

**Land North of Swindon Road,
Royal Wootton Bassett
Statement of Community Involvement**

Gleeson Land
November 2025

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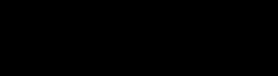
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Executive summary

- 1 This Statement of Community Involvement (SCI) outlines the consultation and engagement activities undertaken by Gleeson Land in support of an outline planning application for residential development at land north of Swindon Road, Royal Wootton Bassett.
- 2 Consultation sought to inform, engage and involve the local community, in the evolution of the development proposal. A total of 80 comments were received during the consultation period in July 2025.
- 3 Key themes raised through the consultation included the impact on traffic congestion and transport, education provision and school capacity. Respondents also raised the issues of protecting green space, housing needs and supply, local services, wildlife and biodiversity, and infrastructure and utilities. The feedback from the consultation has been carefully reviewed and thematically analysed to inform design changes and the final masterplan.
- 4 The consultation process has been iterative and inclusive, providing opportunities for meaningful input and ongoing dialogue. The final proposals presented for planning reflect local feedback and demonstrate a commitment to delivering a sustainable, well-connected, and community-focused development at land north of Swindon Road, Royal Wootton Bassett.

1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Gleeson Land (the 'Applicant') in support of an application for outline planning permission for residential development at land north of Swindon Road, Royal Wootton Bassett ("the Site").
- 1.2 The purpose of the SCI is to outline the community and stakeholder engagement undertaken throughout the development process, summarise feedback received, and demonstrate how this feedback has informed and influenced the final proposals.
- 1.3 The National Planning Policy Framework (NPPF) highlights the importance of pre-application engagement to improve the efficiency and effectiveness of the planning application system for all parties to enable better coordination between public and private resources, resulting in improved outcomes for the community. The more issues that can be resolved at that early stage, the greater the benefits.
- 1.4 The consultation programme has engaged the local community through a structured process of outreach, participation, and formal consultation.
- 1.5 This SCI forms part of a suite of documents which have been submitted in support of the planning application. A complete list of the submitted documents can be found on the cover letter attached to the planning application.

2.0 Consultation strategy

- 2.1 The Applicant undertook a programme of community consultation to inform the preparation of the planning application. The objectives of this programme were to:
 - Ensure local people were aware of the emerging proposals;
 - Provide accessible opportunities to comment;
 - Record and analyse feedback; and
 - Respond to local issues and, where possible, shape the design of the scheme.

Community website and flyer

- 2.2 In July 2025, a dedicated project website (www.landnorthofswindonroad.co.uk) was launched, providing an overview of the emerging proposal and enabling users to provide feedback, sign up for updates and demonstrate support. A flyer was also sent to residents in the nearby area (see Appendix 1).

3.0 Public consultation

Consultation period: July 2025

- 3.1 The public consultation was designed to present the emerging proposal and invite input from the local community.

Publicity and promotion

- 3.2 To ensure widespread awareness, a flyer (see Appendix 2) was mailed to 1,214 local addresses, providing an overview of the emerging proposal, contact details to provide feedback, and instructions to visit the consultation website (www.landnorthofswindonroad.co.uk) (see Appendix 3).

4.0 Consultation participation

Participation

- 4.1 A total of 80 responses were received. The following profile was captured:
- Age: The majority of respondents were aged between 55–74, with smaller numbers from younger age groups (18–44) and a limited number aged 75+
 - Location: Most respondents lived locally, within postcodes beginning SN4
 - Employment: Around 50% of respondents were in full-time work, 35% retired, and the remainder part-time, self-employed, or students/apprentices.
- 4.2 This demonstrates a strong local response, particularly from long-standing residents.
- 4.3 Nine local residents (11% of respondents) expressed support for the emerging proposal. A significant undecided proportion (11 respondents, equal to 18%) indicates that some residents may be open to development if their other concerns are addressed.

5.0 Summary of feedback

Highways and transport

- 5.1 Existing congestion on the A3102 (Swindon Road) and Stoneover Lane was a recurring concern raised by respondents, with fears that additional housing would worsen journey times.
- 5.2 Existing road infrastructure is seen as inadequate, with calls for major improvements such as new access roads, roundabouts, or traffic management measures before any further housing is approved.

