



Planning Statement

Land south of White Horse Business Park, Trowbridge,
Wiltshire

Allison Homes

August 2026



1. Introduction

- 1.1 This planning statement accompanies a Reserved Matters application relating to land South of White Horse Business Park, Trowbridge. The statement explains the planning history of the site, relevant policy considerations and justifies the approval of this reserved matters application.

- 1.2 Outline Planning Permission was granted in August 2026 for:

'Outline application for up to 70 dwellings, landscaping, green infrastructure, associated drainage measures and vehicular access from the A363 as well as all associated works. Matters to be considered: Access into the site.'

- 1.3 This application is therefore submitted pursuant to Outline Planning Permission 20/03641/OUT and seeks Reserved Matters approval (appearance, landscaping, layout and scale) of 70 dwellings and comprises the necessary information required to form a reserved matters submission but also details expressly required to form part of the reserved matters submission within the planning conditions. For the avoidance of doubt, those conditions are:

- 6 – Detailed Housing Mix Strategy
- 7 – Sustainable Energy Strategy
- 8 – Acoustic Report
- 9 – Revised Arboricultural Impact Assessment

- 1.4 In addition to those matters for which details are required to be submitted pursuant to conditions for the reserved matters submission, details are also provided pursuant to a number of conditions and as such they form part of the application. Those conditions for which details are submitted for discharge are:

- 14 – Construction Method Statement
- 15 – Construction Method Statement
- 16 – Construction Environmental Management Plan
- 17 – Landscape & Ecological Management Plan
- 18 – Biodiversity Enhancements

- 1.5 The Section 106 agreement that accompanied the outline consent required the delivery of the following:

- 30% affordable (60% rented and 40% S/O)
 - 10% affordable (M4(2))
 - Affordable units with shower rooms to be NDSS compliant or 85% compliant
 - On site POS requirement of 34.93m² per Residential Unit up to a maximum of 2577.12 m² (excluding the Play Areas)
 - Play Areas to be calculated based on the Wiltshire Council Fixed Play Area Specification January 2021 and include a LAP and a LEAP
 - Highways works to include a right turn lane and full width resurfacing on A363, toucan crossing, 4m segregated foot / cycle paths, drainage, street lighting alterations, raised kerbs, two new bus stops with shelters and RTPI
 - Open Space to include an attenuation basin to be provided and maintained
 - Travel Plan Required
 - LEMP Required
 - Travel Plan and Travel Plan Co-Ordinator required
 - LAP and LEAP required on-site, but area has been removed
 - Enter S278 pre commencement
- 1.6 In terms of financial contributions stated within the s106, the payments required equate to a total value of £567,414.00 and include:
- Air Quality Contribution (£10,000)
 - Early Years Contribution (£143,504)
 - Green Travel Voucher (£17,500)
 - Pedestrian and Cycle Improvement Contribution (£107,370)
 - Public Art Contribution (£21,000)
 - Public Right of Way Contribution (£20,000)
 - Sports Pitch Contribution (£21,476)
 - Traffic Calming Contribution (£11,974)
 - Travel Plan Monitoring Fee (£7,500)
 - Trowbridge Bat Mitigation Strategy Contribution (£68,040)
 - Trowbridge Transport Strategy Contribution (£121,000)
 - Waste and Recycling Contribution (£8,050)
 - Monitoring Fee (£10,000).
- 1.7 As part of the outline planning permission the following plans were approved (as scheduled in condition 4):
- Location Plan: 1001 Received on 1st June 2020
 - Green Infrastructure Parameters Plan: NPA 11020 301 rev P04 received on 29th August 2023
 - Parameter Plan – Land Use: Rev P04 500 Rev K received on 29th August 2023
 - Proposed right turn lane access: 003 Rev F received on 14th Feb 2024
 - Swept path analysis: 006 rev D received on 14th Feb 2024

1.8 The outline planning permission was granted with 24 planning conditions (although the decision notice numbers 26 conditions but conditions 3 and 22 are omitted) which are summarised as follows (further details on each of these are contained in further sections of this statement):

