

Development Management  
Economic Development and  
Planning  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

28 November 2025

Our Reference: 227627

Dear Sir / Madam,

**Land north of Swindon Road, Royal Wootton Bassett**

**Outline planning application for up to 135 dwellings (all matters reserved except means of access)**

On behalf of Gleeson Land, we are pleased to submit this application via the Planning Portal (ref. PP-14394289) seeking outline planning permission for up to 135 homes on land north of Swindon Road, Royal Wootton Bassett. The description of development is as follows:

*Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure.*

The site is relatively unconstrained, well located in relation to local services and facilities, and capable of making a significant contribution to identified housing needs. The scheme will deliver a range of social, environmental and economic benefits, including:

- **Delivery of 135 new homes**, offering a broad range of dwelling types and sizes. **54 homes (40%) will be affordable** homes, in accordance with policy, potentially including First Homes, affordable/social rent, and shared ownership properties. Wiltshire Council currently has a significant shortfall in its five-year housing land supply, demonstrating only **2.42 years** (June 2025). The proposed development therefore provides an important opportunity to deliver high-quality housing in a sustainable location, helping to address this acute housing need
- **Provision of publicly accessible formal and informal open space**, delivering amenity and recreation benefits for both new and existing residents
- Achievement of **over 10% biodiversity net gain**, through ecological enhancements, habitat creation and diversification
- **Economic benefits** through construction activities and increased local expenditure from new residents
- Installation of **new drainage infrastructure**, which will reduce surface water run-off and the risk of flooding for neighbouring residents.

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### **Documents submitted for approval**

- Site boundary plan (ref. STN-GEN-SW-DR-MP-01, rev E), prepared by Stantec
- Parameter plan – land use (ref. STN-GEN-SW-DR-MP-07, rev D), prepared by Stantec
- Proposed access arrangement (ref. P22-2466), prepared by Pegasus Group

### **Documents submitted in support**

- Planning statement (including planning obligations draft heads of terms), prepared by tor&co
- Design and access statement, prepared by Stantec
- Landscape and visual impact assessment, prepared by BMD
- Statement of community involvement, prepared by tor&co
- Desk-based heritage assessment, prepared by tor&co
- Flood risk assessment and drainage strategy, prepared by PJA
- Transport assessment, prepared by Pegasus Group
- Framework residential travel plan, prepared by Pegasus Group
- Ecological impact assessment, prepared by EAD
- Biodiversity net gain metric, prepared by EAD
- Outline waste management strategy plan prepared by Mayer Brown
- Arboricultural impact assessment, prepared by BMD
- Energy and sustainability statement, prepared by Daedalus Environmental
- Geo-environmental site investigation report, prepared by BRD
- Lighting Impact Assessment, prepared by The Lighting Bee
- Utility statement, prepared by BTS
- Air quality assessment, prepared by Cass Allen
- Noise assessment, prepared by Cass Allen
- Tree constraints plan (ref. 1989-TCP-001-A, rev A)

The application forms have been submitted via the planning portal and we can confirm that the application fee of £23,340.00 (inclusive of the service charge) has been paid via the Planning Portal.

We look forward to receiving confirmation of validation in due course. If you have any questions, please do not hesitate to contact me.

Yours faithfully,



**Lindsay Goodyear**  
**BA (Hons) Dip TP MRTPI**  
Planning  
Technical Director