

Our ref: 120_Dilton Marsh

19th August 2026

Jemma Foster
Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Jemma

RE: LAND REAR of 117, HIGH STREET, DILTON MARSH REF: PL/2026/02472

This letter accompanies the revised application pack and sets out the new/amended drawings and documents that have been submitted.

The application was originally submitted in April 2026 for Reserved Matters pursuant to outline approval ref: PL/2023/01880 (approved via appeal). It was registered on 29th April 2026.

Redcliffe Homes are happy for the determination date to be extended again to allow for the associated re-consultation and determination following the submission of these new / revised documents.

Summary of changes

Following a review of all the consultation comments made in relation to the above referenced application, together with feedback from yourself following the meeting held on 30th July and additional comments received as a result of a separate meeting between yourself and Elizabeth Burrows, Redcliffe Homes have made changes to the overall design and application pack.

A summary of the key changes is set out below:

- Relocation the substation and reorienting the pumping station;
- Relocating the Local Area of Play;
- Removing some Suds features;
- Removing all features from the protected grassland area;
- Changes to the landscape scheme to incorporate more native species and street trees, where possible; and
- Other small scale design changes.

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Please see below a detailed schedule of all the proposed changes:

Raised by	Topic	Required change / confirmation
Ecology	SUDS feature in retained grassland to NE boundary	As per the meeting we have switched the Pump Stn and swale, the reason for this is that there is no connection to the eastern boundary, in addition due to increases in holding storm drainage and percentages by the LLFA, a larger basin is more efficient which the revised layout achieves, The pump station is also in a less visual position.
Ecology	Northern ditch and hedgerow	Retain ditch and bolster hedgerow per Ecological Parameters Plan – this has been amended as per the parameter plan
Ecology	Non-native planting	Remove Acer rubrum and non-native rain garden mixes adjacent to lowland meadow; replace with native species – species has been amended
Ecology	Bird and Bats	Refer to LEMP for Nos and types
Urban Design (also aligns with Ecology)	Substation and pumping station	Relocate within yellow-shaded built area on EPP; current position encroaches into bat corridors and RPAs, The pump station has been amended outside the RPZ. The sub station has now been relocate next to plot 7
Urban Design	Rain gardens on private plots	Agreed new DEFA requirement not required due to outline consent pre new guidance, raingardens now omitted
Urban Design	Southern boundary open space	Enclose and gate up to plots 7 and 43 to manage security risk from sewer easement access – New fencing and gates added to create a protected corridor
Urban Design + Landscape	Community orchard location	Relocate from rear of St Mary's Lane to prominent / accessible location within POS – We are unable to locate in any other location, due to the protected grassland, the location will still have great benefits

Raised by	Topic	Required change / confirmation
		for wildlife at the edge of the development on the green corridor route to the eastern boundary
Urban Design + Landscape	Woodland planting (N, E, W boundaries)	Substantial woodland planting to align with Western Forest / NPPF para 152 - Now added to scheme
Urban Design + Landscape + Conservation	Street trees on all streets	Provide continuous tree planting on primary route and arrival area; locate in public adoptable areas, not private plots – Although not on the approved parameter plans we have introduced trees to the access as well as secondary streets where possible> the east side of the access road has an existing drain and easement that trees are unable to be planted within
Landscape	Front garden widths	Widen to accommodate street trees – we have aimed to provide room for trees where possible
Landscape	SUDS amenity planting	Add marginal / herbaceous planting around basins – Added to proposals
Urban Design	Window arrangements (return elevations)	Redesign Sherbourne and Axminster house types — provide habitable room windows on corner returns (WDG 4.2.8) Additional windows added to blank gables
Urban Design	Boundary treatments	Replace close-boarded / panel fencing with masonry walls or decorative railings where rear gardens adjoin public / shared space (plots 1-7, 8-14, 36-41, 42-50, 51-54) We have added walls rather than fences, except for 1-7, 43 -53 as the space behind is now an enclosed ecology corridor with no public access
Urban Design + Conservation	Front boundary walls	Provide low stone walls along arrival area and primary route – Railings omitted , low walls added
Urban Design + Conservation	Materials Plan	Detailed schedule — type, colour, finish, manufacturer; orangey-red brick per WDG 3.1.10; provide samples / panel; natural (not artificial) stone; consider Roman tile – Refer to amended materials plan detailing the materials