- Scheme to start being implemented within two years post final RM approval.
- Reserved Matters to be made within 3 years ie by 11/08/26
- Schedule of approved plans
- Phasing Plan to be approved
- Housing Mix Strategy to be approved
- Sustainable Energy Strategy to be approved
- Acoustics Design to be approved
- AIA, TPP, TCP, & AMS to be approved
- Biodiversity Net Gain Calculations to be approved
- Archaeology Evaluation Report to be approved
- Phase 1 & 2 Contamination Report to be approved
- Construction Management Statement & Construction Method Statement to be approved with RM
- CEMP & LEMP to be approved with RM
- Integral Feature Plan to be approved with RM
- Detailed Scheme & timetable for the creation of the SuDs to be approved with RM
- Development to be carried out in accordance with the Ecological Impact Assessment (NPA 11020) April 2020), Ecology Addendum (NPA 11020, January 2022, Ecology Addendum (NPA 11020, July 2023).
- External Lighting Strategy to be approved at RM and post development
- Pedestrian Route to be approved prior to development
- Visibility Splay to be approved prior to development

1.9 In Summary, therefore actions are required for each of the conditions as follows:

- Compliance (4 conditions) – 1, 2, 4 and 20.
- To form part of Reserved Matters Submission (4 conditions) – 6, 7, 8 and 9.
- To be approved prior to commencement (11 conditions) – 5, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 22
- Other Discharge (5 conditions) – 10, 21, 23, 24, & 25.

1.10 This Planning Statement does not repeat information that accompanied the outline applications (site details, planning history, planning policy considerations etc.), as the principle of development has already been confirmed through the grant of the outline planning permissions. The purpose of this Statement is to explain the reserved matters for which detailed approval is being sought in relation to the residential development.

2. Site Description

- 2.1 The site consists of Land to the South of White Horse Business Park, Trowbridge, Wiltshire. The site generally falls in a north easterly direction towards the A363 Bradley Road, with the lowest point being in the northeastern corner adjacent to the existing roundabout at the junction of Bradley Road and Woodmarsh.
- 2.2 The development sits within a larger allocation extending from Bradley Road to Westbury Road. This site is allocated in the Wiltshire Housing Site Allocations Plan (adopted February 2020) for development under Policy H2.2 Land off the A363 at White Horse Business Park.
- 2.3 It is of note that a development to the east consisting of 62 units is currently under consideration, reference: PL/2022/05426.
- 2.4 The overall site measures some 8.37ha but only 1.77ha of the site is being used for residential development to accommodate 70 dwellings 21 of which will be affordable homes. The remaining 6.6ha will be provided as green infrastructure which will form both formal and informal play areas, on-site attenuation features and landscape planting.

3 Planning Policy Context:

- 3.1 The Reserved Matters proposals are considered to accord with the objectives of the adopted Wiltshire Development Plan and the National Planning Policy Framework through the delivery of a well-designed residential neighbourhood which contributes towards local housing needs whilst respecting the approved design and environmental parameters established through the outline consent.
- 3.2 Whilst the principle of residential development has been established through the grant of Outline Planning Permission reference 20/03641/OUT, this Reserved Matters application has been prepared having regard to the relevant constraints and opportunities set out within the outline consent, the Development Plan and National Planning Policy.
- 3.3 The application site forms part of the allocated housing site identified under Policy H2.2 (Land off the A363 at White Horse Business Park) within the Wiltshire Housing Site Allocations Plan and therefore represents a location where residential development is supported in principle. The approved outline planning permission confirms the acceptability of the proposed quantum of development, access arrangements and associated infrastructure.
- 3.4 The detailed proposals have been informed by the approved Parameter Plans and seek to deliver a high-quality residential environment which responds positively to the site's context, landscape setting and surrounding built form. Particular regard has been given to design quality, place making, accessibility, biodiversity enhancements, sustainable drainage, sustainable transport and the provision of attractive public open space.

