



Planning Statement / Compliance Statement

Land at Hillworth Road, Devizes, Wiltshire

Reserved Matters Application

EDENSTONE HOMES LIMITED

9 OCTOBER 2026



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1. Introduction

- 1.1 Pearce Planning Ltd have been appointed by Edenstone Homes Ltd to apply for Reserved Matters (RMA) in relation to Outline Planning Permission for residential development up to 59 dwellings, together with access, at Land West of Hillworth Road/John Rennie Close, Devizes, Wiltshire, SN10 5HD. The Outline planning application reference is PL/2022/00867 (appeal ref: APP/Y3940/W/23/3317362).
- 1.2 The application seeks approval for all reserved matters apart from access, which was approved under the Outline consent. The RMA submitted therefore cover the appearance, landscaping, layout, and scale of the development and are in accordance with conditions 4, 5 and 6 of the Outline consent which are detailed below.
- 1.3 The purpose of this statement is to demonstrate the planning context and acceptability of the details submitted under this RMA relating to appearance, layout, landscaping and scale compared with the principles and parameters approved under the Outline. The access proposals remain as permitted under the outline.

Application Pack

- 1.4 The Reserved Matters application pack comprises the following plans and documents:
 - Planning Covering Letter
 - Site Location Plan
 - Reserved Matters application form
 - CIL Form
 - Design Compliance Statement
 - Planning Compliance Statement
 - Sustainable Energy Strategy
 - Ecology Compliance Statement
 - Architectural Plans Pack including site layout, materials, enclosures, street scenes, storey heights, parking, affordable housing details, refuse strategy, energy layout and site sections.
 - Landscape Plans – POS site wide and on plot landscaping.
 - Other Site Wide Plans including vehicle tracking, proposed levels, drainage details and strategy and site wide roof plan.
 - House Type Plans including plans and elevations
 - Application fee



Background

- 1.5 Outline Planning Permission was granted on appeal on 13 October 2023 (Appeal Ref: APP/Y3940/W/23/3317362) following the refusal of Outline planning application PL/2022/00867. The description of development is:

“Outline planning application for residential development of up to 59 dwellings together with access and associated works (mix of units to be determined by Reserved Matters) – All matters reserved except access.”

- 1.6 Within the appeal decision the Inspector states at paragraph 3 that *“Whilst an indicative masterplan has been submitted, I have considered this only as a potential way that the site could be developed.”*
- 1.7 The parameter plans and urban design work carried out as part of the original pre-application and Outline application process was undertaken to a detailed level with officers on the basis of ensuring that the development’s impacts were acceptable and the appropriateness of developing on the site and its associated capacity was fully explored given the changes envisaged to the original allocation area.
- 1.8 The following conditions are attached to the Outline Permission and are relevant to this RMA submission.
- 1.9 **Condition 3** requires Reserved Matters to be submitted within 3 years of the date of the permission, so by 13 October 2026.
- 1.10 **Condition 4** requires:

“The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

- *Site Location Plan, Dwg No. 21453/1000*
- *Site Plan, Dwg No. 21453/1030C*
- *‘Highway Access Plan,’ Dwg No. 01-PHL-101 Rev C”*

- 1.11 **Condition 5** requires:

“The development shall be carried out in strict accordance with the following documents:

- *Ecological Impact Assessment (Tyler Grange, 31st January 2022 Report Reference: 13131_R04_GE_CW)*
- *Ecological Parameters Plan (Tyler Grange 21st June Drawing reference: 13131/P013)”*

- 1.12 **Condition 6** requires:

“Applications for the approval of the Reserved Matters shall be in accordance with the principles and parameters described and illustrated in the Design and Access Statement (Revision B, June 2022) and the principles indicated within the Illustrative Masterplan (Drawing number 21453/33211/D). A Design Compliance Statement shall be submitted with each Reserved Matters application which demonstrates this by way of comparison.”



- 1.13 This statement will demonstrate how the details submitted comply with these requirements. It should be noted that the “strict accordance” statement was used to ensure protection of the ecological areas which the submitted RMA proposals follow given housing is further from the landscape/ecological area.