Raised by	Topic	Required change / confirmation
POS	Play equipment	Replace adult fitness equipment with child-focused trim trail (monkey bars, balance beams, rope crossings); full spec, safety surfacing, materials required at REM stage – Refer to amended plans. Play area located outside the protected area
Highways	Swept path analysis	Comprehensive analysis for refuse and emergency vehicles for full internal loop – Swept path s are included in the amended pack
Highways	Visitor parking	Increase from 8 to 11 spaces, suitably distributed – 11 spaces now included
Highways	Driveway widths	Plots 3–6, 13–14, 15, 25, 51, 52 — single 3m / double 6m minimum – drives amended
Highways	Parking dimension	Aim for 2.5m × 5m draft standard with 0.5m service margin- sizes amended
Highways	Block paving extent	Reduce; use asphalt shared surfaces with limited block paving detailing – Amended as tarmac , except for a limited pallet of block paving
Highways	Cycle storage access	Plots 18, 19, 44, 45 — relocate / widen access (1100mm push width); ensure useable swept paths – plans amended
Highways	Plot 7 garage	Re-position — currently adjoins service margin – amended refer to planning layout
Highways	Plots 29, 31, 32 parking	Relocate to avoid footpath obstruction – parking amended, including landscape areas and carports
Highways	Plots 39, 24 parking	Provide intervisibility splay (adjacent 1.8m wall) – now added
Highways	Plot 117 driveway gates	Set back to allow vehicle clear of carriageway – now amended
Highways	Plots 40–41 parking	Reconsider location – we have looked at alternatives, however the proposed arrangement was the best solution and reduces the amount parking seen from

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		the street
Housing	Plots 28–33 (affordable)	Locate parking at the front of houses if possible – we have improved the parking with larger planting areas , reduction in parking and added carports
LLFA	Drainage — climate change	Update calcs from 40% to 45% - . The calculation has been updated to 45%, with 10% urban creep.
LLFA	Drainage — MADD factor	Set to 0 m ³ /ha or justify - Additional storage is already set to 0 m ³ /ha.
LLFA	Drainage — betterment	Demonstrate 30% (not 20%) for storms 1-in-1 to 1-in-100 - The 30% betterment incorporated.
LLFA	Rainwater harvesting	Confirm at design stage — Sections 3.7 vs 3.16 contradictory -The requirements under Sections 3.7 and 3.16 have already been addressed as part of the technical note.
LLFA	Drainage details	Cross / long sections of basins and rain gardens; provided for basins, rain gardens now omitted
Housing	Affordable housing terminology	Use 'Affordable Rent' not 'Social Rent'; correct Shared Ownership references – wording amended
Housing	Block 1 floor plans	Show 3-bed houses (currently shows 2-bed only)Thrive to check/amend This has a second floor where the 3 rd bedroom is located
Housing	M4(2) labelling	Label the 1-bed flat and 2-bed bungalow as M4(2) Standard on floor plans – Note added

Summary

In summary, Redcliffe homes have responded to all the key comments and objections. This has resulted in the above revisions.

It is also noted that the ecology team require further financial contributions to inform the Habitat Regulations Assessment. Redcliffe Homes are currently

seeking legal advice regarding the request and also how this can be paid to the council post S106 and outline planning permission.

Conclusion

Redcliffe Homes are confident that these changes now respond to the outstanding objections/concerns and that the application should be approved in light of the above.

