Approved Bewley

Proposed

Proposal

Variation of conditions 1, 2, 3, 6, 7 and 8, and removal of condition 9 of PL/2025/04414 to allow minor amendments to plot layouts and accommodate revised house types following the acquisition of the site by Bellway

National Planning Policy Framework

Plan-making and national decision-making policies

Ministry of Housing, Communities & Local Government

August 2026

DP4: The design process

2. The local planning authority should:

   a. Ensure that they have access to, and encourage the appropriate use of design review and other design tools and processes (especially for strategic sites and other significant projects), and take into account their outcomes, including any design recommendations made by design review panels;

   b. Ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, including the approved use of materials where appropriate; and

   c. Not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval (for example through changes to approved details).

1. House Types, Scale and Specific Plot Relationships - Retaining the Approved Scale and Amenity Safeguards

Using Accommodation schedule from approved scheme to Bellway's proposed … Bellway's choice of substitutions take away 1,774sq ft from 2/3 bed market houses. Bellway has less choice of house types compared to approved scheme – impact on materials and detail design – more info section 8/9.

Accommodation Schedule

Approved Bewley

Open Market

House Type	Bedrooms	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
Eversley_Holt	2B	73.68	793.08	2	147.4	1586
Highclere_Holt	3B	85.24	917.50	8	681.9	7340
Banstead_Holt	3B	90.83	977.70	4	363.3	3911
Ripley_Holt	3B	102.88	1107.38	7	720.2	7752
Oakley_Holt_V1	3B	107.06	1152.38	2	214.1	2305
Oakley_Holt_V2	3B	107.06	1152.38	1	107.1	1152
Maizey_Holt	3B	122.22	1315.58	1	122.2	1316
Ogbourne_Holt	3B	122.22	1315.58	1	122.2	1316
Chilworth_Holt	4B	113.14	1217.83	7	792.0	8525
Longstock_Holt_V1	4B	128.20	1379.92	3	384.6	4140
Stanford_Holt	4B	142.88	1537.96	4	571.5	6152
Marlborough_Holt	4B	144.02	1550.23	6	864.1	9301
Stockbridge_Holt	5B	181.25	1951.00	1	181.3	1951
Sunborne_Holt	5B	170.53	1835.54	1	170.5	1836
Sunborne_Holt_V1	5B	170.53	1835.54	1	170.5	1836
Lamborne_Holt	5B	175.35	1887.48	4	701.4	7550
			Open Market Totals	53	6314.3	67967

26,676 – 24,902 = 1,774

Proposed

	Housetype	Sq.ft - Net	Sq.m - Net	St.	Beds	No's	Total Sqft	Total Sqm
	OPEN MARKET HOUSING							
2B	COOPER	757	70.3	2	2	2	1,514	141
3B	TURNER	906	84.2	2	3	8	7,248	673
	QUILTER	939	87.2	2	3	7	6,573	611
	MASON	1,043	96.9	2	3	7	7,301	678
	SHIPWRIGHT	1,133	105.3	3	3	2	2,266	211
4B	SCRIVINER	1,197	111.2	2	4	7	8,379	778
	MILLINER	1,271	118.1	2	4	3	3,813	354
	GOLDSMITH	1,494	138.8	2	4	4	5,976	555
	WEAVER	1,667	154.9	2	4	7	11,669	1,084
5B	WATCHMAKER	1,880	174.7	2	5	6	11,280	1,048
	sub total (Open Market)					53	66,019	6,133

793.08 x2 = 1,586
917.50 x8 = 7,340
977.70 x4 = 3,910
1107.38 x7 = 7,752
1152.38 x3 = 3,457.
1315.58 x2 = 2,631
Total = 26,676

757 x 2 = 1,514
906 x 8 =7,248
939 x 7 = 6,573
1,043 x 7 = 7,301
1,133 x 2 = 2,266
Total = 24,902

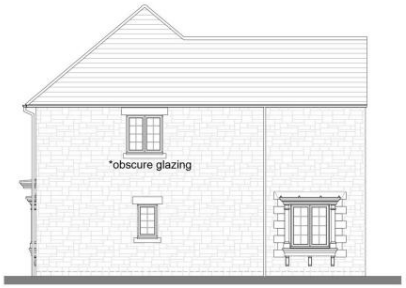
1. House Types, Scale and Specific Plot Relationships - Retaining the Approved Scale and Amenity Safeguards

Officer's approval report

Consideration has been given to the repositioning/omission of first floor windows. Changes have been made which have results in the number of first floor windows being reduced from two to one and obscure glazing to the remaining first floor window, which is a secondary window to bedroom 2, and this is considered satisfactory in terms of minimising the potential for overlooking. It is concluded that there would be no demonstrable loss of privacy to the existing property.

