Planning Layout Sheet 3 of 3 (Colour) - 0844-102-3 COL A - Composite Planning Layout - 0844-102 A - Composite Planning Layout (Colour) - 0844-102-COL A - Composite Planning Layout (Colour) (Hi-Res) - 0844-102-COL A	Focus on Design
B – Layout of Development	- Planning Layout Sheet 1 of 3 - 0844-102-1 A - Planning Layout Sheet 1 of 3 (Colour) - 0844-102-1-COL A - Planning Layout Sheet 2 of 3 - 0844-102-2 A - Planning Layout Sheet 2 of 3 (Colour) - 0844-102-2 COL A - Planning Layout Sheet 3 of 3 - 0844-102-3 A - Planning Layout Sheet 3 of 3 (Colour) - 0844-102-3 COL A - Composite Planning Layout - 0844-102 A - Composite Planning Layout (Colour) - 0844-102-COL A - Composite Planning Layout (Colour) (Hi-Res) - 0844-102-COL A	Focus on Design
C – Access Road and Foot-Cycleway	- CLFA142-CLFA-00-XX-DR-C-0513.1-S2-P03 (Visibility for Planning Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0513.2-S2-P03 (Visibility for Planning Sheet 2) - CLFA142-CLFA-00-XX-DR-C-0514.1-S2-P03 (Swept-Path Analysis. Refuse Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0514.2-S2-P03 (Swept-Path Analysis. Refuse Sheet 2) - CLFA142-CLFA-00-XX-DR-C-0514.3-S2-P03 (Swept-Path Analysis. Refuse Sheet 3) - CLFA142-CLFA-00-XX-DR-C-0515-S2-P03 (Swept-Path Analysis. Fire) - CLFA142-CLFA-00-XX-DR-C-0511.1-S2-P03 (FFLs for Planning Sheet 1) - CLFA142-CLFA-00-XX-DR-C-0511.2-S2-P03 (FFLs for Planning Sheet 2)	CLFA Design
	- 333801710-STN-HGN-XX-DR-CH-0101-P04_S278GA (Section 278 Agreement Site Access, Highway Improvements and Emergency Access General Arrangement)	Stantec
D – External Appearance of Development	- External Detailing - 0844-106 A - Materials Layout - 0844-108 A - Garages Plans - 0844-109 A - Bin and Cycle Store - 0844-110 - Housetype Booklet - 0844-HTB-Issue 2 - Materials Palette - 0844-M01	Focus on Design
E – Landscaping	- Planting Plan Schedule and Specification Notes - TRO2507_PP02.01_P8 - Planting Plan Sheets 1 to 4 - TRO2507_PP02.01_P8 to TRO2507_PP02.04_P8	PGLA

of Site		
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We trust that the above is in order and that the documents contained within this re-submission can be uploaded to the Application Tab and sent to Consultees without delay. As noted above and in the attached documents, further applications will be submitted as appropriate for the discharge of other conditions attached to the Outline consent.

Please do not hesitate to contact me if you have any queries.

Yours faithfully,



Alistair Macdonald MRTPI
Director



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Enc. Full List of Submission Documents