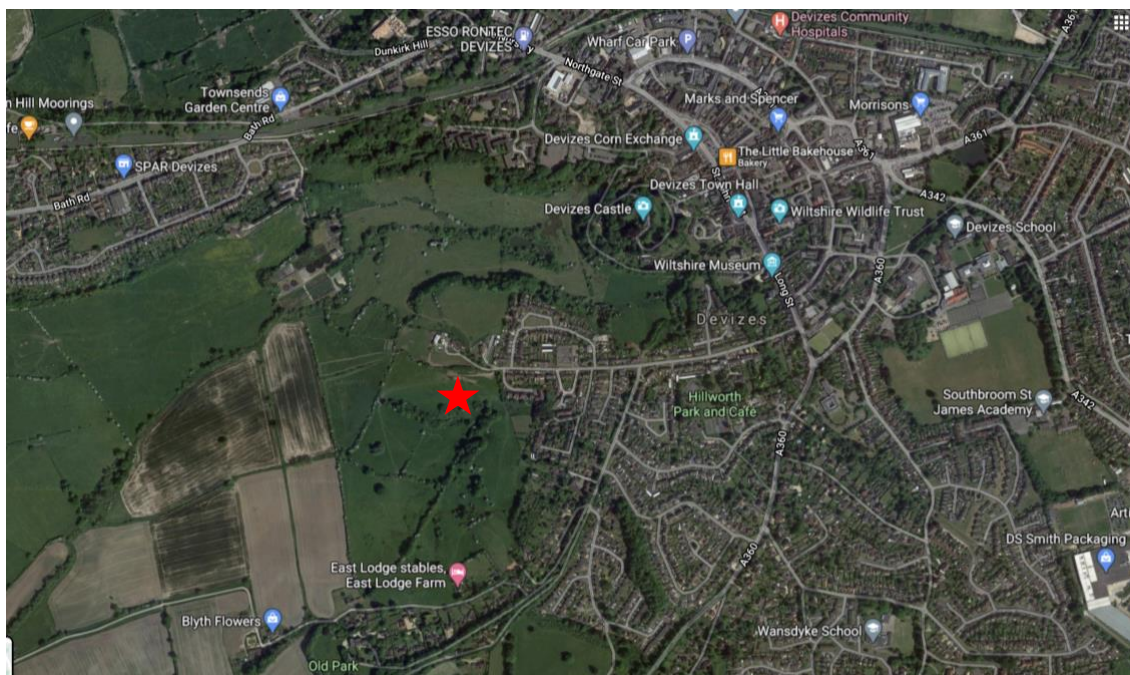


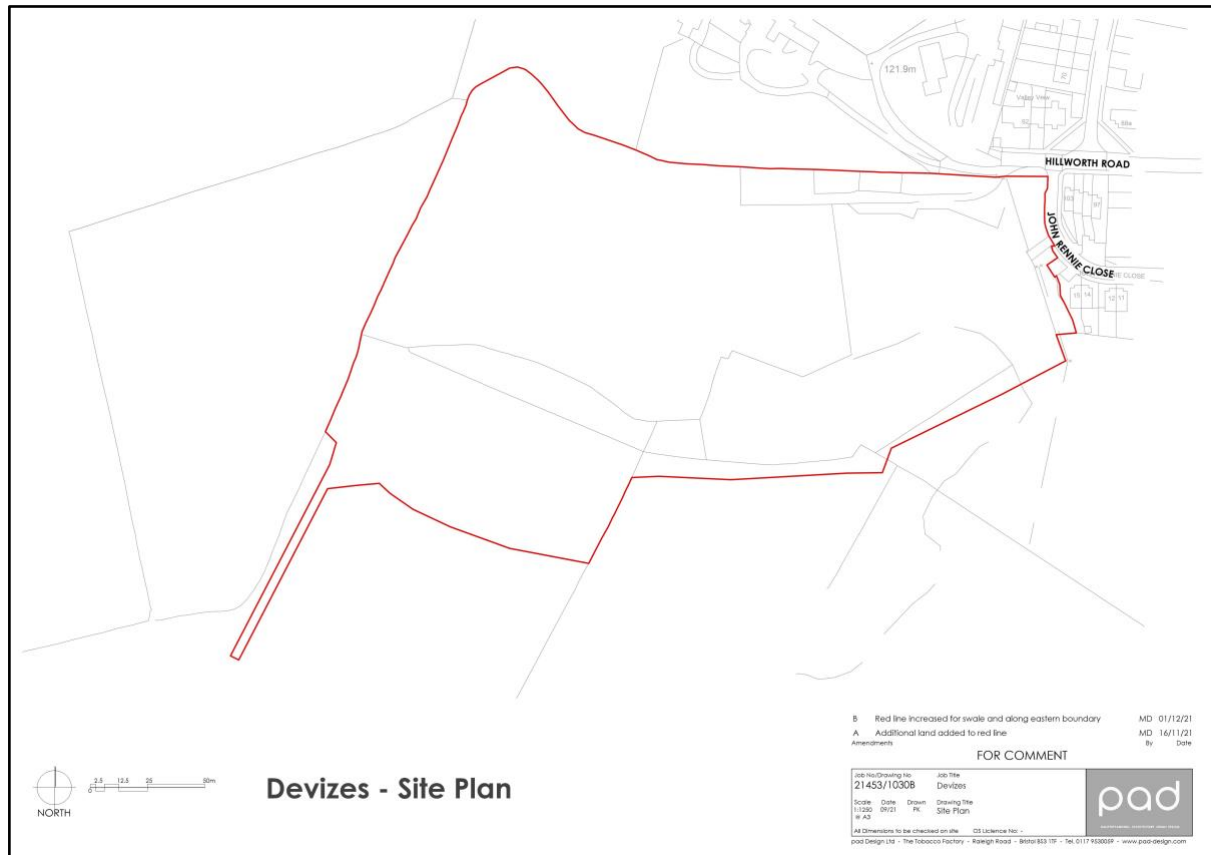
2. Site & Surroundings

Site Location

Overview

- 2.1 The site is located to the southwest of the town centre of Devizes in Wiltshire and is accessed from Hillworth Road and John Rennie Close and is a highly sustainable location for housing. It extends to around 4.3 hectares in size and is broadly rectangular in shape.
- 2.2 The site is currently a greenfield site with views out to the south as the land falls towards Hartmoor. There is existing vegetation around the perimeter but is generally grassland other than the woodland area to the south which runs in an east west direction on lower land.
- 2.3 The site is not at risk of flooding and is located outside flood zones 2 and 3.
- 2.4 The site benefits from outline planning consent for up to 59no. residential units and part of the site is also allocated within the Devizes Neighbourhood Plan for residential development of 47 units.
- 2.5 The reason for the outline planning permission area being partly outside of the allocation is due to the topography of the area of land included within the allocation. Part of the allocated site is steeply sloping and therefore undevelopable meaning that without including land outside of the allocation it would not be possible to deliver the number of houses allocated without this being at a very high density.







3. Proposed Reserved Matters

- 3.1 This Reserved Matters application comprises a total of 59 residential units in a mix of 1-, 2-, 3-and 4-bedroom properties. This is broken down into: -
- 6no. 1 bed units
 - 29no. 2 bed units
 - 17.no. 3 bed units
 - 7no. 4 bed units
- 3.2 The mix of units was not defined at Outline stage with the description of development allowing flexibility for this to be determined at Reserved Matters stage.
- 3.3 In addition to the residential units the development also includes provision of open space, including a LAP, and landscaping. Access to the site remains as approved by the Outline consent.
- 3.4 The scheme also includes 30% affordable housing, as agreed as part of the Outline consent which equates to 18 units in a mix of social rented and intermediate. In terms of the mix of the affordable units this will comprise: -
- 6no. 1 bed units
 - 7no. 2 bed units
 - 4no. 3 bed units
 - 1 no. 4 bed unit.
