

10 August 2026

Our Ref: 936/A3/CC

coral@grassroots-planning.co.uk

07818 426490

Jemma Foster – Planning Officer
Wiltshire Council

By email only

Dear Jemma,

RE: PL/2026/01072 – Land North of Devizes Road, Hilperton, Trowbridge – Submission of Revised Plans and Supporting Information

We write on behalf of Redcliffe Homes Limited in connection with the above outline planning application for the demolition of the existing building and the development of up to 80 dwellings, public open space, drainage, landscaping and ancillary works, with all matters reserved except for the main point of access from Devizes Road.

Following receipt and review of the consultation responses submitted in respect of the application, the project team has undertaken further technical work and made a number of amendments to the proposed development. The enclosed package of revised plans and supporting information has been prepared to respond to the matters raised by the Council's officers and statutory consultees, particularly in relation to urban design, highways, ecology, arboriculture, drainage and archaeology.

The revised proposals retain the principle of up to 80 dwellings but incorporate a series of changes to the layout and supporting strategies. These include updates to the site's movement connections, the safeguarding of land associated with the potential future roundabout, the relationship between development and existing trees, and the treatment of the landscape and ecological corridors. The revised information is intended to assist the Council in progressing its consideration of the application and is summarised in the sections below.

Highways

A Transport Note has been prepared by Pegasus Group in response to Wiltshire Council's highways consultation response dated 12th June 2026. The Note addresses the principal matters raised relating to walking and cycling improvements, the proposed fourth arm of the A361 roundabout, connections to PRow HILP21, future bus stop provision and the safeguarding of land for a potential future roundabout improvement.

The revised plans accommodate the requested widening of the footway/cycleway along the site frontage and provide a surfaced three-metre-wide pedestrian and cycle connection to HILP21 at the north-eastern corner of the site. Future bus stop locations remain identified within the scheme and can

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be secured at reserved matters stage, with the Travel Plan updated accordingly. Land required to safeguard the potential future roundabout arrangement has also been identified, and the masterplan amended to avoid conflict with this area. The Transport Note further explains the Applicant's position on the requested highways contribution and crossing arrangements, and concludes that there are no outstanding highways or transport reasons preventing the development. As such, we consider that the proposals accord with relevant Wiltshire Council policies.

Flood Risk and Drainage

Wiltshire Council's drainage consultation response raised no objection to the application, subject to conditions securing the detailed design, implementation and maintenance of the surface water drainage scheme.

For completeness, the Flood Risk Assessment and drainage strategy have been updated to reflect the latest site layout and the most recent Environment Agency Flood Map for Planning. The underlying drainage approach remains unchanged, with surface water managed through a combination of attenuation basins, underground storage, permeable paving and rain gardens before controlled discharge to the existing surface water sewer.

Ecology

A substantially updated Ecological Impact Assessment has been prepared in response to the comments from Wiltshire Council's ecologist and Natural England. This incorporates the final survey information, including the detailed botanical assessment undertaken in June 2026, and provides an updated assessment of the site's function for roosting, foraging and commuting bats associated with the Bath and Bradford-on-Avon Bats SAC.

Further consideration has been given to the loss of the existing bat roosts and grassland foraging habitat. The mitigation strategy includes a bespoke replacement bat roost within the 50-metre-wide wildlife buffer, additional integrated and tree-mounted bat boxes, sensitive lighting and the creation and long-term management of a mosaic of grassland, scrub, trees, woodland and SuDS habitats. These measures would retain a continuous dark corridor around the site and provide enhanced opportunities for bat foraging and movement.

The detailed botanical assessment confirms that the existing fields comprise modified grassland rather than 'other neutral' grassland. The sward is dominated by common coarse grasses, has less than 20% broadleaved herb and sedge cover and records an average species richness of 6.5 species within Parcel 1 and 5.5 species within Parcel 2. The grassland is therefore described as a relatively poor and uniform, agriculturally influenced habitat of Site importance, rather than a higher-value grassland resource.

The replacement and enhanced habitats would provide a qualitative improvement over this baseline, while the additionality assessment demonstrates no net loss of habitat available to foraging and commuting bats, as required by the Trowbridge and Westbury Bat Mitigation Strategy. The wider scheme would deliver an indicative 23.49% increase in habitat units and 29.14% increase in hedgerow units.

The revised assessment also addresses recreational pressure. Approximately 2.335 hectares of formal and informal accessible green space would be provided within the development, alongside improved connections to HILP21 and the wider public rights of way network. This would be supplemented by the proposed financial contribution towards strategic habitat and recreational mitigation in accordance with the Trowbridge and Westbury Bat Mitigation Strategy.

In light with the Salisbury & Wilton Swift's comments, the applicants can agree to the provision of 1 integrated swift box per dwelling, the details of which can be secured by condition.

Accordingly, subject to the completion of an Appropriate Assessment by the Council, we consider that the proposals comply with Policy CP50 of the Wiltshire Core Strategy.

Archaeology

Following the Council's request for further investigation, an archaeological evaluation has been undertaken in accordance with a Written Scheme of Investigation agreed with Wiltshire Council Archaeology Service. The works comprised 16 trial trenches targeted at features identified through the earlier geophysical survey.

The evaluation confirmed the presence of a Middle Iron Age enclosed settlement, including a substantial boundary ditch and associated pits, postholes and internal structural features. The remains are assessed as being of local significance, with their principal value relating to the understanding of the local settlement sequence rather than wider regional research priorities. The evaluation report provides the evidence required for the Council's archaeological adviser to determine the appropriate treatment of the remains, which can be secured through an archaeological mitigation strategy and planning condition as necessary.