Yours sincerely

David Hagan MTCP (Hons) MRTPI
Planning Manager

Enc via WeTransfer link

- Arboricultural Impact Assessment - AIA TPP - Dilton Marsh - 18.8.26
- House Type Drawing - CP.pe A
- House Type Drawing - GAR.01-1.pe A
- House Type Drawing - GAR.01-2.pe A
- House Type Drawing - HT.FOX.p B
- House Type Drawing - HT.FOX-1.e B
- House Type Drawing - HT.FOX-2.e B
- House Type Drawing - HT.SHER.DET-1.pe B
- House Type Drawing - HT.SHER.DET-2.pe B
- House Type Drawing - HT.SHER.DET-3.pe B
- House Type Drawing - HT.SHER.END.pe B
- House Type Drawing - HT.YORK.p B
- House Type Drawing - HT.YORK-1.e B
- House Type Drawing - HT.YORK-2.e B
- House Type Drawing - HB.1.e B
- House Type Drawing - HB.1.p1 B
- House Type Drawing - HB.1.p2 B
- House Type Drawing - HB.4.p1 B
- House Type Drawing - HB.5.e B
- House Type Drawing - HB.5.p1 B
- House Type Drawing - HB.5.p2 B
- House Type Drawing - HB.6.e B
- House Type Drawing - HT.2B3P.pe B
- House Type Drawing - HT.AXM.pe B
- House Type Drawing - HT.BANB.p B
- House Type Drawing - HT.BANB-1.e B
- House Type Drawing - HT.BANB-2.e B

- House Type Drawing - HT.ELM.pe B
- Affordable Housing Layout - REDC250804 AHL01 B
- Dwelling and Boundary Materials Layout - REDC250804 DBML01 B
- Parking Allocation Layout - REDC250804 PAL.01 B
- Refuse Collection Layout - REDC250804 RCL.01 B
- Street Elevations - REDC250804 SE.01 B
- Site Layout - REDC250804 SL.01 B
- REDC250804 Accommodation Schedule SL.01 C
- On-site Post-intervention Proposed Habitat Plan - Rev 7
- BNG Metric Rev 4
- 148009-MCS-XX-RP-OM-01-P04 Full
- 148009 -MCS-XX-DR-C-3000-P04 - Engineering Layout
- 148009 -MCS-XX-DR-C-3600-P05 - SPA Sheet 1
- 148009 -MCS-XX-DR-C-3601-P03 - SPA & Visi Sheet 2
- 148009 -MCS-XX-DR-C-4000-P02 - Highway Longsections-Sheet 1
- 148009 -MCS-XX-DR-C-4001-P02 - Highway Longsections-Sheet 2
- 148009 -MCS-XX-DR-C-5100-P05 - Drainage Layout
- 148009 -MCS-XX-DR-C-5200-P04 - Impermeable area
- 148009 -MCS-XX-DR-C-5500-P05 - Exceedance Flow Plan
- 148009-MCS-XX-RP-TN-01-P04 Full
- HLS-1011-E Dilton Marsh Lighting
- REDC25060_LEMP_B
- REDC25060_CEMP_E
- R02 - RE.DM.BA13- Land Rear of 117 High Street, Dilton Marsh - Energy Statement
- REDC25060 11G Soft Landscape Proposal Sheet 2
- REDC25060 11G Soft Landscape Proposal Sheet 3
- REDC25060 11G Soft Landscape Proposal Sheet 4
- REDC25060 11G Soft Landscape Proposal Sheet 5
- REDC25060 11G Soft Landscape Proposal Sheet 6
- REDC25060 11G Soft landscaping Proposal Sheet 1
- REDC25060 12D Hard Landscape Proposal Sheet 1
- REDC25060 12D Hard Landscape Proposal Sheet 2
- REDC25060 12D Hard Landscape Proposal Sheet 3
- REDC25060 12D Hard Landscape Proposal Sheet 4
- REDC25060 12D Hard Landscape Proposal Sheet 5
- REDC25060 12D Hard Landscape Proposal Sheet 6
- REDC25060 20C Play Proposal
- REDC25060 B Soft Landscape Specifications
- REDC25060 E Landscape Management and Maintenance Plan