- 3.5 Further details of the design of the proposals and how they compare to the principles and parameters of the Outline consent are included within the Design Compliance Statement prepared by Edenstone, which is a requirement of condition 6, as well as in Section 5 of this report.
- 3.6 In summary though, the development proposals in relation to the submitted Reserved Matters fully comply with the parameters set out in the approved Outline permission.



4. Planning Policy

Policy Context

- 4.1 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. This is also reflected by paragraph 3 of the National Planning Policy Framework (NPPF) August 2026.
- 4.2 The Development Plan in Wiltshire includes the Wiltshire Core Strategy (adopted 2015), including saved policies from district local plans, Wiltshire Housing Site Allocations Plan (adopted 2020), made Neighbourhood Plans (including the Devizes NDP - adopted 2015) and the Minerals and Waste Plans.
- 4.3 A full detailed policy review was included in the original planning statement and appeal documents and given the general development principles have been accepted through the Outline consent is not repeated in detail here.
- 4.4 The existing Outline planning permission on the site confirms the principle of residential development, up to 59 dwellings and in the general distribution shown on the Illustrative Masterplan. Given that the proposed Reserved Matters do not introduce additional built form on the site overall and follows the approved principles and parameters, this is not considered to change.
- 4.5 Notwithstanding, consideration of the relevant national and local planning policies and whether the detail proposed under these reserved matters would conflict with any of these has been given. This has included but not limited to: -
 - CP1: Settlement Strategy
 - CP2: Delivery Strategy
 - CP12 – Spatial Strategy for the Devizes Community Area
 - CP41: Sustainable Construction and Low Carbon Energy
 - CP45: Meeting Wiltshire’s Housing Needs
 - CP50 – Biodiversity and Geodiversity
 - CP51 – Landscape
 - CP52 – Green Infrastructure
 - CP57 – Ensuring High-Quality Design and Place Shaping
 - CP58 – Ensuring the Conservation of the Historic Environment
 - CP61 – Transport and Development
 - CP62 – Development Impacts on the Transport Network
 - CP64 – Demand Management
 - CP67 – Flood Risk
 - Policy H2 – Built Environment and Sustainability



- Policy H3 – Site Specific Allocations
 - Site 532 – Land at Hillworth Road
- National Planning Policy Framework
- National Planning Practice Guidance