4 Housing Mix

- 4.1 This reserved matters application includes 21 houses which will be provided as affordable homes. There will be a mix of terraces, bungalows, semi-detached and detached properties within this delivery.
- 4.2 All of the proposed homes have been designed to comply with and exceed Wiltshire Council policy requirement that all new homes meet 85% of Nationally Described Space Standard (NDSS). See below the proposed housing mix:

North Bradley (70 Units)						
Unit Type	Storey:	Ref:	Beds	Sqft	Total Sqft	No. Units
Burley	1	BUR	2B	758	758	1
Danbury	2	DAN	2B	753	12,048	16
Loxley	2	LOX	2B	855	5,985	7
Fulford	2	FUL	3B	906	19,932	22
Morley	2	MOR	3B	1,001	8,008	8
Oatley	2	OAT	3B	1,002	9,018	9
Totley	2	TOT	4B	1,165	8,155	7
Total					63,904	70

Area (Gross)	8.87 ha	NET Dwellings per Hectare	43.8
Area in Hectares (NDA)	1.60 ha	Sqft per Hectare NDA (Approx.)	39,940
Area in Acres (NDA)	3.95	Sqft per Acre NDA (Approx.)	16,163

- 4.3 Whilst the above sets out the proposed mix, the proposed mix of the affordable housing as shown on drawing 104 is:

Type:	Bedrooms	Tenure	Number
Burley	2B	Affordable Rented	1
Danbury	2B	Affordable Rented	6
Loxley	2B	Affordable Rented	1
Oatley	3B	Affordable Rented	4
Totley	4B	Affordable Rented	1
Danbury	2B	Shared Ownership	2
Loxley	2B	Shared Ownership	3
Morley	3B	Shared Ownership	3

5 Proposed Development

- 5.1 The Outline Planning Consent was for the erection of up to 70 dwellings with access approved. As part of this application, we are seeking reserved matters approval for appearance, landscaping, layout and scale, public open space (including play space, landscaping, drainage works, pedestrian, cycle and vehicular links and associated infrastructure.
- 5.2 The Green Infrastructure Parameter Plan and the Land use Parameter Plan have been approved as part of the outline planning consent. These approved drawings along with access plans have been used to inform the design proposals for the reserved matters application.
- 5.3 The proposals will follow sound principles of urban design, which are informed by the site's context, relevant design policies, and the consented outline scheme to create an attractive and functional environment which supports sustainable lifestyles.
- 5.4 The proposed description of development for this submission is:

'Reserved Matters Application (scale, layout, appearance and landscaping for the erection of 70 Dwellings pursuant to outline planning permission 20/03641/OUT (Outline application for up to 70 dwellings, landscaping, green infrastructure, associated drainage measures and vehicular access from the A363 as well as all associated works). Discharge of conditions 14 and 15 (Construction Method Statement), 16 (CEMP), 17 (LEMP) and 18 Biodiversity Enhancements.'

Access:

- 5.5 Access into the site has been approved through the outline consent and more specifically drawings 003 rev F and 006 rev D that are identified as approved drawings under the outline scheme. It is not our intention to deviate from those approved drawings in this Reserved Matters submission. However, it is important to comment on other access related matters.
- 5.6 In addition to the main site entrance the development will create a pedestrian link to Woodmarsh Road and the adjoining land to the south to provide direct routes to local services and facilities.
- 5.7 All roads, footpaths and parking areas will be surfaced in tarmac. Grey block strips will be introduced as rumble strips visually define key locations and help reduce vehicle speeds.

- 5.8 Allocated parking has been located conveniently serve to individual plots with electric vehicle charging points with off-street frontage or side parking provision for every household. Visitor parking spaces are clearly identified and placed in sensible locations, meeting occasional demand without hindering access for residents. Further, secure cycle storage has been provided for each dwelling and shown within rear gardens away from public view.
- 5.9 During the construction works, temporary access will be taken from Woodmarsh to the west as outlined within the submitted Construction Environmental Management Plan. The formation of a temporary access will enable the main access from the A363 to be formed and then construction and residential traffic will be separated from one another during the construction process. Once the development has been completed, the temporary access will be removed and a replacement tree / hedge will be planted.