Shipwright 3 storey chosen to replace 2.5 approved house in central area. Largest of Bellway 3 bed houses.

Approved Bewley



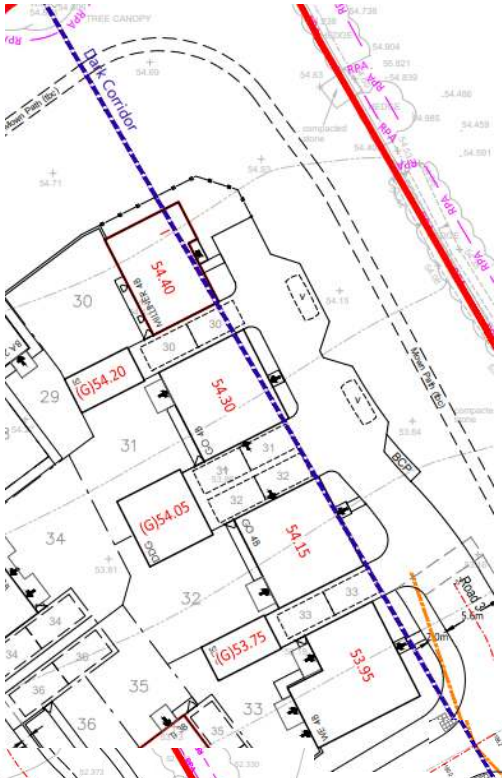
Side Elevation

Front Elevation

Proposed

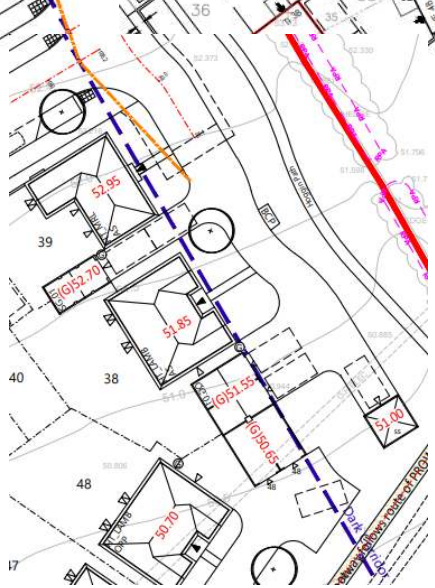
Bellway substituted Plot 89 with approved one glazed upstairs window to Plot 39 with 2 non glazed windows.

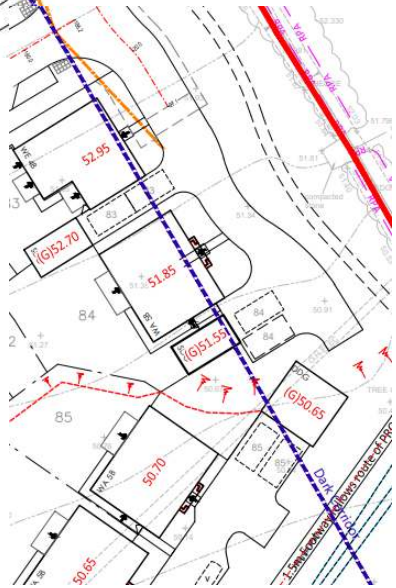
2. Landscape Strategy – Protecting the Approved Landscape Framework



Bellway's 4/5 bed houses have a larger footprint and go over the dark bat corridor line compared to approved scheme

Removal of trees from approved…
1 @ Great Parks entrance
1 near central area
3 on PROW
2 @ orchard





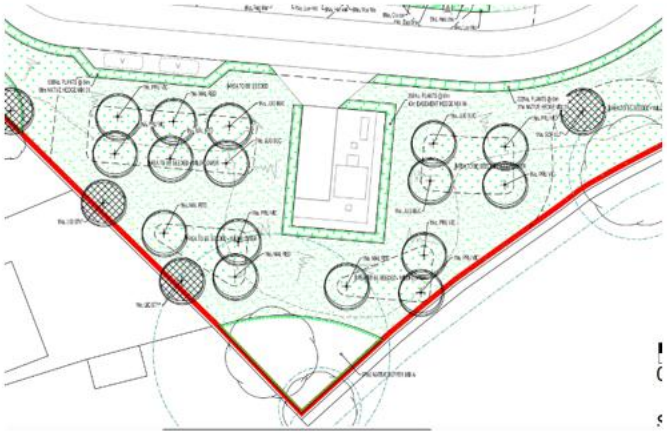
3. Electricity Substation and South-west Area – Protecting the South-west Landscape Buffer