Core Strategy

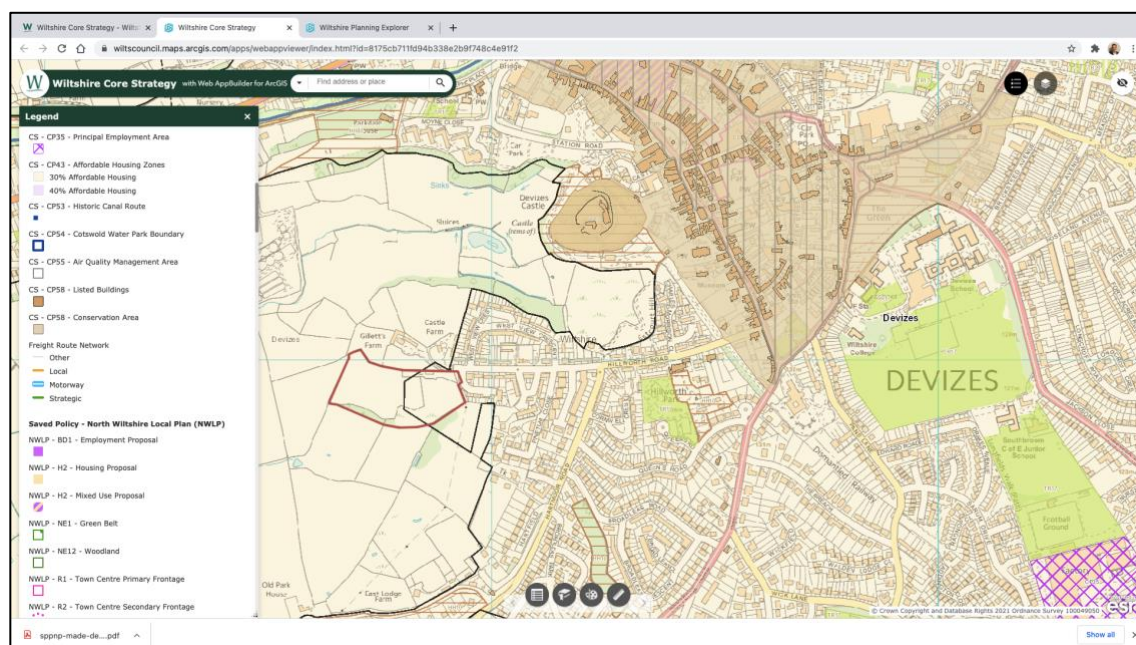
- 4.6 Core Policy 1: Settlement Strategy identifies the settlements where sustainable development will take place and defines Devizes as a Market Town which are settlements that have the ability to support sustainable patterns of living in Wiltshire though their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.
- 4.7 Core Policy 2: Delivery Strategy confirms there is a presumption in favour of sustainable development at the Market Towns within the defined limits of development. Outside of these, development will only be permitted in circumstances permitted by other policies in the plan.
- 4.8 CP41: Sustainable construction and low-carbon energy requires new development to incorporate design measures to reduce energy demand and all proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal. The impact of these requirements on the viability of development will be taken into consideration.
- 4.9 Core Policy 50: Biodiversity and geodiversity states that proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term and where this is not possible how these impacts will be mitigated as far as possible. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development and seek opportunities to enhance biodiversity.
- 4.10 Core Policy 51: Landscape requires development to protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals will need to demonstrate that certain aspects of landscape character have been conserved and where possible enhanced, including the locally distinctive pattern of natural features; character of settlements; landscape features of cultural, historic and heritage value; and important views and visual amenity.
- 4.11 Core Policy 52: Green Infrastructure requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to, inter alia, retain and enhance existing on site green infrastructure; make provision for accessible open spaces; put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development and identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.



- 4.12 Core policy 57: Ensuring high-quality design and place shaping requires a high standard of design in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire as set out in the criteria listed under this policy. This includes the retention and enhancement of important existing landscaping and natural features; responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting; being sympathetic to and conserving historic buildings and historic landscapes; making efficient use of land; and the use of high standards of building materials.
- 4.13 Core Policy 58: Ensuring the conservation of the historic environment states development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.
- 4.14 Core Policy 61: Transport and new development states that this should be located and designed to reduce the need to travel, particularly by private car, and to encourage the use of sustainable transport alternatives.
- 4.15 Core Policy 62: Development impacts on the transport network advises developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.
- 4.16 Core Policy 64: Demand Management states demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include residential parking standards and traffic management measures.
- 4.17 Core Policy 67: Flood Risk requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Devizes Neighbourhood Plan

- 4.18 Policy H2 – requires proposals for residential development on the allocated sites listed under policy H3 to be truly sustainable and limited to 65 dwelling clusters; demonstrate non-car reliance to facilities; be in keeping with the character of the surrounding area; contribute to regeneration wherever practicable; and enhance the public realm and green infrastructure.
- 4.19 Policy H3 includes the site-specific allocations and confirms that land is allocated for residential development at Hillworth Road for 47 dwellings based on the area identified.



- 4.20 The above plan is an extract from the proposals map with the site location plan overlaid to demonstrate how the application site sits in relation to the settlement boundary.