Scale:

- 5.10 The scheme comprises small terrace, semi-detached and detached houses with a maximum of height of two storey with a small number of bungalows to reflect the scale of the surrounding built environment.
- 5.11 The scale of the development is limited by the surrounding residential context by the need to create successful streets and to create a sense of place and has been designed to reflect the scale, density and car parking configuration of the built environment at approximately 40dph.
- 5.12 The development is formed around three routes (Southwick Road, Church Lane & Woodmarsh Road) and the design will demonstrate the distinctive characteristics of the local area in terms of scale, grain, architectural details & materials, all of which have historically contributed to the distinctiveness of place.

Layout and External Appearance:

- 5.13 The proposed planning layout (figure 14) is the result of an evolutionary process that started with an understanding of the outline application and the policy background, informed by the suite of local and national design guidance, conceived with an understanding of the site constraints and supporting technical work and evolved via an iterative design process.

- 5.14 The proposed layout consists of 70 new homes, which includes 21 (S106) affordable homes. To create a balanced community the proposed 70 homes are split between: 2B (34%), 3B (56%), 4B (10%).
- 5.15 The overall site area is 8.37ha, with 1.60ha being used for the residential development and the remaining land will be used as: green infrastructure, public open space, landscaping, formal play space as well as highways and drainage infrastructure.
- 5.16 The illustrative layout has been used as a foundation for the design proposals with in-built knowledge sought from the local community and local authority following the consent of outline planning.
- 5.17 The proposed planning layout is the result of an evolutionary process that started with an understanding of the outline application and the policy background, informed by the suite of local and national design guidance, conceived with an understanding of the site constraints and supporting technical work and evolved via an iterative design process.
- 5.18 Views along streets are properly terminated by a key building, helping to create an attractive environment and enhance legibility of the layout.
- 5.19 The layout is structured around five perimeter blocks served from the primary street and series of secondary streets. These blocks have been configured to reduce the impact of the development on existing and proposed bat habitats.
- 5.20 The layout has been designed to accommodate efficient refuse collection from every home. Waste collection will be taken from all adopted streets and will generally happen from the front of homes aligned to parking areas.
- 5.21 The layout has been designed to accommodate efficient refuse collection from every home. Waste collection will be taken from all adopted streets and will generally happen from the front of homes aligned to parking areas.

External Appearance

- 5.22 The proposed development has been carefully designed to integrate with the historic fabric of North Bradley, drawing on local architectural cues to create a cohesive identity and a strong sense of place and will follow sound principles of urban design, which are informed by the site's context, relevant design policies, and the consented outline scheme to create an attractive and functional environment which supports sustainable lifestyles.
- 5.23 The primary elevation materials are red multi brick and cream render with brown or grey tiles for roofing materials.

- 5.24 Primary Homes are traditional in architectural character with façades consisting of full red multi brick elevations or mixed material render (cream) and red multi brick. Roofs will be finished in brown or grey tiles to reinforce the traditional appearance. Windows are proposed as casement-style units with soldier-course brick headers, with projecting brick course running across the elevation below first and ground floor windows. Front entrance doors will be half-glazed panelled designs accompanied by simple, traditional mono-pitch canopies. Boundary treatments will consist of informal low level planting.
- 5.25 Landmark Homes share the same architectural language as Primary Homes to establish a cohesive identity and reinforce a distinctive sense of place. In keeping with the appearance of landmark buildings in North Bradley, buff stone quoins have been incorporated to create distinctive and memorable buildings that articulate key spaces and emphasise important gateways within the development. Boundary treatments will consist of formal low-level hedgerows.
- 5.26 A small number of units with buff recon stone quoins will be located in key spaces and gateways aiding the legibility of the scheme, and reflecting the local vernacular.
- 5.27 The proposed street scenes reflect a strong dialogue with the traditional architectural character of North Bradley. Landmark and Primary Homes work in harmony to create a coherent and legible streetscape, with consistent use of locally inspired materials that reinforce a sense of place and respect the village's established character.

Landscaping and Play Space

- 5.28 A comprehensive landscaping scheme is proposed and has been incorporated into the proposal and a LAP and a LEAP. The overall vision is to provide an extensive high-quality and robust network of multifunctional Green Infrastructure, with a strong sense of place, embracing and reflecting the local character and making the most of the opportunities afforded by the site.
- 5.29 The Landscape Strategy Plan incorporates the habitats and features for the reserved matters proposal and has sought to enhancements from Bradley Road to the north with large stature species avenue tree planting, as well as large stature tree species within the POS as parkland trees.
- 5.30 The SUDS features have been integrated into the landscape as potential informal play opportunities, together with planting to soften the edges. We have allowed for up to 0.2ha of amenity to manage grassland for informal play.