Our response

- 5.3 A comprehensive Transport Assessment (TA), prepared by Pegasus Group and submitted with the application, has assessed the potential impacts of the development on the local highway network. The TA concludes that
- The proposed access arrangements are safe and suitable to serve the development, and the trips associated with the scheme proposals will not have a material impact on the operation and safety of the local highway network.

- There are no valid highway or transportation reasons which should prevent the proposed development of the site.

Healthcare, education and services

- 5.4 Many respondents believe local GP surgeries, dental practices, and schools are currently at or beyond their capacity.

Our response

- 5.5 Local service providers, including the NHS Trust and Education Authority, will be consulted when the outline application is submitted to the council to seek their view on whether there is sufficient local capacity to accommodate new residents from the development. If they identify deficiencies, it is anticipated that the Applicant will be required to make financial contributions towards new infrastructure to increase capacity. These will then be secured through a Section 106 Legal Agreement.

Utilities

- 5.6 Respondents raised concerns over whether there is sufficient capacity in the existing utilities (water, sewerage, and power) to accommodate the demands of new residents.

Our response

- 5.7 The submitted utility assessment, prepared by BTS, confirms that the development can be suitably served by existing electricity, potable water, sewage and telecommunications connections, with further investigation required to confirm the capacity for the electricity, potable water and foul water.
- 5.8 Pre-application enquiries have confirmed that connections to the existing 11kV and 33kV network can be made, subject to diversions and a legal crossing agreement for the 33kV cable.
- 5.9 Thames Water (TW) has confirmed the capacity to supply the first 50 of the proposed 135 dwellings, and that these can be supplied from the existing mains in Stoneover Lane. TW can carry out network modelling and upgrade planning as the application process progresses. TW has a statutory obligation to provide water to all new homes and as such, we can assume that all the units can be connected.
- 5.10 With regards to a foul water connection, a formal foul capacity enquiry has been made to Wessex Water (WW) by the Applicant to progress the modelling of a gravity connection to the existing WW network. A manhole located in Swindon Road near the Churchill Pub (MH4931) has been identified as a possible point of connection.
- 5.11 No gas connection is proposed as the development will only use electricity in compliance with the Future Homes Standard.

Housing preferences

- 5.12 Residents commented that the area has experienced significant levels of recent development. Concerns were raised regarding the cumulative impact of

additional housing on the area, with emphasis on exceeding the capacity of local infrastructure.

5.13 Where conditional support was expressed, residents highlighted the following preferences:

- Affordable housing for local people, especially first-time buyers
- Smaller homes (1–2 bedrooms, bungalows, self-build plots)
- Eco-friendly homes, incorporating renewable energy and sustainable heating
- Limited preference for larger family homes (3–5 bedrooms), provided density is carefully managed.

5.14 Calls were made for homes to be of high-quality design and character, avoiding uniform “boxy” layouts.

Our response

5.15 The proposed development offers a broad range of dwelling types and sizes. Of the 135 new homes, 40% (54 homes) will be affordable, in accordance with the council’s housing policy. These will potentially include First Homes, affordable/social rent, and shared ownership properties where there is known to be significant local need.

5.16 The sustainable approach described within the submitted energy and sustainability statement, prepared by Daedalus Environmental, demonstrates that the proposals will create a low carbon development which is adapted to future changes in the climate, key features of the proposals are:

- Highly energy efficient, ‘fabric first’ homes
- Air source heat pumps for heating and hot water
- Renewable energy generation via photovoltaic panels
- Zero carbon ready
- 100% of properties with associated parking to have dedicated EV charging
- Adapted to anticipated future changes in the climate
- 25% reduction in potable water use against the national average
- Construction waste managed in accordance with the Waste Hierarchy
- Full compliance with Future Homes Standard.

Open space and play provision

5.17 Requests for inclusive, accessible play areas, with all-weather surfaces, facilities for older children, and community features such as splash parks.

5.18 Suggestions included keeping play areas away from housing to reduce noise, linking green spaces to Lydiard Park, and maintaining wildlife habitats.