Wiltshire Local Plan Review

- 4.21 The Wiltshire Local Plan Review was previously underway and was submitted to the secretary of state for examination in November 2024. Prior to being submitted the Regulation 19 consultation (autumn 2023) took place between 27 September to 22 November 2023.
- 4.22 The first hearings took place in June 2025 with subsequent stage 2 hearing sessions taking place in November 2025. Following week 1 of the stage 2 hearing sessions the Inspectors provided a post hearings letter expressing concerns and a few issues, including the housing requirement and the potential effect on the spatial strategy, and postponing the remaining hearing sessions.
- 4.23 Following this, in February 2026, Wiltshire Council received a response from the Inspectors setting out two options for the council, to either (i) withdraw the Wiltshire Local Plan Review from examination or (ii) request that the Inspectors draft a final report which would recommend non-adoption. At a meeting of full council on 19 May 2026 Councillors voted to withdraw the Wiltshire Local Plan Review from examination.
- 4.24 Wiltshire Council are now preparing a new local plan under the new plan-making system that came into effect in March 2026 and have recently undertaken a Scoping Consultation (September 2026) asking questions such as what the plan should contain and how to engage during its preparation. According to the current timetable the new Local Plan is targeted for adoption in Spring 2029.
- 4.25 Despite the withdrawal of the Wiltshire Local Plan Review the Wiltshire Core Strategy 2015 will continue to guide development and the policies within it will continue to be the starting point for the consideration of planning applications. As such, nothing has changed significantly in policy terms since the Outline permission was determined.



NPPF August 2026

- 4.26 The NPPF 2026 provides national policy to help guide local plan makers and decision makers in the approach Central Government is taking to development proposals. The NPPF was originally prepared in 2012 but has been updated and superseded in 2018, 2019, 2021, 2023 and 2024. The NPPF 2026 promotes sustainable development through achieving social, economic and environmental objectives.
- 4.27 Chapter 3 sets out the Decision-making policies which aim to ensure that development proposals are informed by appropriate information and decided in a way which is proportionate, timely and effective. Policies DM1 and DM2 provide guidance on what proposals should include within the application.
- 4.28 Policy DM3: Determining development proposals advises that when considering development proposals, local planning authorities should, inter alia, work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision; take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact; and not refuse applications for development which should clearly be approved.
- 4.29 Chapter 4 relates to achieving sustainable development and the aim of policies within this chapter is to meet development needs through sustainable patterns of development.
- 4.30 Policy S3: Presumption in favour of sustainable development is a National decision-making policy and advises that:
1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a) Policy S4 in the Framework should be applied when considering development proposals within settlements;
 - b) Outside settlements, policy S5 should be applied; and
 - c) In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the Framework should be approved without delay.
- 4.31 Policy S4: Principle of development within settlements states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
- a) Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in the Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and



- geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b) Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c) Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 4.32 Policy S5: Principle of development outside settlements states that only certain forms of development should be approved outside settlements, as set out under the policy. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.
- 4.33 The forms of development listed set out include that detailed under criterion (j) which states:-
- (j) Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test²⁷), and where the development would:
 - i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or
 - ii. Comprise major development for freight and logistics purposes which accords with policy E3.
- 4.34 Chapter 5 relates to meeting the challenge of climate change and policy CC2: Mitigation of climate change requires development proposals, where relevant, to inter alia, support good access to facilities in order to limit the need to travel; prioritise sustainable patterns of movement; and take advantage of opportunities to reuse existing structures and materials.
- 4.35 Chapter 6 relates to delivering a sufficient supply of homes and the objective of the policies in this chapter is to support the delivery of a substantial increase in the supply of homes.
- 4.36 Policy HO7: Meeting the need for homes confirms that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.
- 4.37 Chapter 12 relates to making effective use of land and policy L3: Achieving appropriate densities requires development proposals to make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places. To contribute to making efficient use of land, within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated.
- 4.38 Outside settlements, and on land at the edge of the existing built-up areas which is allocated or has permission for development, development footprints should make the best use of a site's development potential, considering the policies in this Framework. Development proposals that do not make efficient use of land in accordance with paragraph 2 of this policy should be refused.



- 4.39 Chapter 14 relates to Achieving well-designed places and the policies in this chapter aim to promote high quality, healthy, inclusive and sustainable places. Policy DP3: Key principles for well-designed places advises that development proposals should respond to their context so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
- 4.40 Development proposals should also reflect the relevant aspects of the principals set out under this policy, including in relation to liveability, movement and identity. Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 4.41 Chapter 15 relates to promoting sustainable transport and the aim of the policies in this chapter is to ensure that transport considerations are taken fully into account in the assessment of development proposals. Policy TR3: Locating development in sustainable locations seeks to locate development where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.
- 4.42 Chapter 18 relates to managing flood risk and coastal change and seeks to minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.
- 4.43 Policy F8: Sustainable drainage systems and watercourses advises that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.
- 4.44 Chapter 19 relates to Conserving and enhancing the natural environment. Policy N2: Improving the natural environment states that to contribute positively to the natural environment development proposals should meet the criteria listed under the policy. This includes to consider the environmental qualities of land proposed for development, minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs.
- 4.45 Chapter 20 relates to Conserving and enhancing the historic environment. Policy HE4: Securing the conservation of heritage assets states heritage assets should be conserved in a manner appropriate to their significance.