- 5.31 The scheme includes biodiversity enhancements including bird boxes, bat boxes and hedgehog highways. Trees have been carefully designed into the street as an iterative process through the detailed design. Sufficient space has been allowed for trees to establish and mature, taking into account relationships with highways, surfaces, homes and buildings.
- 5.32 New pedestrian routes have been created and integrated into the landscape of the site. Paths within the public open space are linking to create a looped walking route through the new community parkland.
- 5.33 The landscape treatment to built form provides an important role in defining the hierarchy and character of each street type.

Energy and Sustainability

- 5.34 Aside from the above reserved matters, it is considered relevant to comment on Energy and Sustainability.
- 5.35 The proposed development has been designed to meet and exceed the sustainability standards set out in planning policy. The scheme adopts a fabric-first energy strategy, focusing on passive design principles to minimise energy demand. With heating and hot water provision being operated through Air Source Heat Pumps.

6 Proposed Development

6.1 The outline consent has a series of conditions attached to both inform the content of future reserved matters applications and require further details to be provided. This reserved matters application seeks approval of all the reserved matters of the outline consent, namely: access, appearance, hard/soft landscaping, layout and scale. Details relating to design and layout are set out within the Architectural Statement of Compliance

6.2 In addition to the architectural compliance, regard must be had to the planning conditions attached to the outline consent. For completeness therefore, the following section comments on each of the conditions individually.

1 Time Limits: The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

The outline consent was dated 11 August 26 and as such this application has been submitted well within the allowed for timetable.

2 Reserved Matters: Application(s) for the approval of all of the reserved matters (should this development be advanced on a phased manner) shall be made to the Local Planning Authority before the expiration of three years from the date of outline permission being granted.

The outline consent was dated 11 August 26 and as such this application has been submitted well within the allowed for timetable.

3 n/a: There is no condition 3.

4. Approved Plans: The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Drawing Number 1001 (Location Plan) received by the Local Planning Authority on 1st June 2020
Drawing Number NPA 11020 301 Rev P04 (Green Infrastructure Parameters Plan), 500 Rev K (Parameter Plan – Land Use) received by the Local Planning Authority on 29th August 2023
Drawing Numbers: 003 Rev F (Proposed right turn lane access) 006 rev D (swept path analysis) received by the Local Planning Authority on 14th Feb 2024

The scheme shall be designed in full accordance with these documents.

5 Phasing Plan: No development shall commence on site until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in phases and each reserved matters application shall refer to a phase, phases, or part thereof, as identified in the Phasing Plan, as may be approved. Any subsequent changes to the approved Phasing Plan must be submitted to and approved in writing by the Local Planning Authority

The reserved matters shall be submitted as a single phase unless otherwise agreed by the Local Planning Authority through the submission of a phasing plan and the development shall be implemented in accordance with that approved plan.

6 Housing Mix Strategy: A detailed housing mix strategy, including the number and size of dwelling units shall be submitted with each reserved matters application which provides details of the proposed dwellings. The development shall be carried out in accordance with the approved housing mix.

The scheme has been designed in full accordance with the approved housing mix and through the submission of a planning layout.

7 Sustainable Energy Strategy: A revised Sustainable Energy Strategy shall be submitted with each reserved matters application which provides details of the proposed dwellings and shall include details of operational energy, embodied carbon, climate change adaptation measures. sustainable transport, low-carbon and renewable energy.

The relevant report is attached to this submission to demonstrate compliance with the provisions.

