

## SUBMITTED VIA EMAIL

FAO: Julie Mitchell on behalf of  
Development Management  
Wiltshire Council  
Monkton Park Offices  
Monkton Hill  
Chippenham  
SN15 1ER

Bellway PLC  
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Aztec West, Almondsbury, Bristol,  
BS32 4AQ

22/07/2026

PLANNING PORTAL REF: PP-14929709

Dear Julie

RE: Land off Melksham Road, Holt

Application under Section 73 of the Town and Country Planning Act to vary Condition 1, 2, 3, 6, 7, 8 and removal of condition 9 attached to Reserved Matters Approval PL/2025/04414 (following Outline Planning Permission PL/2022/03315) for residential development of up to 88 dwellings.

Bellway Homes PLC (South West) is pleased to submit a Section 73 application to Wiltshire Council to vary Condition 1, 2, 3, 6, 7 and 8 attached to Reserved Matters Approval (RMA) LPA Ref.PL2025/04414.

RMA PL/2025/04414 secured approval of Appearance, Landscaping, Layout and Scale for the erection of 88 dwellings pursuant to Outline Planning Permission PL/2022/03315, which established the principle of development and access at the Site.

### Background

As already signalled to the Council, Bellway will be acquiring the land from Bewley Homes and we are excited to develop proposals further at the Site. In recognising that the approval of Reserved Matters included full details of the appearance, scale of residential homes, layout configuration, movement and access and landscaping details of the 88 new homes – Bellway's approach is to make small changes to accommodate Bellway housetypes and plotting arrangements.

Since Reserved Matters has been approved and the pending acquisition of the Site by Bellway PLC – we have identified several approved drawings and documents which require updating to reflect the minor amendments being sought.

## Application Proposals

In view of the minor changes being sought, this necessitates the need to update the associated planning condition wording of Condition 1, 2, 3, 6, 7 and 8 of the Reserved Matters approval. There is only one planning condition which is no longer relevant and as such is identified in blue (Condition 9).

The table below sets out those conditions which require a variation to the wording (in red) and those conditions which remain unchanged and rows highlighted in grey for ease of reading.

## Proposed Amendments

| Condition   | Existing Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Proposed Wording Amendment                                                                                                                                                                           |
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| Condition 1 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <ul style="list-style-type: none"><li>▪ Location Plan LP.01_A</li><li>▪ Site Layout Plan SL.01_C</li><li>▪ Coloured Site Layout CSL.01_C</li><li>▪ Affordable Housing Layout Plan AHL.01_C</li><li>▪ Materials Layout Plan ML.01_C</li><li>▪ Parking Allocation Layout Plan PAL.01_C</li><li>▪ Refuse Strategy Layout Plan RSL.01_C</li><li>▪ Storey Heights Plan SHL.01_C</li><li>▪ General Arrangement Plan HD089-RM-10 D</li><li>▪ Engineering and Levels HD089-RM-41 D</li><li>▪ Drainage Layout HD089-RM-50 D</li><li>▪ SW Catchment Areas Plan HD089-RM-55 D</li><li>▪ Exceedance Routes Plan HD089-RM-58 D</li><li>▪ Drainage Statement HD089-R001 C</li><li>▪ EV Charging Plan EVCP.01_C</li><li>▪ PV Locations PVLP.01_C</li><li>▪ Play Area Proposals 7052_107_A</li><li>▪ Hard Landscape Plan JBA 25 165 01 - REV D</li></ul> | <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents at set out in Land at Holt, Melksham Road - Drawing Schedule 22072026 v1.</p> |