5. Planning Assessment / Compliance with Outline Consent

Principle of Development

- 5.1 The issues covered in the planning assessment of the original Outline planning application are covered below in order to demonstrate that the proposals will still comply with the relevant planning policy requirements and do not alter any of the previous conclusions reached in relation to the various technical considerations and reports.



- 5.2 The principle of residential development on the site has been established through Outline planning permission PL/2022/00867. The Reserved Matters application keeps development within the envelope of built form approved under the Outline and proposes 59no. residential units.
- 5.3 The details submitted under this Reserved Matters application do not alter the established principle of development on the site.
- 5.4 Notwithstanding the Outline planning permission confirming the principle of development, the proposals accord with the relevant planning policy.
- 5.5 Part of the site is allocated for residential development, where the principle is acceptable, with the remainder lying outside the settlement boundary. The NPPF contains policy S5 which relates to development outside of a development boundary and sets out situations where certain forms of development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. This includes development which would address an evidenced unmet need and where it would be physically well-related to an existing settlement and be of a scale which can be accommodated as set out under criterion (j).
- 5.6 Wiltshire Council are currently unable to demonstrate a five year supply of deliverable housing sites and therefore the development would be addressing an evidenced unmet need. Furthermore, it is well established by the Inspector when determining the appeal that the site is physically well-related to the settlement of Devizes. It is within walking distance of bus services and the town centre, as well as within cycling distance of the vast majority of Devizes. The Inspector also considered the benefits of the development should be given significant weight and that any harm would not outweigh these.
- 5.7 Given the site benefits from Outline planning permission, is well related to the settlement, approved by an Inspector and accords with NPPF policy J(i), it is considered that the principle of the development is well established.

Compliance with Outline Planning Permission

- 5.8 The Outline planning permission includes planning conditions that establish the parameters for the built form across the site. As demonstrated below, this Reserved Matters submission proposes development within the parameters previously agreed in relation to appearance, landscaping, layout and scale.

Access

- 5.9 Access to the site was approved at Outline stage. No changes are proposed to how the site will be accessed and it is not proposed to change the number of dwellings proposed or the general layout of these or internal road infrastructure.

Appearance

- 5.10 Details of the appearance of the dwellings, including proposed materials are included on the submitted plans. These are considered to reflect and complement the existing housing in the vicinity which have a wide range of materials including render, as well as red and brown brick.
- 5.11 The Design and Access Statement submitted with the Outline application considered render or red brick to be locally appropriate walling materials based on the 'Character Assessment' undertaken and also that materials were likely to include red brick and render in the 'Design Guidance' section.



- 5.12 As such the appearance of the dwellings is considered to be acceptable when considered with the surrounding context of the site and the principles set out within the Design and Access Statement.

Landscaping

- 5.13 The appeal decision comments:- *“There would likely be a loss of some trees, hedging and vegetation to accommodate the development. However, a large amount of these features is shown to be retained within the submitted illustrative layout. As such, I am confident that at reserved matter stage, an acceptable scheme of landscaping can be achieved that would ensure that any loss of vegetation necessitated by the development can be satisfactorily mitigated for. In this respect I am satisfied that any loss of vegetation cover would not result in adverse effects.”*
- 5.14 The proposed landscaping as submitted with the Reserved Matters is broadly consistent with the approved Landscape Parameters Plan.
- 5.15 The detailed public open space landscape proposals, combined with the detailed on-plot landscape proposals follow the landscape parameter plan. Key features, including the LAP and attenuation basin, are located in broadly the same location. Existing features identified as being retained, including the trees/vegetation, are retained on the detailed plans. A trim trail is proposed along the route shown on the Parameter Plan, including six natural play items and seating. Enhanced planting along the western and southern edge has been included in the form of native trees, native woodland, native shrubs and wildflower meadow areas. The Green Corridor running through the development linking the POS in the south to the POS in the north has been delivered through enhanced planting to the residential plots along this route, including trees, specimen shrubs, hedgerows and ornamental planting.

Layout

- 5.16 The layout of the scheme is generally in accordance with the approved Illustrative Layout Plan and follows the Land Use Parameter Plan in terms of residential zones, POS zone and landscape zone. Other than removal of a section of residential development on the southern boundary, which has now been replaced with landscaping, the proposed distribution of housing follows the same pattern and covers the same areas as on the Illustrative Layout Plan.
- 5.17 The layout also includes a LAP in the same location and includes the Wessex 250m buffer zone.
- 5.18 In relation to layout the Inspector in the appeal decision states: -

“the Council’s Committee Report outlines that the illustrative layout is a potential solution that responds to the constraints of the site. The final detailed layout would be determined under a future reserved matters application. However, given that there is variety within the layout of nearby development, I find no reason to infer that the layout of the final detailed scheme would not be appropriate for the location.”

