
Validation Schedule

Site address: Hawke Ridge Business Park, Westbury BA13 4LD

NGR: X (Easting) 386393 and Y (Northing) 153222

Applicant name and address: Hawke Ridge Business Park Ltd and Bellway Homes Ltd c/o HPH Ltd, 6 Kingsmead Square, Bath BA1 2AB

Notice: Wiltshire Council (Highways), County Hall, Bythesea Road, Trowbridge BA14 8JN

Full Planning Application Description: Erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works.

Application Site Area: 14.58 ha

Proposed retail convenience store (Class E): 324 sqm (GIA) and 345 sqm (GEA)

Proposed flexible retail Unit 1 (Class E) (Class E): 108 sqm (GIA) and 120 sqm (GEA)

Proposed flexible retail Unit 2 (Class E) (Class E): 144 sqm (GIA) and 153 sqm (GEA)

Proposed flexible retail Unit 3 (Class E) (Class E): 144 sqm (GIA) and 153 sqm (GEA)

Total proposed retail floor space (Convenience Store and Units 1-3): 720 sqm (GIA); and 773 sqm (GEA)

Proposed drive through retail (sui generis): 242 sqm (GIA); and 275 sqm (GEA)

Proposed 64-bed car home (Class C2): 2,960 sqm (GIA) and 3143 sqm (GEA)

Total proposed non-residential area: 3,922 sqm GIA; and 4,191 sqm GEA

Proposed residential floor space distribution by tenure: Open Market: 15,076 sqm GIA; and Affordable 8,086 sqm GIA.

Total proposed residential floorspace: 23,136 sqm GIA

Non-residential parking provision: 71 No. car spaces; and 22 No. cycle spaces

Proposed residential distribution of allocated spaces: 469 No. spaces on hardstanding; 90 No. garage spaces; 12 No. integral garage spaces;

Total Proposed Residential Parking: 571 No. Spaces (allocated) and 53 No. visitor (unallocated spaces).

Total Cycle Parking Spaces: 2 spaces per dwelling (NB. either in a garage or a secure garden shed)

Component	Responsibility	Full Planning
Full Planning Application fee: calculated on the basis of: 249 No. dwellings; and a total proposed non-residential floor space of 4,191 sqm GEA (NB. excluding PP admin fee of £91.00)	Bellway Homes Ltd	£105,336.00
Application forms and ownership certificates	PlanningSphere	✓
CIL Form	PlanningSphere	✓
Drawings		
Site Location Plan	Pegasus	✓
Site-Wide Architectural Drawing Pack (12 No. Plans)	Pegasus	✓
House Type Drawing Pack (62 No. Plans)	Pegasus	✓
Non-Residential Drawing Pack (11 No. Plans)	Angus Meek Architects	✓
Access Drawing Pack (2 No. Plans)	IMA Transport Planning	✓
Engineering and Drainage Drawing Pack (38 No. Plans)	Tumu Consulting	✓
Landscape Drawing Pack (20 No. Plans)	Greenhalgh LA	✓
Landscape Visualisations	Greenhalgh LA	✓
Tree Protection Plan	Assured Trees	✓
Solar PV Specification Sheet for Commercial Development	DMEGC Solar	✓
Environmental Statement: 3 Volumes: Main Text; Appendices and NTS		
ES Chapter 1 – Introduction	Entran	✓
ES Chapter 2 – The Application Site and Surroundings	Entran / PlanningSphere	✓
ES Chapter 3 – EIA Methodology	Entran	✓
ES Chapter 4 – Alternatives and Design Evolution	Entran / PlanningSphere	✓
ES Chapter 5 – The Proposed Development	Entran	✓

ES Chapter 6 – The Programme and Construction	Entran / Bellway/HRBP	✓
ES Chapter 7 – Transport and Access	IMA Transport Planning	✓
ES Chapter 8 – Air Quality	Entran	✓
ES Chapter 9 – Noise and Vibration	Entran	✓
ES Chapter 10 – Landscape and Visual Amenity	Greenhalgh LA	✓
ES Chapter 11 – Ecology and Biodiversity	Ethos Environmental	✓
ES Chapter 12 – Water Quality, Hydrology and Flood Risk	Tumu Consulting	✓
ES Chapter 13 – Soils, Geology and Contaminated Land	Wilson	✓
ES Chapter 14 - Archaeology and Cultural Heritage	Bristol & Bath HC	✓
ES Chapter 15 – Socio Economics, Population and Human Health	Greengage	✓
ES Chapter 16 - Climate Change	Greengage	✓
ES Chapter 17 - Conclusions	Entran	✓
ES Appendices	Entran	✓
ES NTS	Entran	✓
Planning Reports		
Agricultural Land Classification Statement	LRA	✓
Arboricultural Method Statement	Assured Trees	✓
Arboricultural Impact Assessment	Assured Trees	✓
Biodiversity Net Gain Report and Metric (Excel Spreadsheet)	Ethos Environmental	✓
Design and Access Statement	Pegasus / AMA	✓
Economic Benefits Report	Greengage	✓
Education Impact & Mitigation Statement	EHP	✓

Energy Strategy	AES	✓
Fire Statement	Bellway	✓
Flood Risk Assessment and Drainage Strategy	Tumu Consulting	✓
Flood Risk Sequential Test	DPP	✓
Landscape Statement	Greenhalgh LA	✓
Lighting Impact Assessment (3 No. attachments)	DfL	✓
Market Advice Report	Knight Frank	✓
Planning Statement	PlanningSphere	✓
Retail Assessment	Grass Roots Planning	✓
Shadow Habitat Regulations Assessment	Ethos Environmental	✓
Statement of Community Involvement	Conversation PR	✓
Transport Assessment and Travel Plans (Residential and Commercial)	IMA Transport Planning	✓
Waste Minimisation Statement	PlanningSphere	✓
Schedules		
Accommodation Schedule	Pegasus	✓
Validation Schedule	PlanningSphere	✓

✓ Final for Full Planning Application submission in July 2026