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|  | <ul style="list-style-type: none"> <li>▪ Hard Landscape Plan JBA 25 165 02 - REV D</li> <li>▪ Hard Landscape Plan JBA 25 165 03 - REV D</li> <li>▪ Hard Landscape Plan JBA 25 165 04 - REV D</li> <li>▪ Soft Landscape Plan JBA 25 165 05 - REV E</li> <li>▪ Soft Landscape Plan JBA 25 165 06 - REV E</li> <li>▪ Soft Landscape Plan JBA 25 165 07 - REV E</li> <li>▪ Soft Landscape Plan JBA 25 165 08 - REV E</li> <li>▪ Soft Landscape Plan JBA 25 165 09 - REV E</li> <li>▪ Large Refuse Vehicular Tracking HD089-RM-81 D</li> <li>▪ Fire Tender Vehicular Tracking HD089-RM-82 E</li> <li>▪ Large Car Vehicular Tracking Plan HD089-RM-83 D</li> <li>▪ Pump Station Vehicular Tracking HD089-RM-84 C</li> <li>▪ House Type 1 Bed Flat (Plots 53-64) – Proposed Plans and Elevations HT.1BF.pe_B</li> <li>▪ House Type 3BW - Proposed Elevations HT.3BW.e_A</li> <li>▪ House Type 3BW - Proposed Floor Plans HT.3BW.p_A</li> <li>▪ House Type Banstead - Proposed Elevations HT.BAN1.e_A</li> <li>▪ House Type Banstead - Proposed Elevations HT.BAN.e_A</li> <li>▪ House Type Banstead - Proposed Plans HT.BAN.p_A</li> <li>▪ House Type Chilworth - Proposed Plans and Elevations HT.CHL1.pe_A</li> <li>▪ House Type Chilworth - Proposed Plans and Elevations HT.CHL.pe_A</li> <li>▪ House Type Eversley - Proposed Plans and Elevations HT.EVE.pe_A</li> </ul> |  |
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|  | <ul style="list-style-type: none"> <li>▪ House Type Highclere - Proposed Plans and Elevations HT.HIG2.pe_A</li> <li>▪ House Type Highclere - Proposed Plans and Elevations HT.HIG.pe_A</li> <li>▪ House Type Highclere - Proposed Plans and Elevations HT.HIG1.pe_A</li> <li>▪ House Type Lambourne - Proposed Elevations HT.LAM.e_A</li> <li>▪ House Type Lambourne - Proposed Plans HT.LAM.p_A</li> <li>▪ House Type Longstock V1 - Proposed Elevations HT.LON1_V1.e_A</li> <li>▪ House Type Longstock V1 - Proposed Elevations HT.LON_V1.e_A</li> <li>▪ House Type Longstock V1 - Proposed Plans HT.LON_V1.p_A</li> <li>▪ House Type Longstock V1 - Proposed Plans HT.LON1_V1.p_A</li> <li>▪ House Type Maizey/Ogbourne - Proposed Elevations HT.MAI_OGB.e_A</li> <li>▪ House Type Maizey/Ogbourne - Proposed Plans HT.MAI_OGB.p_A</li> <li>▪ House Type Marlborough (Plot 88) - Proposed Elevations HT.MRL2.e_B</li> <li>▪ House Type Marlborough (Plot 88) - Proposed Plans HT.MRL1.p_A</li> <li>▪ House Type Marlborough (Plot 39) - Proposed Elevations HT.MRL.e_B</li> <li>▪ House Type Marlborough (Plots 28, 39, 80 and 34, 46) – Proposed Plans HT.MRL.p_B</li> <li>▪ House Type Oakley V1 - Proposed Elevations HT.OAK1_V1.e_A</li> <li>▪ House Type Oakley V1/V2 - Proposed Elevations HT.OAK_V1.e_A</li> </ul> |  |
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|  | <ul style="list-style-type: none"> <li>▪ House Type Oakley V1/V2 - Proposed Plans HT.OAK.p_A</li> <li>▪ House Type Oakley V1/V2 - Proposed Plans HT.OAK1.p_A</li> <li>▪ House Type Oakley V2 - Proposed Elevations HT.OAK_V2.e_A</li> <li>▪ House Type Penwood - Proposed Plans and Elevations HT.PEN.pe_A</li> <li>▪ House Type Penwood - Proposed Plans and Elevations HT.PEN1.pe_A</li> <li>▪ House Type Penwood - Proposed Plans and Elevations HT.PEN2.pe_A</li> <li>▪ House Type Penwood (Plot 70-71) - Proposed Plans and Elevations HT.PEN3.pe_B</li> <li>▪ House Type Penwood (Plot 12) - Proposed Plans and Elevations HT.PEN4.pe_B</li> <li>▪ House Type Radley - Proposed Plans and Elevations HT.RAD.pe_A</li> <li>▪ House Type Radley - Proposed Plans and Elevations HT.RAD1.pe_A</li> <li>▪ House Type Ripley - Proposed Elevations HT.RIP.e_A</li> <li>▪ House Type Ripley - Proposed Elevations HT.RIP1.e_A</li> <li>▪ House Type Ripley - Proposed Plans HT.RIP.p_A</li> <li>▪ House Type Stanford - Proposed Elevations HT.STA.e_A</li> <li>▪ House Type Stanford - Proposed Plans HT.STA.p_A</li> <li>▪ House Type Stockbridge - Proposed Elevations HT.STOCK.e_A</li> <li>▪ House Type Stockbridge - Proposed Plans HT.STOCK.p_A</li> <li>▪ House Type Sunbourne - Proposed Elevations HT.SUNB.e_A</li> <li>▪ House Type Sunbourne - Proposed Plans HT.SUNB.p_A</li> </ul> |  |
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|             | <ul style="list-style-type: none"> <li>▪ House Type Sunbourne V1 - Proposed Elevations HT.SUNB_V1.e_A</li> <li>▪ House Type Sunbourne V1 - Proposed Plans HT.SUNB_V1.p_A</li> <li>▪ House Type Woolton - Proposed Elevations (Affordable) HT.WOO.e_A</li> <li>▪ House Type Woolton - Proposed Plans (Affordable) HT.WOO.p_A</li> <li>▪ Bin and Bike Store - Proposed Plan and Elevations BBS.pe_A</li> <li>▪ Barn Garage - Proposed Plans and Elevations BG.pe_A</li> <li>▪ Double Garage - Proposed Plan and Elevations DG.pe_A</li> <li>▪ Single Garage with Twin Car Port - Proposed Plan and Elevations SG1_CP1.pe_A</li> <li>▪ Single Garage - Proposed Plan and Elevations SG.pe_A</li> <li>▪ Twin Garage - Proposed Plan and Elevations TG.pe_A</li> <li>▪ Twin Car Port - Proposed Plan and Elevations CP.pe_A</li> <li>▪ Twin Car Port - Proposed Plan and Elevations CP3.pe_A</li> <li>▪ Twin Car Port - Proposed Plan and Elevations CP2.pe_A</li> <li>▪ Triple Garage - Proposed Plan and Elevations PG.pe_A</li> <li>▪ Substation - Proposed Plan and Elevations SS.pe_A</li> <li>▪ Streetscenes SS.01_B</li> <li>▪ Noise Impact Assessment 794-ENV-ACO-20979</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                  |
| Condition 2 | No development above slab level shall occur until final details of the low-carbon and renewable energy technologies, in line with the final approved Sustainable Energy Strategy has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No development above slab level shall occur until final details of the low-carbon and renewable energy technologies, in line with the final approved <b>Melksham Road, Holt Energy and Sustainability Statement Dated May 2026, prepared by AES Sustainability Consultants Ltd</b> has been submitted to and approved in writing by the local planning authority. Details shall include, but not |