Based on the submitted details when compared against the approved Illustrative Layout Plan, along with the fact that some degree of flexibility was envisaged by the Inspector, it is considered that the proposed layout is acceptable.

Scale

- 5.19 The proposed building heights submitted under the Reserved Matters Application accord with the general principles agreed by the Scale Parameters Plan. These are detailed on the ‘Storey Heights Layout’



which shows two storey across the majority of the development and three storeys to the left-hand side of the site access as you enter. There is also a single storey bungalow included within the site, which is a requirement of the S106 agreement.

- 5.20 The approved Scale Parameters Plan allows two storey in the central area of the site and 2.5 storey around the edges and so, overall, what is being proposed under the Reserved Matters will be reduced in scale compared to that allowed under the Outline. The approved Scale Parameters Plan also shows potential for three storeys at the gateway to the site, where three storeys is shown on the submitted 'Storey Heights Layout' and so again, this complies with the principles agreed under the Outline consent.
- 5.21 The proposed scale of the development as set out in the Reserved Matters submission is therefore acceptable.

Other relevant issues

Sustainability / Energy Proposals

- 5.22 The Reserved Matters submission is supported by a Sustainable Energy Strategy which sets out the proposed approach to sustainable energy for the proposals and demonstrates that through a combination of fabric measures, the use of low-carbon heating systems and renewable energy, the development will deliver a level of energy performance beyond current regulatory standards.
- 5.23 The design approach follows the principles of the energy hierarchy by focusing on reducing energy demand at source. Priority has been given to improving the thermal performance of the buildings to minimise energy consumption before the introduction of renewable or low carbon technologies.
- 5.24 The proposed dwellings will benefit from improved thermal performance, air source heat pump technology, efficient ventilation systems and an all-electric energy strategy that aligns with the direction of future energy policy.
- 5.25 In addition to reducing operational carbon emissions, the development incorporates wider sustainability measures including enhanced water efficiency, responsible management of construction materials and waste, provision for recycling, and measures to mitigate the risk of overheating. These features will contribute to the long-term environmental performance, resilience and comfort of the homes.
- 5.26 Overall, the proposed development represents a sustainable form of residential development that responds positively to the requirements of Wiltshire Core Policy 41. The scheme will deliver energy-efficient, future-ready homes which minimise resource consumption, reduce carbon emissions and support the transition to a lower-carbon built environment.

Transport/Highways

- 5.27 As already mentioned above, access to the site was approved at Outline stage. No changes are proposed to how the site will be accessed and it is not proposed to change the number of dwellings already approved, the general layout of these or the proposed internal road infrastructure. As such transport impacts will be acceptable, as already established by the Outline consent.
- 5.28 The Reserved Matters submission also includes vehicle tracking details to demonstrate how a car and refuse vehicle will be able to manoeuvre around the site.



Affordable Housing

- 5.29 The Reserved Matters submission includes provision of 30% affordable housing as per the percentage agreed under the Outline planning permission. Further details of this are shown on the submitted affordable housing plan, which is a requirement of the S106 agreement.
- 5.30 To summarise though, it is proposed that the affordable housing will comprise 18 units in a mix of social rented (11no. dwellings) and intermediate housing (7no. dwellings).
- 5.31 In terms of the bedroom mix of the affordable units this will comprise: -
- 6no. 1 bed units
 - 7no. 2 bed units
 - 4no. 3 bed units
 - 1 no. 4 bed unit.
- 5.32 The Section 106 agreement under Schedule 1, Part 2 confirms that the Affordable Housing Mix set out in the document is an indicative mix only and that details will be reviewed/confirmed at the time of any Reserved Matters application. It does though state that the mix should include 1x 1 bed apartment at ground floor level and 1x 2 bed bungalow. This has been provided with the scheme.

Heritage Archaeology

- 5.33 There were previously no anticipated impacts on below ground heritage assets and this was later confirmed by an Archaeological Evaluation Report which concluded that the archaeological potential of the site was negligible. The proposed Reserved Matters do not change anything in this regard.
- 5.34 The site lies within the former extent of a deer park once associated with Devizes Castle. However, the change of character of the area since its cessation of use as a deer park means that its extent is now best understood from historic descriptions, mapping and aerial photography. There are no features within the site which engender legibility of the area as a former deer park, and it was previously concluded that the proposed development can be accommodated in the site without causing any harm to the significance of heritage assets. Again, this is still considered to be the case with the proposed Reserved Matters.

Landscape

- 5.35 There were no objections to the scheme previously from a landscape perspective with most comments relating to detailed design matters that will be considered as part of these reserved matters stage.
- 5.36 Based on where the area on the southern boundary which has changed from residential to landscaping is located and the fact that the overall area of built development on the site will be reducing it is not considered that this conclusion would change and if anything, impacts would be reduced.
- 5.37 The Inspector in the appeal decision stated that whilst the scheme would result in harm to the character and appearance of the area, this harm would be tempered in that it would only exist in respect of the part of the site not within the settlement boundary and the allocation. Given that the proposed layout removes built form from the area outside of the allocation, and disperses this to an area within the allocation, the level of harm would therefore be reduced.