5.19 Several residents expressed a preference for larger private gardens over communal open space.

Our response

- 5.20 The development includes a combination of private gardens and publicly accessible formal and informal open space, delivering amenity and recreation benefits for both new and existing residents.

Local character and environment

- 5.21 The area is highly valued for its wildlife habitats, countryside views, and the distinct character of Royal Wootton Bassett.

Our response

- 5.22 The Landscape and Visual Impact Assessment (LVIA), prepared by BMD has assessed the potential landscape and visual effects of the proposed development upon:
- Landscape character, including physical landscape resources
 - Views and visual amenity experienced by people.
- 5.23 The assessment concludes that the proposed development accords with the landscape and visual requirements of planning policies and guidelines and can be accommodated without giving rise to significant landscape and visual effects.

Suggestions and recommendations

- 5.24 Some respondents provided constructive proposals, including:
- Delivering new schools, GP capacity, and road improvements before housing is occupied
 - Retaining wildlife corridors and public rights of way
 - Safe pedestrian crossings and cycle routes
 - A potential new road link to the motorway to ease congestion on the A3102
 - Incorporating sustainable design measures (e.g. solar panels).

6.0 Post-consultation amendments to proposals

- 6.1 The Applicant has carefully considered the feedback received. In developing the planning application, the following measures have been taken forward:
- Downgrading the western secondary access from Swindon Road to a foot, cycle, and emergency-only route
 - Adjusting the open space along the northern and western boundaries to accommodate sustainable drainage features and respond to heritage advice regarding the setting of the nearby Scheduled Monument
 - Modifying the surface water attenuation basin to the east of the site, based on further technical assessment
 - Refining footpath connections within the open space and improving linkages to Swindon Road
 - Developing the Framework Plan into an Illustrative Masterplan to demonstrate how a high-quality development could be delivered in

accordance with the design principles set out in the Design and Access Statement

- Incorporating additional areas for children's play
- Providing extra tree and hedgerow planting, along with diverse habitats, to enhance biodiversity across the site
- Extending the site boundary to accommodate the necessary highway improvement works on Swindon Road

7.0 Conclusion

- 7.1 This SCI demonstrates the Applicant's commitment to an open, inclusive, and responsive approach to engagement throughout the preparation of the land north of Swindon Road planning application.
- 7.2 From the outset, the Applicant has sought to engage proactively with the local community, ensuring that a broad range of voices were invited to contribute. Feedback was gathered through a dedicated consultation website and a consultation flyer distributed to local residents. This process helped identify the key concerns and aspirations of local residents.
- 7.3 The Applicant has thoroughly considered all feedback received in preparing the planning application.
- 7.4 In conclusion, the consultation identified important priorities: the need for infrastructure, the desire for genuinely affordable and sustainable homes, and the protection of local character and green space.
- 7.5 The feedback reflects a desire to preserve the character and quality of life in the local area while ensuring any future development is sustainable, considerate, and aligned with the needs of existing residents.
- 7.6 The planning application has sought to address these matters through its design, layout, and supporting infrastructure proposals. The Applicant remains committed to ongoing dialogue with the Local Planning Authority and local stakeholders to ensure the development delivers genuine community benefits.