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|             | development shall be carried out in accordance with the approved details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Condition 3 | EV charging points shall be provided in accordance with approved drawing No EV Charging Plan EVCP.01_B. No development above slab level shall occur until final details of the electric vehicle charge points that will be provided to each property has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details prior to occupation of the associated dwelling. | EV charging points shall be provided in accordance with approved drawing <b>P26-1118_DE_01_F_09 EV Charging Strategy</b> . No development above slab level shall occur until final details of the electric vehicle charge points that will be provided to each property has been submitted to and approved in writing by the local planning authority. Details shall include, but not necessarily be limited to location, number, dimensions and manufacturer's details. The development shall be carried out in accordance with the approved details prior to occupation of the associated dwelling. |
| Condition 4 | No development above slab level shall commence until the details of the materials to be used in the walls, roofs and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.                                                                                                                                                                                                                                                                                    | No Change to the wording, but this condition will need to be re-discharged to reflect Bellway's future s73 approval for materials layout.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Condition 5 | No development relating to the construction of the foul water pumping station shall commence on site until details of the design and materials of all railings, fences, gates, walls, bollards and other means of enclosure to the pumping station compound have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling within the development.                                                                                         | No Change to the wording, but this condition will need to be re-discharged to reflect Bellway's s73 approval for the details referenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Condition 6 | Notwithstanding the Energy and Sustainability Statement by AES Sustainability Consultants Ltd dated July 2024 the dwellings shall be constructed to meet, as a minimum,                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Notwithstanding the Energy and Sustainability Statement by AES Sustainability Consultants Ltd dated May 2026 the dwellings shall be constructed to meet, as a minimum,</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|              | the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.                                                                                                                                                                                                                                                                                    | the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.                                                                                                                                                                                                                                                                                                   |
| Condition 7  | The noise mitigation measures contained in Table 6.1 with reference to Figures 5 and 6 contained within Appendix A of the Noise Impact Assessment 794-PLN-MNP-00016 dated April 2025 shall be incorporated prior the occupation of any dwelling identified for Façade Treatment 2 or 3 and retained as such for the lifetime of the development.                                                                               | The noise mitigation measures contained within the Melksham Road, Holt Technical Note - Acoustics dated 29 <sup>th</sup> May 2026.                                                                                                                                                                                                                                                                                                            |
| Condition 8  | No dwelling hereby permitted shall be occupied until the parking spaces allocated to that dwelling, as shown on the approved Parking Allocation Layout Plan PAL.01_B have been constructed and made available for use. The parking spaces shall thereafter be retained solely for the parking of vehicles associated with the respective dwelling and shall be kept free from obstruction, including the storage of materials. | No dwelling hereby permitted shall be occupied until the parking spaces allocated to that dwelling, as shown on the approved <b>Parking Allocation Strategy P26-1118_DE_01_C_04</b> have been constructed and made available for use. The parking spaces shall thereafter be retained solely for the parking of vehicles associated with the respective dwelling and shall be kept free from obstruction, including the storage of materials. |
| Condition 9  | Prior to the first occupation of the apartment block, the layby parking spaces serving Units 58 and 64 shall be clearly demarcated in accordance with details to be submitted to and approved in writing by the LPA. The approved demarcation shall be maintained in a legible condition for the lifetime of the development.                                                                                                  | Condition to be removed as no longer applicable to Bellway's s73 proposals.                                                                                                                                                                                                                                                                                                                                                                   |
| Condition 10 | Prior to the first occupation of each dwelling the cycle parking for that property shall be provided and made available for use in accordance with the approved details.                                                                                                                                                                                                                                                       | No Change                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Condition 11 | A bin collection point within the curtilage of each Individual dwelling (other than where a muster point is provided) shall be identified and provided in accordance with a plan to be submitted and approved in writing by the LPA prior to the first occupation of any dwelling.                                                                                                                                             | No Change                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| Condition 12 | The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing adjacent highway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No Change |
| Condition 13 | The development hereby permitted shall not be first occupied until a scheme for the future maintenance of the roads and other communal areas has been submitted to, and approved in writing by, the Local Planning Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No Change |
| Condition 14 | All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the first dwelling. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. | No Change |
| Condition 15 | The rating sound level from the pumping station should be limited to 35dB(A) at the nearest noise sensitive dwellings, when calculated in accordance with BS4142.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No Change |
| Condition 16 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No Change |