- 5.38 When designing the original application proposals, the scheme was carefully considered to reflect the local area, especially in the context of the character and appearance of the residential areas of Devizes.
- 5.39 The scheme maintains its landscape mitigation and enhancement and introduces a high-quality residential environment which will be in keeping with the local settlement. The locations from which the proposed development would be visible are geographically limited. The boundaries of the site are framed by a combination of mature hedgerows and standard trees, which provide a strong sense of visual containment and enclosure.
- 5.40 The proposals would result in a change to the landscape at a very localised site level and therefore would have a limited effect on the landscape character of the area generally. Once the proposed green infrastructure is established and can grow, the proposals will be increasingly screened from view, and the proposed landscaping plan shows how this would be achieved.

Ecology

- 5.41 The original application included an Ecological Parameters Plan, Biodiversity Net Gain Assessment and Ecological Impact Assessment. Condition no. 5 attached to the decision notice, requires the development to be carried out in strict accordance with the Ecological Impact Assessment and Ecological Parameters Plan.
- 5.42 As part of this submission an Ecology Compliance Statement has been produced which demonstrates that the Reserved Matters layout and landscape proposals follow the principles and parameters of the Ecological Parameters Plan and the EcIA approved under Condition 5.
- 5.43 The habitats of greatest value are retained and protected, buffer and dark corridors are maintained around the site, and the habitat creation and enhancement measures relied on in the EcIA are either provided on the submitted drawings or secured through the CEMP, LEMP and lighting scheme required by Conditions 12, 13 and 14.
- 5.44 The Reserved Matters application therefore accords with Condition 5 and with the ecological conclusions reached by the Inspector, and nothing in the proposals prevents the later conditions from being discharged.

Public Protection / Environmental Health Officer

- 5.45 There was a concern with the original Outline scheme in relation to the proximity to the Wessex Water Waste Treatment Works and potential for loss of amenity due to odours and/or flies. These concerns were resolved through additional surveys and amendments to the Illustrative layout to provide a 250m buffer zone.
- 5.46 The detailed layout plan retains this 250m buffer zone.

Flood Risk & Drainage

- 5.47 There were no objections to the previous scheme in relation to drainage.



- 5.48 It was previously concluded that the development will be safe from flooding throughout its lifetime and will actively reduce flood risk to properties within the downstream path of the southern catchment.
- 5.49 Conditions 7 and 8 of the Outline consent require details of drainage to be submitted and approved prior to commencement of development, however in order to demonstrate that the drainage scheme will work in the context of the Reserved Matters and be compatible with the approved outline strategy a 'Flood and Drainage Compliance Strategy' plan is included with this submission.

Arboricultural

- 5.50 There will be no additional impacts to trees as a result of the details submitted under the reserved matters.

Contamination

- 5.51 Previous investigations at the site have confirmed there are no significant areas of potential concern of contaminants on site or risk from ground gas or radon and there are no changes to this conclusion as a result of the proposed Reserved Matters.

S106/Conditions

- 5.52 Schedule 1, Part 1 of the S106 agreement requires the submission of an 'Affordable Housing Plan' and details of the Affordable Housing Mix with any Reserved Matters application. This requires a minimum of 30% affordable housing (18 units) in a mix to be agreed with the Council, although should include 1x 1 bed apartment at ground floor level and 1x 2 bed bungalow. This has been provided with the submission.
- 5.53 All other requirements of the S106 agreement relate to matters that must be addressed prior to commencement, prior to occupation, or have specific trigger points that are not directly relevant to this Reserved Matters submission.
- 5.54 The Reserved Matters submission is in compliance with conditions 3, 4, 5 and 6 and the following conditions will be dealt with separately through future discharge of condition submissions:
- Condition 7 (detailed drainage design elements).
 - Condition 8 (SuDS structures and details)
 - Condition 9 (Construction Management Statement).
 - Condition 11 (Full Travel Plan).
 - Condition 12 (CEMP).
 - Condition 13 (LEMP).
 - Condition 14 (Detailed External Lighting Scheme).



6. Conclusion

Summary

- 6.1 This reserved matters submission has been prepared in direct reference to the Outline Permission and accompanying parameter plans. It accords with the principles established within this application and fully accords with the design parameters set. The design compliance statement helpfully demonstrates the approach taken by the architect to ensure the scheme is compliant with the conditions in the outline.
- 6.2 The layout of the site follows the established access arrangements from the outline permission and the housing units are of a scale which is compliant namely 1 to 3 storeys (mostly 2 storey). The landscape principles are shown on the Pegasus drawings and reinforce the position of the LAP in the north west corner and on plot landscaping.
- 6.3 The proposals are in full accordance with the principles of the NPPF August 2026 and will deliver much needed housing in Devizes. This site was earmarked in the Devizes NDP and will provide market and affordable homes in a sustainable location.