8 Acoustic Design Scheme: An Acoustic Design Scheme or a scheme for the protection of the proposed dwellings from external traffic noise shall be submitted with each reserved matters application which provides details of the proposed dwellings. The Scheme shall use Good Acoustic Design (in accordance with the Professional Practice Guidance: Planning and Noise New Residential Development (May 2017 or later versions)) to achieve the following noise limits:

a) bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an L_{Amax,F} of 45dB.

b) living rooms and dining rooms technologies, electric vehicle charging points. The development shall be carried out in accordance with the details approved by the Local Planning Authority.

c) external noise levels within private external amenity spaces shall not exceed 50 dB LAeq,16hr (0700 – 2300)

The development shall be carried out in accordance with the details approved by the Local Planning Authority prior to the first occupation.

This Reserved Matters application has been prepared with full consideration to this planning condition, and the proposals will follow sound principles of urban design, which are informed by the site's context, relevant design policies, and the consented outline scheme. shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A) The development shall be carried out in accordance with the details approved by the Local Planning Authority prior to the first occupation.

A Noise Assessment has been prepared by LFAcoustics Consulting Engineers to support this Reserved Matters application and that document forms part of the application submission.

9 Arboricultural Assessment: A revised Arboricultural Impact Assessment, with Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, prepared in accordance with BS5837:2012, shall be submitted with the first reserved matters application and each subsequent reserved matters application. to demonstrate the consideration and protection of the trees within the revised design, as well as the appropriate methods and materials used for construction. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

A revised Arboricultural Impact Assessment has been prepared by GE Consulting to support this Reserved Matters application and that document forms part of the application submission. The details are contained on Arboricultural Impact Assessment & Method Statement: 3208-AIAMS-KO.

10 BNG: The development shall be completed in accordance with the Biodiversity Metric 3.0, NPA, July 2023 P02 or a subsequent revised Biodiversity Metric Calculation to be submitted to and approved in writing by the Local Planning Authority. This condition will be discharged when a report has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the development has been completed in accordance with the approved metric calculation. The report will demonstrate for habitats and hedgerows and that the development will achieve at least 100% mitigation (ie: no net loss) for land lost to development. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

The development shall be completed in accordance with the Biodiversity Metric 3.0, NPA, July 2023 P02 or a subsequent revised Biodiversity Metric Calculation to be submitted to and approved in writing by the Local Planning Authority.

This condition will be discharged when a report has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the development has been completed in accordance with the approved metric calculation. The report will demonstrate for habitats and hedgerows and that the development will achieve at least 100% mitigation (ie: no net loss) for land lost to development. The development shall then be carried out in accordance with the details approved by the Local Planning Authority.

A full lighting scheme has been prepared to support this Reserved Matters application and that document forms part of the application submission, and the details are contained on Biodiversity Net Gain Report: 3208-BNG-LO - Rev V2 & The Statutory Biodiversity Metric Start Page.

11 Archaeology: Prior to any construction starting on site, the site area covered by Trenches 13, 14, 15 as detailed in the submitted Archaeological Evaluation Report carried out by Cotswold Archaeology dated May 2021 shall be monitored by qualified archaeologists during preparatory groundworks. A full archaeological excavation shall also be carried out on the site area delimited by evaluation Trenches 18-22. A report identifying the results shall be submitted to and approved in writing. The development shall then be carried out in accordance with the approved details.

The trial trench evaluation comprised the excavation of twenty-two trenches. A series of ditch, pit and posthole features were identified in the eastern part of the site which were interpreted as possibly relating to an Iron Age settlement. Medieval and Post Medieval agricultural activity was also evident in the trial trenches.

Tetra Tech have produced Archaeological Written Scheme of Investigation to support this application following the trial trenching carried out on site and further works are programmed for October 2026.

12 Contamination: No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme.

On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so as to ensure the details are agreed prior to occupation of the first dwelling.

13 Drainage: No development shall commence on site until the the following information regarding drainage have been submitted to and approved in writing by the Local Planning Authority:

- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year rainfall event with no flooding on site
- Calculations which demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
- Mitigation measures that are to be put in place to reduce the risk of flooding to any property in the 1 in 100 year + climate change event
- details of the finished floor levels which should be at minimum 150mm above the 1 in 100 year + climate change flood level
- groundwater monitoring that accounts for seasonal variation to determine the highest groundwater level
- confirmation that groundwater can interact with the proposed attenuation basins and if necessary provide flotation calculations and consider lining the attenuation basin
- arrangements for ownership and ongoing maintenance of SuDS over the lifetime of the development.
- an emergency plan due to the access predicted to flood

The development shall then be carried out in accordance with the approved details.

