



The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/08648
Decision Date: 21/05/2026

Applicant:	Redcliffe Homes Limited 4 High Street, Chipping Sodbury, BS37 6AH
Particulars of Development:	Reserved Matters Application for appearance, landscaping, layout and scale for 55 Residential Dwellings following Outline Planning permission ref PL/2024/05435
At:	Land North of Melksham Road, Holt

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Received by the Local Planning Authority on 19th May 2026:

BDML.02 Rev F1 (Boundary and Dwelling Material Layout),

Received by the Local Planning Authority on 23rd April 2026:

3227-5-2-1-DRL: 003-P9 (LAP Play Strategy), 008-P4 (open space plan)

3227-5-2-1-DR: 001_P11 (Landscape Masterplan), 002 P10 (Hard Landscape Strategy), 004-P10 (Planting proposals 1 of 4), 005-P10 (Planting proposals 2 of 4), 006-P10 (Planting proposals 3 of 4), 007-P10 (Planting proposals 4 of 4)

138078-MCS-XX-DR-C: 3000_P04 (Engineering Layout 1 of 2), 3001_P04 (Engineering Layout sheet 2 of 2), 3600 P04 (swept path analysis 11.2m Refuse Vehicle)

REDC250527: CSL.01 Rev D3 (Site layout), SE01 Rev D (street elevations), RCL01 Rev E (refuse collection layout), AHL.01 Rev E (Affordable Housing Layout), PAL.01 Rev E (Parking layout)

3018_HMMP-CH Rev 2 (Habitat Management and Monitoring Plan)

HT.YOR.e.1 Rev C (House Type York Option 1 Elevations)

Received by the Local Planning Authority on 2nd April 2026

HT.3B5P-AR.e Rev C (Affordable Rent elevation)

Received by the Local Planning Authority on 16th March 2026

HB.7.p1 Rev B (Block 7 floor plans), HB.7.p.2 Rev A (Block 7 roof plan), HB.7.e Rev B (Block 7 elevations)

HB.6.e Rev B (Block 6 elevations), HB.6.p1 Rev B (Block 6 floor plans), HB.6.p.2 Rev A (Block 6 roof plan)

Received by the Local Planning Authority on 4th March 2026

HT.FOX.p Rev B (Foxham floor and roof plans), FOX.e.1 Rev C (Foxham elevations)

HT-3B5P-Se.1 Rev A (House block 8 elevations), HBB.p Rev A (Block 8 floor plans)

HT.SHER.e:1 Rev C (Sherstone Elevations) 2 Rev C (Sherstone Option 2 elevation), , p Rev A (Sherstone roof and floor plan)

3B5P-SE: e-1 Rev C (Shared ownership elevations), p Rev B (Shared ownership floor and roof plans)

HB.5.e Rev C (Block 5 elevations), p.1 Rev B (Block 5 floor plans), p.2 Rev B (Block 5 roof plan)

3018-CEMP-HD (construction environmental management plan)

AHL.01 Rev C (affordable housing layout)

138078-MCS-XX-DR-C: 4000_P01 (Long sections 1 of 3), 4001_P01 (Long sections 2 of 3), 4002_P01 (Long sections 3 of 3), 5000_P03 (Drainage layout 1 of 2), 5001_P3 (Drainage layout 2 of 2), 5200_P03 (Impermeable Area Plan), 5500_P3 (Exceedance Flow Plan)

138078-MCS-XX-RP-OM-01-P02 (Operations and Maintenance Manual)

138078-MCS-XX-RP-TN-01-P03 (Drainage Technical Note)

260219-MR-TPP-Rev F (tree protection plan)

3018-SBM-RY (biodiversity metric), Biodiversity Net Gain Assessment

Received by the Local Planning Authority on 11th November 2025:

HT.BURF.e Rev B (Burford elevations)

HT.2B4P.e Rev B (House type 2B4P elevations)

HT.YOR.e.2 Rev B (York elevations)

HT.AXE.pe Rev B (Axminster elevations and floor plans)

HT.BAN.e Rev B (Banbury elevations)

HT.FOX.e.2 Rev B (Foxham Option 2 elevations)

HB.3.e Rev B (house block 3 elevations)

HB.1.2.1 Rev B (house block 1 elevations front and side)

HB.2.e Rev B (house block 2 elevations)

HB.4.e Rev B (House block 4 elevations)

HT.3B5P-SE.2 Rev B (House type shared ownership option 2 elevations)

Received by the Local Planning Authority on 30th October 2025:

HT.BURF.p Rev A (Burford floor and roof plans)

HT.2B4P.p Rev A (2B4P floor and roof plans)

HT.YOR.p Rev A (York floor and roof plans)

HT.BAN.p Rev A (Banbury floor plans)

HB.1.e.2 Rev A (House block 1 elevations rear and side), HB.1.p.2 Rev A (House block 1 roof plan), HB.1.p.1 Rev A (House block 1 floor plan)