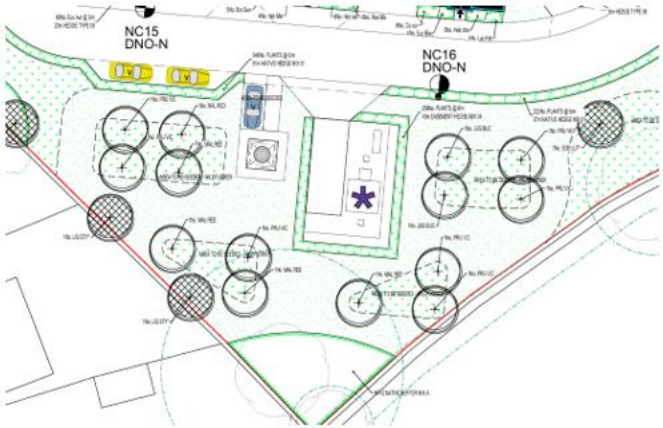
Bewley approved reserved matters

Bellway S73 “minor changes”

Substation moved to other side of site.
Brick building with parking
Increase of hard surfacing
Decrease of trees in community orchard

Community orchard and trees were important part of approved plans in this area adjacent to Great Parks bungalows





4. Central Green and Public Realm – Retaining the Heart of the Development

Bewley approved parking layout central area

Bellway parking layout central area (orange = extra Cars on street scene)

Parking court removed so now proposed street parking with no visitor spaces – orange shows extra street parking to what was approved.

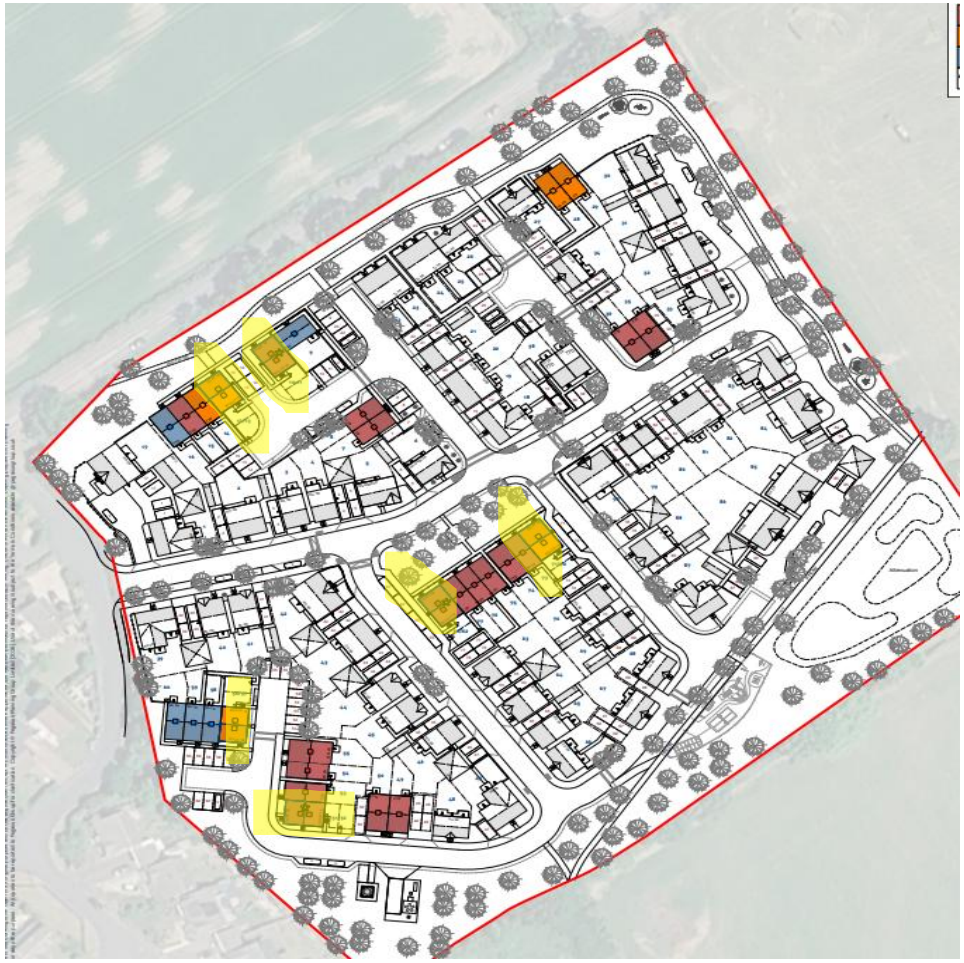
Approved Bewley

Proposed

1 beds Alms Style maisonettes not substituted by Bellway. Some replaced with 2 bed houses and 8 x 1 beds relocated within the site. Architectural detail changed too.

5. Affordable Housing – Retaining Design Quality and Integration

1 beds distributed across site instead of Alms House style feature at central green.



Parking court removed at central green – 6 more parking on street and no visitor spaces.

1beds moved to Melksham Road. Plot 10/11 as adaptable units with parking further away.