A full Drainage Scheme has been prepared to the submission of this Reserved Matters application and that document forms part of the application submission, and the details are contained as part of the Engineering details produced by Sands, Attenuation Basin Access & Maintenance Plan 2503 Rev P01 & Onsite Attenuation Basin Typical Sections 2504 Rev P01.

14 Construction Management Statement: No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries;
- j) pre-condition photo survey

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

A Construction Method Statement has been prepared to support this submission and as such the details required herein form part of the scheme for approval.

15 Construction Method Statement: No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- 1. Routing plan
- 2. Traffic Management Plan (including signage drawing(s))
- 3. Number (daily/weekly) and size of delivery vehicles.
- 4. Number of staff vehicle movements.
- 5. Details of temporary/permanent Traffic Regulation Orders
- 6. Phases plan

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

A Construction Method Statement has been prepared to support this submission and as such the details required herein form part of the scheme for approval.

16 Construction Environmental Management Plan: No development shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The CEMP shall include a detailed marked-up plan showing detail of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Phasing plan for bat habitat creation and landscape works along the eastern boundary and the area of informal bat habitat in the south/south-western part of the site.
- b) Identification of ecological protection areas/buffer zones/bat habitat and tree root protection areas and details of physical means of protection, e.g. exclusion fencing and including who will be responsible for its installation.
- c) Locations of temporary work areas/construction compounds.
- d) Details on locations of any construction lighting (if required: Note: this must be kept away from boundary features).
- e) Working method statements for protected/priority species, such as nesting birds, and reptiles.
- f) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts/bats; this should comprise the pre-construction/construction related elements of strategies only.
- g) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- h) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- i) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The development shall then be carried out in accordance with the approved CEMP.

A Construction Ecological Management Plan has been prepared by GE Consulting to support this Reserved Matters application and that document forms part of the application submission. The details for this is 3208-CEMP-LO Rev V2.

17 Landscape and Ecology Management Plan: No development shall commence on site until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the approved Green Infrastructure Parameters Plan NPA 11020 301 P04 and the Biodiversity Metric 3.0 (NPA July 2023 P02 submitted with the application, or a revised Biodiversity Metric submitted and approved. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development in perpetuity, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall include a plan to clearly indicate who the area will be adopted and maintained by, details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured and a timetable for the monitoring of the habitats post construction.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

A LEMP has been prepared by GE Consulting to support this Reserved Matters application and that document forms part of the application submission. The details for this is 3208-LEMP-LO Rev V2.

18 Biodiversity Enhancements: No development shall commence on site until a plan (details) for the selection, siting, positioning and installation of integral roosting/nesting features (ratio of 1 feature: 1 building) for bats and birds has been submitted to, and approved in writing by, the local planning authority.

The plan should show the green infrastructure that the development is to provide, illustrating how birds and bats that will be using the features have access to the relevant habitat/food resource in nearby suitable habitat.

The installation plan should be prepared in accordance with the requirements of BS 42021.

The integral feature should identify, as a minimum:

- a) the bird/bat species likely to benefit from the proposed integral nest feature.;
- b) the type of integral feature to be installed;
- c) the specific buildings on the development into which features are to be installed, shown on appropriate scale drawings. Note: where integrated features are being provided for colonial nesters e.g. swifts, house sparrows some buildings will have more integrated features and some buildings will have no integrated features and this is acceptable;
- d) the location on each building where features are to be installed, shown on all appropriate building plans and elevations;

The integral feature plan should be implemented in accordance with the approved details and all features retained in that manner for the lifetime of the development.

This application seeks Reserved Matters approval that covers all of the above matters and as such this must be considered as a full and final reserved matters submission.

19 Mitigation Enhancement: No development shall commence on site, a detailed scheme and timetable for the provision and creation of the SuDs located in the northern part of the site/within the public open space area has been submitted to and approved in writing by the Local Planning Authority. The SuDs shall be designed as a permanent

waterbody with a diverse marginal structure using trees, shrubs and grasses to provide suitable aquatic habitat for foraging bats.