Appendix 1: Public consultation flyer distribution area

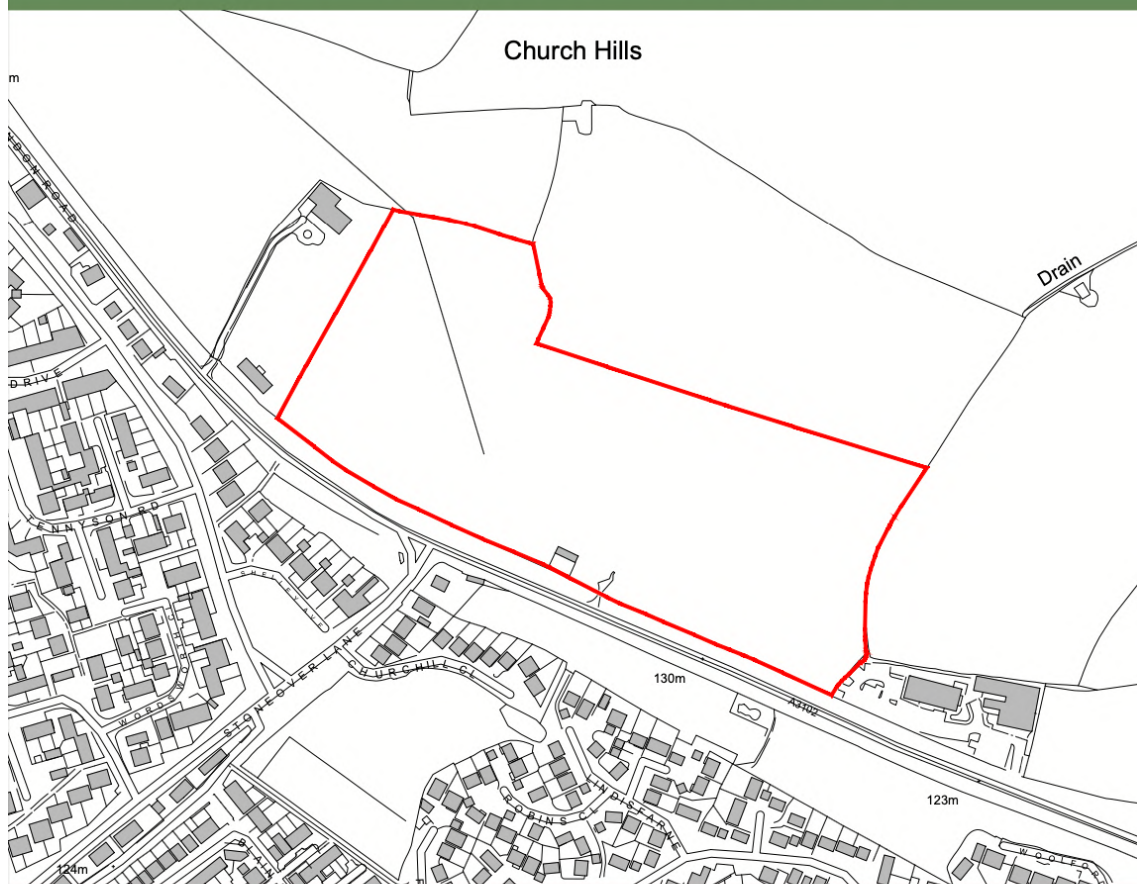


Appendix 2: Public consultation flyer

Land North of Swindon Road, Royal Wootton Bassett



Community Consultation July 2025



Our proposals

Gleeson Land are currently preparing proposals for the development of land north of Swindon Road, Royal Wootton Bassett (as outlined in red on the above plan) and would like to hear your comments.

gleeson land

Our proposals

Gleeson Land are currently preparing proposals for the development of land north of Swindon Road, Royal Wootton Bassett (as outlined in red on the above plan) and would like to hear your comments.

gleeson land

An illustrative plan has been developed to provide an indication of how the site could suitably provide up to 135 new homes, public open space, children's play areas, habitats for wildlife and drainage features.

Two vehicular access points to the site would be provided from Swindon Road to the south.

The proposals envisage that the development would comprise a mix of 1, 2, 3 and 4 bedroom homes to meet a wide range of housing needs. This will include the provision of 40% affordable homes. New homes will be of high-quality design, drawing inspiration from the best of local character within Royal Wootton Bassett and the wider area.



— Site Boundary	●●● Community Orchard	— Attenuation Feature	★ Potential Location of a LAP (Local Area for Play)
■ Residential Area	— Primary Street	●●● Existing Planting	i Potential Interpretation Board
■ Open Space	— Secondary Street	●●● New Planting	➔ Main Access
■ Scheduled Monument	— Indicative Tertiary Street	●●● Potential Location of a LEAP (Local Equipped Area for Play)	
— Footpath Through Open Space			



We welcome your feedback

A dedicated website (which goes live on Thursday 10th July 2025) has been set up that provides further information and requests feedback: **www.landnorthofswindonroad.co.uk**

Alternatively, to provide your feedback please complete and return this leaflet or visit our website.

Feedback Form - Please let us have your comments by Friday 25th July 2025.



1. Do you support the emerging proposal for new homes?

☐ Yes ☐ No ☐ Undecided

2. Are there any types of new homes you would prefer to see if the development were to go ahead?

.....

