



09 October 2026

Email [REDACTED]

Wiltshire Council,
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

Pearce Planning Ltd
Woodspring House
17 Hill Road
Clevedon
BS21 7NE

FAO – Karen Guest

SUBMITTED ON PLANNING PORTAL – PP-15273342

Our Ref - AP/NS/Hillworth Road Devizes
Your former Ref – PL/2022/00867

Dear Sir/Madam,

**RESERVED MATTERS SUBMISSION FOLLOWING OUTLINE PLANNING PERMISSION REF PL/2022/00867
(APPEAL REF: APP/Y3940/W/23/3317362) FOR RESIDENTIAL DEVELOPMENT OF UP TO 59 DWELLINGS
TOGETHER WITH ASSOCIATED WORKS
LAND WEST OF HILLWORTH ROAD/JOHN RENNIE CLOSE, DEVIZES, WILTSHIRE, SN10 5HD**

Pearce Planning Ltd has been instructed by Edenstone Homes Limited to submit a Reserved Matters application in relation to the above Outline planning permission for residential development. The Reserved Matters sought are for details of Layout, Scale, Landscaping and Appearance which are in accordance with the principles and parameters agreed under the Outline consent. This submission is for all remaining reserved matters.

Background

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.”

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.”*

The Submission

The Reserved Matters application proposes the development of 59 no. dwellings in a mix of 1, 2, 3 and 4 bed properties, including 18 (30%) affordable units. 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.

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.

The submitted application comprises the following documents which have been submitted via the Planning Portal setting out details of layout, scale, landscaping and appearance:



- Planning Covering Letter
- Site Location Plan – Drg. No. 101
- Reserved Matters Application Form
- CIL Form
- Design Compliance Statement
- Planning Statement
- Sustainable Energy Statement – HR-01
- Ecology Compliance Statement
- Architectural Plans
 - Proposed Site Layout – Drg. No. 100
 - Materials Layout – Drg. No. 102
 - Enclosures Layout – Drg. No. 103
 - Street Scenes – Drg. No. 104
 - Storey Heights Layout – Drg. No. 105
 - Parking & Cycling Layout – Drg. No. 106
 - Affordable Layout – Drg. No. 107
 - Refuse Strategy – Drg. No. 108
 - Energy Layout – Drg. No. 109
 - Site Sections – Drg. No. 110
- Landscape Plans
 - Detailed POS Landscape Proposals - Drg. No. P26-2503-PEG-ZZ-ZZ-DR-EN-10001-P01
 - Detailed Soft On-Plot Landscape 1 of 3 – Drg. No. P26-2503-PEG-ZZ-ZZ-DR-EN-10002-P01
 - Detailed Soft On-Plot Landscape 2 of 3 – Drg. No. P26-2503-PEG-ZZ-ZZ-DR-EN-10003-P01
 - Detailed Soft On-Plot Landscape 3 of 3 – Drg. No. P26-2503-PEG-ZZ-ZZ-DR-EN-10004-P01
- Other Site Wide Plans
 - Vehicle Tracking – Drg. No. SK400
 - Proposed Levels – Drg. No. SK500
 - Drainage Strategy Document and Plan – Drg No. SK600
 - Site Wide Roof Plan – Drg No. 100 (same as Site Layout Plan)
- House Type Plans
 - House Type – Oak – Floor Plans & Elevations – Detached Brick – Drg. No. 150
 - House Type – Oak – Floor Plans & Elevations – Brick – Drg. No. 150-1
 - House Type – Oak – Floor Plans & Elevations – Render – Drg. No. 150-2
 - House Type – Birch – Floor Plans & Elevations – Brick – Drg. No. 151
 - House Type – Birch – Floor Plans & Elevations – Hipped Roof – Brick – Drg. No. 151-1
 - House Type – Rowan – Floor Plans & Elevations – Brick – Drg. No. 152

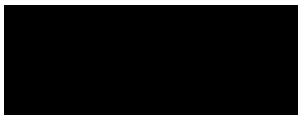


- House Type – Rowan – Floor Plans & Elevations – Front Gable – Brick – Drg. No. 152-1
 - House Type – Rowan – Floor Plans & Elevations – Hipped Roof – Brick – Drg. No. 152-2
 - House Type – Rowan Corner – Floor Plans & Elevations – Render – Drg. No. 152-3
 - House Type – Rowan – Floor Plans & Elevations – Render – Drg. No. 152-4
 - House Type – Yew – Floor Plans & Elevations – Brick – Drg. No. 153
 - House Type – Yew – Floor Plans & Elevations – Detached – Render – Drg. No. 153-1
 - House Type – Yew – Floor Plans & Elevations – Render – Drg. No. 153-2
 - House Type – Alder – Floor Plan & Elevations – Brick – Drg. No. 154
 - House Type – Alder – Floor Plans & Elevations – Render – Drg. No. 154-1
 - House Type – Pine – Floor Plans – Drg. No. 155
 - House Type – Pine – Elevations – Sheet 1 of 2 – Brick – Drg. No. 155-1
 - House Type – Pine – Elevations – Sheet 2 of 2 – Brick – Drg. No. 155-2
 - House Type – Hazel – Floor Plans & Elevations – Brick – Drg. No. 156
- Application fee

I trust all is clear with this submission but please do let me know if there are any queries during your assessment. It may be useful to know that discussions have taken place about the proposed Reserved Matters submission and validation requirements with Karen Guest in your Development Management Team.

Given our pre-application discussions concerning ensuring the application is valid within the timelines of the Outline Permission we would welcome an early review of this submission in the event that any additional information is required to make the submission valid and registered. Please call me directly.

Yours sincerely



ALAN PEARCE MRTPI
Managing Director