The development shall then be carried out in accordance with the approved details.

This application seeks Reserved Matters approval that covers all of the above matters and as such this must be considered as a full and final reserved matters submission.

20 Ecology: The development hereby approved shall be carried out in accordance with the following documents:

Ecological Impact Assessment (NPA 11020) April 2020)
Ecology Addendum (NPA 11020, January 2022)
Ecology Addendum (NPA 11020, July 2023).

The scheme has been designed in full accordance with these documents.

21 Post Development Lighting Strategy: The dwellings hereby approved shall not be first occupied until a post-development lighting strategy survey has been submitted to and approved in writing by the Local Planning Authority. The survey shall be conducted in accordance with the Trowbridge Bat Mitigation Strategy and shall demonstrate compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

The development will be undertaken in accordance with the relevant details and a post implementation survey will confirm as such so as to protect the bats as required.

22 n/a: No Condition.

23 Highways Safety: No development shall commence on site until full details of the pedestrian route and connection to Woodmarsh has been submitted and approved in writing by the LPA. The pedestrian route shall thereafter be provided prior to the occupation of the 35th residential unit on the site and shall remain open for public use at all times in perpetuity.

The development shall be implemented in accordance with the approved details. Whilst these details have not been prepared to support the submission of this Reserved Matters application, this report will be prepared in due course so to ensure the details are agreed prior to commencement of development.

24 Visibility Splay: No part of the development hereby approved shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

This scheme has been prepared to the submission of this Reserved Matters application and that document forms part of the application submission, and the details are contained as part of the Engineering details produced by Sands.

25 External Lighting: No external lighting shall be installed on site until plans showing the type of light appliance, the height, and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'The Reduction of Obtrusive Light' (ILP, 2021), have been submitted to and approved in writing by the Local Planning Authority.

The approved lighting shall be installed and shall be maintained in accordance with the approved details.

A full lighting scheme has been prepared to support this Reserved Matters application and that document forms part of the application submission, and the details are contained on the Lighting Impact Assessment, 1816-LB-XX-XX-RP-E-7080-02, Street Lighting Strategy: 1816-LB-EX-XX-DR-E-7080-61, issue P02 & S278 Calculation Summary produced by The Lighting Bee.

26 Private Water: Notwithstanding the submitted details, the proposed development hereby approved shall not be first occupied until means/works have been implemented to avoid private water (any supply of water intended for human consumption which is not provided by a water company) from entering the highway.

This scheme has been prepared to the submission of this Reserved Matters application and that document forms part of the application submission, and the details are contained as part of the Engineering details produced by Sands.

7 SUMMARY AND CONCLUSION:

- 7.1 This Planning Statement has been prepared in support of a Reserved Matters application relating to land south of White Horse Business Park, North Bradley, pursuant to Outline Planning Permission 20/03641/OUT. The principle of residential development, the quantum of development and the principal means of access have already been established and approved through the outline consent.
- 7.2 The Reserved Matters submission seeks approval of the appearance, landscaping, layout and scale of the proposed development and demonstrates that the scheme has been designed in full accordance with the approved parameter plans and relevant planning conditions attached to the outline permission. The proposals have evolved through a comprehensive design process informed by site constraints, technical assessments, local character and engagement undertaken throughout the evolution of the scheme.
- 7.3 The development will deliver a high-quality residential neighbourhood comprising 70 dwellings, including 21 affordable homes, together with extensive areas of green infrastructure, a comprehensive landscape strategy, on-site play provision, biodiversity enhancements, sustainable drainage infrastructure and safe pedestrian, cycle and vehicular connections.
- 7.4 The proposal successfully balances the delivery of much-needed housing with environmental and placemaking objectives. It will create an attractive, sustainable and accessible development that responds positively to its surroundings whilst delivering the requirements of the allocation and approved outline planning permission.
- 7.5 It is therefore concluded that the Reserved Matters proposals represent an appropriate form of development and fully satisfy the requirements of the approved outline planning permission. The application is respectfully recommended for approval.