Housing Enabling

Whilst the application is for outline planning permission, with details to come forward at the reserved matters stage, Redcliffe Homes have reviewed the proposed affordable housing mix and agree that this is acceptable.

Urban Design

The illustrative masterplan and supporting parameter plans have been revised in response to the Council's urban design comments. The amendments seek to provide a clearer and more coherent structure, with a stronger tree-lined primary route, improved active frontages and natural surveillance, and a more considered relationship between the built form, parking areas and adjoining open spaces. The revised scheme also retains future connections into the wider development area and provides a landscaped entrance from Devizes Road, with dwellings set back behind substantial green infrastructure.

The eastern part of the site remains defined by the 50-metre-wide landscape and ecological corridor, incorporating additional tree and woodland planting, naturalistic SuDS features and pedestrian connections. Matters such as detailed architecture, materials, boundary treatments and the precise design of streets and spaces would be developed through the reserved matters process, informed by the Council's comments and the character of Devizes Road.

Designing Out Crime

The comments from Wiltshire Police have been considered in preparing the revised illustrative layout. The principal matters raised related to the security of pedestrian alleyways, the limited natural surveillance of rear parking courts and the need for clear defensible space where dwellings adjoin public routes.

The revised layout has sought to reduce enclosed and poorly overlooked parking arrangements, strengthen active frontages and improve surveillance over streets, parking areas and pedestrian routes. Detailed boundary treatments, including lockable gates to any remaining rear access routes and suitable defensible space beside dwellings, can be secured through the subsequent reserved matters application.

Trees

The loss of a number of existing trees is regrettable; however, it arises from the need to achieve an efficient and viable form of development which makes best use of the site while accommodating the access, drainage, ecological and wider layout requirements. The revised Arboricultural Impact Assessment has been updated to reflect the latest masterplan and identifies the trees to be removed, together with the protection measures required for those retained.

The proposals retain the principal boundary vegetation and incorporate substantial new planting within the landscaped frontage, streets and ecological corridor. On balance, the identified tree losses are considered necessary to secure a coherent and deliverable scheme, with replacement planting and long-term management providing appropriate mitigation and an opportunity to strengthen the site's overall green infrastructure.

Public Art

The applications have confirmed that their preference would be to provide a contribution towards Public Art and the figure proposed is agreed.

Education

The applicants would be grateful for education contributions to be recalculated and considered given it is understood that there is a surplus of secondary school places in the area.

Public Open Space

The applicants can confirm that the proposals meet the requirements for Public Open Space and Equipped Play Space, with remaining requirements to be provided via contributions.

Waste Management

The applicants have no objection in principle to the contributions requested but seek clarification on the amount requested, as it is understood that this is £100 per dwelling, which would equate to £8,000, as opposed to £9,200.

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Climate Change

The Climate Team requested that the development maximise opportunities for roof-mounted solar PV, battery storage and low-carbon heating, including heat pumps. These matters relate principally to the detailed design of the dwellings and can be addressed through the subsequent reserved matters application, with the scheme designed to achieve high levels of energy efficiency and respond to the Future Homes Standard.

Environmental Protection

The Environmental Control and Protection Team raised no objection in principle to residential development, subject to conditions relating to the assessment and mitigation of noise, the acoustic impact of air-source heat pumps and the control of construction activities through a Construction Environmental Management Plan and agreed working hours. The Applicant is content for these matters to be secured by appropriately worded planning conditions.

Public Rights of Way

The Public Rights of Way Officer welcomed the proposed connection from the development to byway HILP21. The revised masterplan retains this connection, including a surfaced pedestrian and cycle route at the north-eastern corner of the site. The long-term management arrangements will include maintenance of the hedge adjoining HILP21, and the requested contribution towards improvements to public rights of way access infrastructure can be addressed through the Section 106 Agreement.

Hilperton Parish Council Comments

The Parish Council's objection raises matters relating to the principle of development, ecology, highway safety and accessibility, landscape character and the availability of supporting infrastructure. These matters have been considered through the application documents and the further information now submitted. The site lies immediately adjacent to the existing settlement and is well related to surrounding housing, employment, education, bus services and active travel routes. The Highway Authority has confirmed that a sustainable transport objection would not be defensible, while the updated plans provide improved walking and cycling connections, including a surfaced link to HILP21, and safeguard land for the potential future improvement of the A361 roundabout.

The revised ecological information responds directly to the concerns regarding protected bats and recreational pressure through updated survey work, a bespoke replacement bat roost, the retention and enhancement of the 50-metre ecological corridor, habitat creation, sensitive lighting and strategic mitigation. The revised layout and landscape strategy also retain substantial peripheral vegetation and provide significant new planting to soften the development and reinforce the site's green infrastructure. Education, affordable housing, public open space, waste and other necessary infrastructure requirements can be secured through the Section 106 Agreement and appropriate planning conditions.

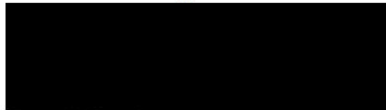
Accordingly, the matters raised by the Parish Council have either been addressed through the revised submission or can be appropriately controlled through the subsequent planning and legal agreement process.

Conclusion

We are happy to provide additional information to assist with points of clarification in respect of the technical matters raised and meet with relevant officers if required, to hopefully bring this application forward to a positive determination.

Should you wish to discuss this in any way, please do not hesitate to contact us – otherwise we look forward to your confirmation that the relevant plans and documents have been uploaded and sent out for re-consultation.

Yours sincerely,



Coral Curtis
Director