.....

3. Would you, or someone you know, be interested in living in the new homes in this location?

.....

.....

4. In terms of play space and open space, are there any key aspects we should consider in their design?

.....

.....

5. Do you have any concerns you would like to raise?

.....

.....

.....

6. Do you have any additional comments?

.....

.....

.....

.....

7. Do you live or work in the area?

☐ Live ☐ Work

☐ Live and Work ☐ No

GL/RWB/0725

Next steps

Gleeson Land take the views of the local community seriously and would welcome comments at this stage. There will be a further opportunity to make comments directly to Wiltshire Council when the planning application is submitted later in the autumn.



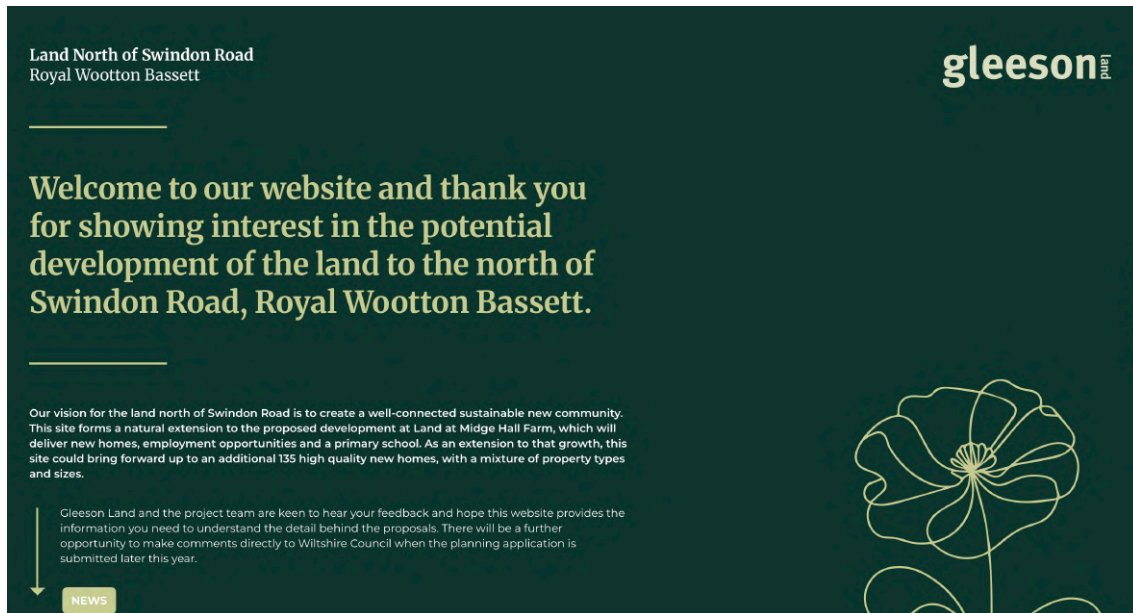
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Feedback Form - Please let us have your comments by Friday 25th July 2025.



tor&co
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

Appendix 3: Public consultation website



Background

Gleeson Land is a specialist land promotion business. Established in the 1990s, Gleeson Land is part of the MJ Gleeson plc which has been creating new homes and community facilities for local people for almost 120 years.

