

Planning Department
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

24th September 2026

BY EMAIL ONLY

Planning Portal PP-15067710

Dear Sirs,

The Town and Country Planning Act 1990 (as amended)
Ashton Park, Trowbridge
Reserved Matters Application – Phase 2

Application for Reserved Matters (appearance, landscaping, layout and scale) for up to 205 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Outline Planning Permission ref. 15/04736/OUT (including information to satisfy conditions 2, 8, 11, 22 (Partial), 25 (Partial), 34).

I am pleased to submit this Reserved Matters Application for Phase 2 at Ashton Park, Trowbridge. This submission seeks approval of the reserved matters of appearance, landscaping, layout and scale for up to 205 residential dwellings together with associated infrastructure, open space, landscaping and parking, pursuant to Outline Planning Permission ref. 15/04736/OUT.

The fee required to be paid is calculated based on total number of dwellings. As the proposed development area contains 205 dwellings, the corresponding fee is £62,958 – this has been paid via transfer.

The application follows a Design Review Panel, which has informed the submitted scheme. The enclosed Design Compliance Statement sets out a full explanation and justification for the scheme, including demonstrating compliance with the requirements of the outline planning permission, the associated parameter plans and the Design and Access Statement.

The application is accompanied by the drawings and reports listed within the enclosed Drawing Register.

The table below identifies the documents submitted in support of the discharge and/or approval of Conditions 2, 8, 11, 22 (partial), 25 (partial), and 34 of Outline Planning Permission ref. 15/04736/OUT and demonstrates how the submitted Reserved Matters application satisfies the relevant requirements of those conditions.

Condition	Requirement	Submitted Document(s)	Notes
2	Approval of Scale, Layout, Appearance and Landscaping	Refer to Drawing Register	The submitted Reserved Matters details have been prepared in accordance with the approved parameters and principles established under Outline Planning Permission ref. 15/04736/OUT.
8	Landscaping Details	GL2740 LP 01A GL2740 LP 02A GL2740 LP 03A GL2740 LP 04A GL2740 SP 01 2574-KC-XX-YTREE-TreeProtectionPlan01RevB 629-PH2-P-100 General Arrangement and Drainage Strategy REV A 629-PH2-P-150-01 Detailed Engineering-Sheet 1 REV A 629-PH2-P-150-02 Detailed Engineering-Sheet 2 REV A 629-PH2-P-150-03 Detailed Engineering-Sheet 3 REV A 629-PH2-P-150-04 Detailed Engineering-Sheet 4 REV A 629-PH2-P-200-01 Road and Sewer Longsections-Sheet 1 629-PH2-P-200-02 Road and Sewer Longsections-Sheet 2 629-PH2-P-505 Impermeable Areas Plan REV A	The enclosed plans provide the following details as required by condition 8, i.e.: · location and current canopy spread of all existing trees and hedgerows on the land; · full details of any trees and hedgerows to be retained, together with measures for their protection in the course of development; · a detailed planting specification for new planting showing all plant species, supply and planting sizes and planting densities; · finished levels and contours; · means of enclosure; · car park layouts; · other vehicle and pedestrian access and circulation areas; · all hard and soft surfacing materials; · minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); · proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
11	Tree Protection Plan	2574-KC-XX-YTREE-TreeProtectionPlan01RevB	The plans provide the details required by condition 11.
22 (Partial)	Surface Water Drainage	629-PH2 National Standards for SuDS Drainage Note REV A	The details are provided to partially discharge the requirements of condition 22.

		629-PH2-P-100 General Arrangement and Drainage Strategy REV A 629-PH2-P-150-01 Detailed Engineering-Sheet 1 REV A 629-PH2-P-150-02 Detailed Engineering-Sheet 2 REV A 629-PH2-P-150-03 Detailed Engineering-Sheet 3 REV A 629-PH2-P-150-04 Detailed Engineering-Sheet 4 REV A 629-PH2-P-200-01 Road and Sewer Longsections-Sheet 1 629-PH2-P-200-02 Road and Sewer Longsections-Sheet 2 629-PH2-P-505 Impermeable Areas Plan REV A 629-PH2-P-510 Flood Exceedance Routing Layout REV A	The remainder of the condition will be discharged on agreement of the programme for the delivery of the works. Justification for the strategy is set out in the submitted Suds Drainage Note.
25	External Lighting (Partial)	P26062-DRG-PL-01-SHEET1-P01 P26062-DRG-PL-01-SHEET2-P01 P26062-DRG-PL-02-SHEET1-P01 P26062-DRG-PL-02-SHEET2-P01 P26062-DRG-PL-03-P01	The details satisfy the requirements of condition 25. The isolux assessment demonstrates compliance with the dark corridor requirements. This is a partial discharge on the basis that a post development survey will be required on completion.
34	Electric Vehicle Charging Strategy	P26-0181-DE-01-A-18 - EV Charging Plan (Phase 2)	The plans satisfy the requirement to provide EV charging plans with each reserved matter.

We trust that the enclosed information is sufficient to validate and determine the application. Should any further information or clarification be required, please do not hesitate to contact us.

Yours faithfully,



Jessica Davies on behalf of David Wilson Redrow