APPENDIX 1

Revised Document Submission Pack

Land South of Trowbridge (Southwick Court Farm), Trowbridge, Wiltshire, BA14 0AG

Application Reference: PL/2025/09486

Revised Document Submission Pack – 15.05.2026

Plan / Document	Revised Reference (if applicable) 15.05.2026	Submission Reference (Superseded in Red)	Author
Planning Statement of Compliance	25.0004-PSC	251128	Blue Fox Planning
Covering Letter	25.0004-CL	251128	Blue Fox Planning
Schedule of Consultee Responses	25.0004-SCR	-	Blue Fox Planning
CIL Form			Blue Fox Planning
Statement of Compliance (Design)		0844 Issue 1	Focus on Design
Topographical Survey		0844-100-1	Focus on Design
Topographical Survey		0844-100-2	Focus on Design
Topographical Survey		0844-100-3	Focus on Design
Location Plan		0844-101	Focus on Design
Composite Planning Layout	0844-102 A	0844-102	Focus on Design
Planning Layout Sheet 1 of 3	0844-102-1 A	0844-102-1	Focus on Design
Planning Layout Sheet 1 of 3 (Colour)	0844-102-1-COL A	0844-102-1-COL	Focus on Design
Planning Layout Sheet 2 of 3	0844-102-2 A	0844-102-2	Focus on Design
Planning Layout Sheet 2 of 3 (Colour)	0844-102-2-COL A	0844-102-2-COL	Focus on Design
Planning Layout Sheet 3 of 3	0844-102-3 A	0844-102-3	Focus on Design
Planning Layout Sheet 3 of 3 (Colour)	0844-102-3-COL A	0844-102-3-COL	Focus on Design
Composite Planning Layout (Colour)	0844-102-COL A	0844-102-COL	Focus on Design
Composite Planning Layout (Colour) (Hi-Res)	0844-102-COL A	0844-102-COL	Focus on Design
Street Scenes	0844-103 A	0844-103	Focus on Design
External Works Layout Sheet 1 of 3	0844-104-1	-	Focus on Design
External Works Layout Sheet 2 of 3	0844-104-2	-	Focus on Design
External Works Layout Sheet 3 of 3	0844-104-3	-	Focus on Design
External Detailing	0844-106 A	0844-106	Focus on Design
Materials Layout	0844-108 A	0844-108	Focus on Design
Garages Plans	0844-109 A	0844-109	Focus on Design
Bin and Cycle Store		0844-110	Focus on Design
Public Right of Way Plan	0844-111 A	0844-111	Focus on Design
Affordable Housing Plan	0844-112 A	0844-112	Focus on Design
Archaeology Overlay Plan	0844-113 A	-	Focus on Design
Ecology Plan Sheet 1 of 3	0844-117-1	-	Focus on Design
Ecology Plan Sheet 2 of 3	0844-117-2	-	Focus on Design
Ecology Plan Sheet 3 of 3	0844-117-3	-	Focus on Design
Materials Palette	0844-M01	-	Focus on Design
Housetype Booklet	0844-HTB-Issue 2	0844-HTB-Issue 1	Focus on Design
Urban Design Response		-	Focus on Design
Supplementary Ground Investigation		GCE00644/LR 25-03-Hg	Geo Consulting