BH.2.p.2 Rev A (House block 2 roof plan), HB2.p.1 Rev A (House block 2 floor plans)

HB.3.p.1 Rev A (House Block 3 floor plans), HB.3.p.2 Rev A (House Block 3 roof plan)

HB.4p.1 Rev A (House block 4 floor plans), HB.4.p.2 Rev A (House block 4 roof plan)

HT.3B5P-AR.p Rev A (3B5P Affordable rent floor plans and roof plan)

S-CP.01.pe Rev A (Car port single elevations and floor plans),

DCP.01.pe Rev A (Car port double elevations and floor plans)

SP-GAR.01.pe Rev A (Garage single plus elevations and floor plan)

S-GAR.02.pe Rev A (Garage single stone elevations and floor plan)

S.GAR.01.pe Rev A (garage single brick elevations and floor plans)

D-FAR.01.pe Rev A (Double garage elevations and floor plans)

107-LP01 (Site location plan)

HLS-1003 Rev E (road lighting plan)

SS.01.p Rev A (substation elevations and floor plans)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2** Notwithstanding the submitted information, no development shall commence on site until a drainage strategy incorporating the following information has been submitted and approved in writing by the Local Planning Authority:

- The site is located in source protection zone 1 (SPZ1) for drinking water which will have an impact on infiltration-based SuDS. The drainage strategy should address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply.
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design to determine the feasibility of infiltration on site.
- Sensitivity analysis to assess the impact of a surcharged outfall on the proposed drainage system. This analysis should demonstrate that the system can operate effectively and safely under conditions where the receiving watercourse or sewer is at a high level or surcharged and identify any mitigation measures required.
- A detailed plan showing the cross sections and design of all proposed SuDS features, including attenuation ponds, conveyance systems, and infiltration components.
- Evidence of permissions to cross third party land and permissions from riparian owners to discharge to the watercourse/river in perpetuity.
- Confirmation from Wessex Water that appropriate protection arrangements for the existing foul and potable water mains within the site have been agreed and will be implemented in accordance with Wessex Water's standards

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

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in the interest of drainage.

- 3** Notwithstanding the submitted information, no works shall commence on site until a plan detailing 11 visitor parking spaces has been submitted to and approved in writing. No more than 50 dwellings shall be first occupied until the visitor parking has been laid out in accordance with the approved details

REASON: In the interest of highway safety and providing sufficient parking to reduce on street parking

- 4** Notwithstanding the submitted information no works shall commence above slab level until an acoustic design scheme for protecting the proposed dwellings from external traffic noise has been submitted to and approved in writing by the local planning authority. The scheme shall ensure that, upon completion of the development, the following noise criteria shall be met, with windows open, in accordance with the Professional Practice Guidance: Planning and Noise – New Residential Development (May 2017) (or subsequent versions) and Wiltshire Council Noise and Vibration Technical Guidance note (Dated 2023) or subsequent versions:

- bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an L_Amax, F of 45 dB
- living rooms and dinin rooms shall achieve a 16 – hour LAeq (07:00 to 23:00) of 35dB(A)
- external amenity spaces shall achieve a 16 – hour LAeq (07:00 to 23:00) of 55dB(A)

The submitted evidence shall demonstrate how the hierarchy in the Planning and Noise, New Residential Development: Supplementary Document 2 Good Acoustic Design

The details hereby approved shall be implemented prior to FIRST occupation of the dwellings hereby approved and thereafter be permanently retained.

For the avoidance of doubt, using closed windows to achieve the internal noise level target shall only be considered once all other good acoustic design acoustic mitigation measures have been utilised.

REASON: In the interest of the amenity of future occupiers

- 5 No dwelling hereby approved shall be first occupied until the parking spaces allocated to that dwelling, have been constructed and made available for use. The parking spaces shall thereafter be retained solely for the parking of vehicles associated with the respective dwelling and shall be kept free from obstruction, including the storage of materials.

REASON: In the interests of highway safety.

- 6 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing adjacent highway.

REASON: To ensure that the development is served by an adequate means of access.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking and cycle provision, in the interests of highway safety.

- 8 The dwellings hereby approved shall be constructed to meet, as a minimum, the higher Building Regulations standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised, to mitigate the impacts of climate change, in the interests of sustainability and to use natural resources prudently in accordance with the National Planning Policy.

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

- BNG Statement and Assessment, ref 3018-BNG-RY, GE, 24 Oct 2025
- Habitat Management and Monitoring Plan, ref 3018-HMMP-CH, GE 24 Oct 2025
- Tree Protection Plan, 260219-MR-TPP-Rev F-NB, Feb 2026
- Road Lighting Plan HLS-1003-C, 29.08.25
- Construction Management Plan, 3018-CEMP-HD, 2nd March 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

10 Your attention is drawn to the requirements of the S106 Legal Agreement and conditions imposed on the outline planning permission reference PL/2024/05435

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)