Affordable Housing

- All car ports removed
- Parking not compliant with WC policy for some affordable plots

6. Parking – Meeting Standards Without Dominating the Public Realm

Using site layout, general arrangement and parking allocation strategy counted the following…

Bellway	34 plots with garages	Bewley approved	42 plots with garages
	Providing 41 spaces in garages		Providing 48 spaces in garages
	No car ports		10 spaces within car ports
Using their no.s But not in line with WC policy	163 parking spaces		147 parking spaces
	19 visitor spaces		18 visitor spaces

Melksham Road additional parking as car port removed

Spaces shown over gardens and paths in submitted docs

Plots 26, 27, 55, 28, 29 parking not in line with WC policy.

5 beds not have same parking allocation

All car ports removed

7. Melksham Road Frontage – Retaining a Soft, Landscape-led Entrance to Holt

Approved Bewley

Proposed

Approved Redcliffe

8. Rooflines and Architectural Variety – Retaining Architectural Interest

View as drive into village at eastern edge

Approved Bewley

Proposed

STREET SCENE A

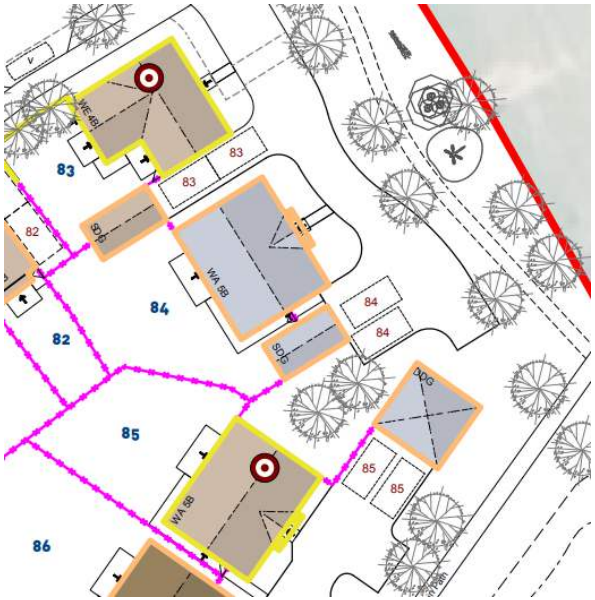
View on central green area

Approved Bewley

Proposed

Approved Redcliffe

8. Rooflines and Architectural Variety – Retaining Architectural Interest



OTHER:

CHIMNEY LOCATION - GRP (SEE HOUSE PACK)

Proposal – 16 plots with chimneys.
Material Strategy shows location and material – GRP = Glass Reinforced Plastic.
Location of chimneys on some plots compared to floor plans raises questions.
2 blocks of 1 bed maisonettes have chimneys.

9. Materials and Feature Houses – Retaining Local Distinctiveness

Front Elevation

Front Elevation

Front Elevation

Front Elevation

Approved Bewley materials

Proposal - removal of all 8 feature houses with render and stone quoins – location in orange on plan.

Proposal - all 4 red brick houses removal of stone detailing around windows, as approved to left and blue on plan.

Front Elevation

10. Energy and Sustainability – Applying a Consistent Standard Across the Development

Future Homes Standard (FHS)

2.12. The next step change in Part L energy standards, Building Regulations Part L1 2026, a.k.a. the Future Homes Standard (FHS), has now been published for public access. Sites for which planning permission is granted from March 2027 onwards will now fall under FHS; for sites already begun before this date, there will be a 'grace period' until March 2028 to complete dwellings – any dwelling completing after this date will also be required to meet FHS.

2.13. Amongst the upcoming targets and requirements now outlined under these Regulations, the installation of fossil-fuel heating (such as gas boilers) will be barred from new dwellings. It will also be mandatory for a large Solar Photovoltaic array to be present on each dwelling, generally amounting to area coverage approximately equivalent to 40% of the main ground floor area (m^2).

- Air Source Heat Pumps

5.11. It is currently proposed that the houses will incorporate Gas Boilers supplemented with solar photovoltaic panels and apartments direct electric with hot water heat pumps. Individual plots may be supplemented by PV panels where necessary, this will be determined at Design Stage.

10.7. From March 24th 2027, building control submissions will need to comply with the new Future Homes Standard (FHS) requirements, developments submitted prior to this date will continue to be assessed under the current Part L2021. Any dwellings that have not been started by March 24th 2028 will need to be redesigned to meet the new FHS standards.

Energy and Sustainability Statement
May 2026

Approved Bewley

Proposed

Proposal

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Residents can comment using these ways ...

Scan
QR Code
to comment
online

Email WC -
developmentmanagement@
wiltshire.gov.uk
until 18th Sept 2026
using PL/2026/04774
in your title

https://www.wiltshire.gov.uk/
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