			Engineering Ltd
Trialpit Locations		GCE00644/Fig2	Geo Consulting Engineering Ltd
Phase 2a Preliminary Ground Investigation Report	GCE00644/R2v6	-	Geo Consulting Engineering Ltd
SW Catchment Plan	CLFA142-CLFA-00-XX-DR-C-0501-S2-P01	-	CLFA Design
Drainage Exceedance Plan Sheet 1	CLFA142-CLFA-00-XX-DR-C-0505.1-S2-P04	CLFA142-CLFA-00-XX-DR-C-0505.1-S2-P01	CLFA Design
Drainage Exceedance Plan Sheet 2	CLFA142-CLFA-00-XX-DR-C-0505.2-S2-P04	CLFA142-CLFA-00-XX-DR-C-0505.2-S2-P01	CLFA Design
Drainage Exceedance Plan Sheet 3	CLFA142-CLFA-00-XX-DR-C-0505.3-S2-P04	CLFA142-CLFA-00-XX-DR-C-0505.3-S2-P01	CLFA Design
FFLs for Planning Sheet 1	CLFA142-CLFA-00-XX-DR-C-0511.1-S2-P03	CLFA142-CLFA-00-XX-DR-C-0511.1-S2-P01	CLFA Design
FFLs for Planning Sheet 2	CLFA142-CLFA-00-XX-DR-C-0511.2-S2-P03	CLFA142-CLFA-00-XX-DR-C-0511.2-S2-P01	CLFA Design
Drainage Strategy Sheet 1	CLFA142-CLFA-00-XX-DR-C-0512.1-S2-P03	CLFA142-CLFA-00-XX-DR-C-0512.1-S2-P01	CLFA Design
Drainage Strategy Sheet 2	CLFA142-CLFA-00-XX-DR-C-0512.2-S2-P03	CLFA142-CLFA-00-XX-DR-C-0512.2-S2-P01	CLFA Design
Drainage Strategy Sheet 3	CLFA142-CLFA-00-XX-DR-C-0512.3-S2-P03	CLFA142-CLFA-00-XX-DR-C-0512.3-S2-P01	CLFA Design
Visibility Planning Sheet 1	CLFA142-CLFA-00-XX-DR-C-0513.1-S2-P03	CLFA142-CLFA-00-XX-DR-C-0513.1-S2-P01	CLFA Design
Visibility Planning Sheet 2	CLFA142-CLFA-00-XX-DR-C-0513.2-S2-P03	CLFA142-CLFA-00-XX-DR-C-0513.2-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 1	CLFA142-CLFA-00-XX-DR-C-0514.1-S2-P03	CLFA142-CLFA-00-XX-DR-C-0514.1-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 2	CLFA142-CLFA-00-XX-DR-C-0514.2-S2-P03	CLFA142-CLFA-00-XX-DR-C-0514.2-S2-P01	CLFA Design
Swept Path Analysis Refuse Sheet 3	CLFA142-CLFA-00-XX-DR-C-0514.3-S2-P03	CLFA142-CLFA-00-XX-DR-C-0514.3-S2-P01	CLFA Design
Swept Path Analysis Fire	CLFA142-CLFA-00-XX-DR-C-0515-S2-P03	CLFA142-CLFA-00-XX-DR-C-0515-S2-P01	CLFA Design
Drainage Technical Note	CLFA142-CLFA-00-XX-DR-C-0661-S2-P03	CLFA142-CLFA-00-XX-DR-C-0661-S2-P01	CLFA Design
Impermeable Areas Sheet 1	CLFA142-CLFA-00-XX-DR-C-0681.1-S2-P03	CLFA142-CLFA-00-XX-DR-C-0681.1-S2-P01	CLFA Design
Impermeable Areas Sheet 2	CLFA142-CLFA-00-XX-DR-C-0681.2-S2-P03	CLFA142-CLFA-00-XX-DR-C-0681.2-S2-P01	CLFA Design
Impermeable Areas Sheet 3	CLFA142-CLFA-00-XX-DR-C-0681.3-S2-P03	CLFA142-CLFA-00-XX-DR-C-0681.3-S2-P01	CLFA Design
Planning Rain Garden Details	CLFA142-CLFA-00-XX-DR-C-0546-S2-P02	-	CLFA Design
SuDS Sections Sheet 1	CLFA142-CLFA-00-XX-DR-C-0567-D2-P03	-	CLFA Design
SuDS Sections Sheet 2	CLFA142-CLFA-00-XX-DR-C-0568-S2-P01	-	CLFA Design
SUDS Sections Sheet 3	CLFA142-CLFA-00-XX-DR-C-0569-S2-P01	-	CLFA Design
Access Road Culverts Sheet 1	CLFA142-CLFA-00-XX-DR-	-	CLFA Design