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|  | (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation. |  |
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## Summary of Proposed Amendments

The proposed amendments can be summarised as follows:

- Substitution of approved house-types to deliver Bellway house-types in place of Bewley house-types (which reflect similar sq. ft. of those approved), or changed very slightly where there isn't an exact fit;
- Minor adjustments to the layout to include small changes to on plot soft landscaping and treatments to within the new unit curtilage;
- Small changes to include provision of garages in some areas where parking spaces were originally shown and relocation of parking spaces to better the approved layout; and
- Minor changes to the materials palette to reflect procurement conditions.

## Assessment

### *Scope of Application*

The total quantum of homes to be delivered by Bellway Homes remains consistent with the RMA approval PL/2025/04414 – no changes to the provision of affordable housing (including tenures) are proposed with an affordable partner already established. Bellway's proposals are consistent with the scale and type of development already considered and consented.

The submitted drawings also comply with delivering three plots to (M4(2) as required by the Section 106 Agreement.

### *Design*

The proposed Bellway house-types have been carefully selected to closely replicate the approved Bewley house-types, respecting the overall design approach, as approved at Reserved Matters. The use of materials across the site also replicates that of the approved scheme, however, there are small changes to the approved materials which have arisen because of commercial procurements:

The proposal does not conflict with key policies in the Wiltshire Core Strategy in that the proposals do not depart from the principle of design approved as part of RMA PL/2025/04414. Therefore, the proposal accords with Core Policies of the Wiltshire Core Strategy.

**Bellway**

Overall, the changes to the approved scheme are made principally for coordination purposes with Bellway's house-types. The proposed amendments nevertheless remain fully in accordance with the development plan and the overarching principles established in the Outline Planning Permission (Ref:PL/2022/03315), including noise, heritage, arboriculture and ecological considerations.

### **Summary**

This Section 73 application seeks limited and appropriate amendments to Condition 1, 2, 3, 6, 7, 8 and removal of condition 9 attached to the Reserved Matters Approval Ref.PL2025/04414.

The amendments are required to update the approved drawings and documents references and align the condition wording with Bellway documentation.

Together with this application, the respective planning fee of £2,167.00 has been paid via the Planning Portal. The application also encloses a series of updated drawings and documents (as per the table above) and encloses an updated Community Infrastructure Levy (CIL) Form.

Bellway Homes and its professional consultant team have been working very hard over the last couple of months to complete the necessary information to support this application. If there is anything that can be done to expedite the determination of the application, please do let us know. Otherwise, we look forward to receiving confirmation that the application is validated in due course.

Yours sincerely,

**Naomi Taylor**

**Head of Planning**

**Bellway**