	C-0505-S2-P01		
Access Road Culverts Sheet 2	CLFA142-CLFA-00-XX-DR-C-0506-S2-P01	-	CLFA Design
LLFA Drainage Response	CLFA130-CLFA-00-XX-DR-C-0752.1-S2-P01		CLFA Design
Hydraulic Modelling Note	230522 V01	-	Rappor
Section 278 Agreement Site Access, Highway Improvements and Emergency Access General Arrangement		333801710-STN-HGN-XX-DR-CH-0101-P04_S278 GA	Stantec
Proposed Adoptable Lighting Layout 1 of 2		WLC1381-1300-001_R2	Williams Lighting Consultants
Proposed Adoptable Lighting Layout 2 of 2		WLC1381-1300-002_R2	Williams Lighting Consultants
Area Calculations	WLC1381-LC-AC-001_R6	WLC1381-LC-AC-001_R2	Williams Lighting Consultants
Proposed Private Lighting Layout 1 of 2	WLC1381-1300-001_R7	WLC1381-PVT-1300-001_R1	Williams Lighting Consultants
Proposed Private Lighting Layout 2 of 2	WLC1381-1300-002_R7	-	Williams Lighting Consultants
Area Calculations		WLC1381-PVT-LC-AC-001_R1	Williams Lighting Consultants
Construction Ecological Management Plan		3081-CEMP-KO_MD_JD	GE Consulting
Landscape and Ecological Management Plan	3081-LEMP-KO-v2	3081-LEMP-KO_JG_RP	GE Consulting
Arboricultural Impact Assessment		3081-AIA-MU	GE Consulting
Statutory Biodiversity Metric	3081-SBM-NH	-	GE Consulting
Landscape Management Plan		TRO2507_LMP01_P1	PGLA
LAP Play Area	TRO2507_LP01_P3	TRO2507_LP01_P1	PGLA
Planting Plan Schedule and Specification Notes	TRO2507_PP02.00_P8	TRO2507_PP01.00_P4	PGLA
Planting Plan Sheet 1	TRO2507_PP02.01_P8	TRO2507_PP01.01_P4	PGLA
Planting Plan Sheet 2	TRO2507_PP02.02_P8	TRO2507_PP02.01_P4	PGLA
Planting Plan Sheet 3	TRO2507_PP02.03_P8	TRO2507_PP03.01_P4	PGLA
Planting Plan Sheet 4	TRO2507_PP02.04_P8	TRO2507_PP04.01_P4	PGLA
Planting Plan Sheet 5	(Included within Sheets 1-4)	TRO2507_PP05.01_P4	PGLA
Planting Plan Sheet 6	(Included within Sheets 1-4)	TRO2507_PP06.01_P4	PGLA
Planting Plan Sheet 7	(Included within Sheets 1-4)	TRO2507_PP07.01_P4	PGLA
Planting Plan Sheet 8	(Included within Sheets 1-4)	TRO2507_PP08.01_P4	PGLA
Planting Plan Sheet 9	(Included within Sheets 1-4)	TRO2507_PP09.01_P4	PGLA
Planting Plan Sheet 10	(Included within Sheets 1-4)	TRO2507_PP10.01_P4	PGLA
Planting Plan Sheet 11	(Included within Sheets 1-4)	TRO2507_PP11.01_P4	PGLA
Planting Plan Sheet 12	(Included within Sheets 1-4)	TRO2507_PP12.01_P4	PGLA
Planting Plan Sheet 13	(Included within Sheets 1-4)	TRO2507_PP13.01_P4	PGLA
Planting Plan Sheet 14	(Included within Sheets 1-4)	TRO2507_PP14.01_P4	PGLA
Planting Plan Sheet 15	(Included within Sheets 1-4)	TRO2507_PP15.01_P4	PGLA
Planting Plan Sheet 16	(Included within Sheets 1-4)	TRO2507_PP16.01_P4	PGLA
Planting Plan Sheet 17	(Included within Sheets 1-4)	TRO2507_PP17.01_P4	PGLA
Planting Plan Sheet 18	(Included within Sheets 1-4)	TRO2507_PP18.01_P4	PGLA
Planting Plan Sheet 19	(Included within Sheets 1-4)	TRO2507_PP19.01_P4	PGLA

Planting Plan Sheet 20	(Included within Sheets 1-4)	TRO2507_PP20.01_P4	PGLA
Planting Plan Sheet 21	(Included within Sheets 1-4)	TRO2507_PP21.01_P4	PGLA
Planting Plan Sheet 22	(Included within Sheets 1-4)	TRO2507_PP22.01_P4	PGLA
Planting Plan Sheet 23	(Included within Sheets 1-4)	TRO2507_PP23.01_P4	PGLA
Planting Plan Sheet 24	(Included within Sheets 1-4)	TRO2507_PP24.01_P4	PGLA
Planting Plan Sheet 25	(Included within Sheets 1-4)	TRO2507_PP25.01_P4	PGLA
Planting Plan Sheet 26	(Included within Sheets 1-4)	TRO2507_PP26.01_P4	PGLA
Planting Plan Sheet 27	(Included within Sheets 1-4)	TRO2507_PP27.01_P4	PGLA
Planting Plan Sheet 28	(Included within Sheets 1-4)	TRO2507_PP28.01_P4	PGLA
Landscape Layout		TRO2507_PP01_P4	PGLA
Construction Environmental Management Plan	CEMP V1	-	Wain Homes Severn Valley
Rootlok Culvert Details (1 of 2)	IN5722_001-002	-	GeoGrow
Rootlok Culvert Details (2 of 2)	IN5722_001-002	-	GeoGrow
Rootlok Maintenance Guide		-	GeoGrow
Riverbank Grass Seed Mix		-	GeoGrow