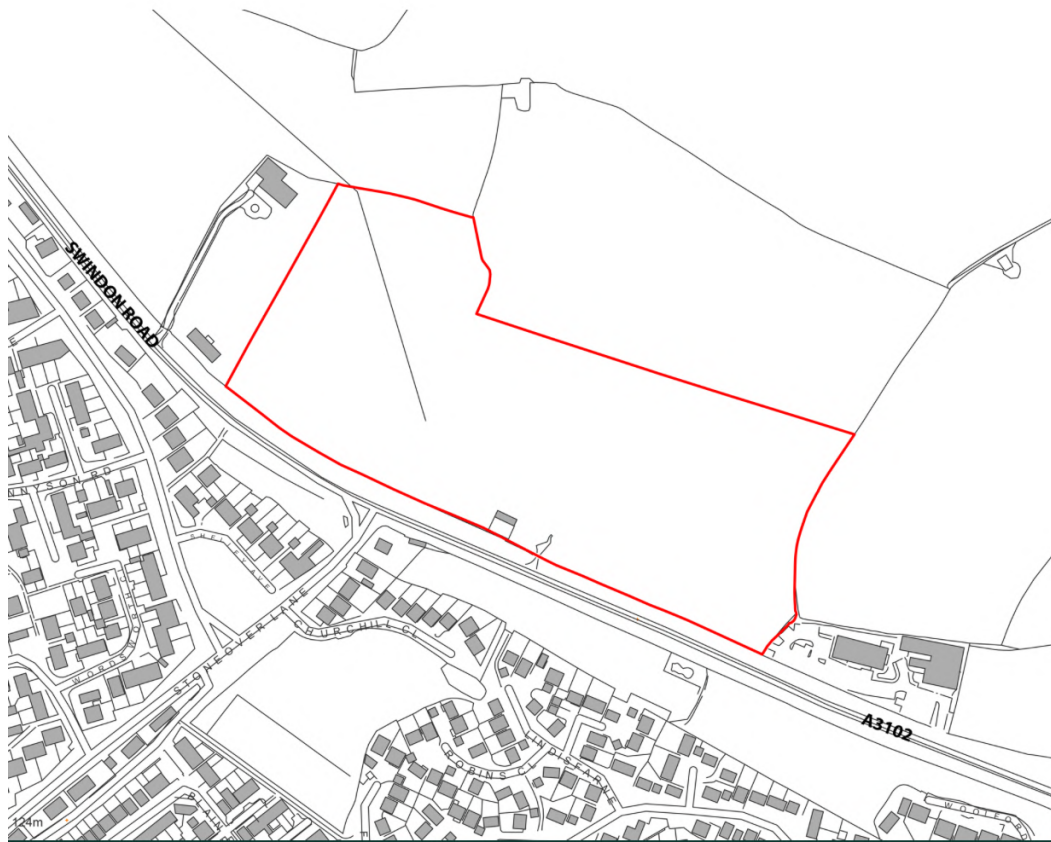
Gleeson Land is committed to realising the development potential of land in sustainable locations to provide high quality new homes in attractive environments where people want to live and relax. They are passionate about making a difference through creating sustainable places and will apply these same core principles to development at this site.



Site Location

THE SITE IS SITUATED TO THE NORTHERN EDGE OF ROYAL WOOTTON BASSETT.

The land is bounded by Swindon Road to the south, Elmcroft House to the west, a woodland and a livestock grazing field to the north, and an agricultural field and Churchill Hotel and Pub to the east. The site is approximately 6 hectares (15 acres) in size. It has been used as agricultural land and there is one existing agricultural farm building located along the southern boundary.



Site Location Plan (Click to Enlarge)



Wider Site Context Plan (Click to Enlarge)



Existing site photo

Planning Context

LOCAL HOUSING NEED

There is a pressing need for both market and affordable housing in Wiltshire. Under the Government's revised National Planning Policy Framework, local authorities are now required to fully meet their identified housing needs. In Wiltshire, this means a significant increase in the annual housing requirement - from 1,917 to 3,525 dwellings per year.

But this is not just about targets. Delivering these homes is vital to ensuring that local people have access to the housing they need, and to tackling the growing issue of affordability across the county.

The land north of Swindon Road is considered a sustainable location for new development. It benefits from good access to a range of local facilities and services, many of which are within walking or cycling distance for future residents.

As outlined below, the site is relatively unconstrained in environmental terms and offers the opportunity to deliver a well-designed mix of modern homes that respond directly to local housing needs in a sustainable location.



Vision & Key Development Principles

The site provides an opportunity to create a sustainable and attractive extension to the market town, inspired by the context and local character of Royal Wootton Bassett and building on the site's unique landscape features.



Landscape & Nature

A NETWORK OF GREENWAYS, OPEN SPACE, SUDS AND EXISTING VEGETATION WILL FORM THE LANDSCAPE FRAMEWORK FOR THE SITE.

A central green corridor, following the alignment of a historic field boundary, will connect the north and south greenways and provide a focal space for the community. Play, trails, recreational routes, meadows, and seating areas are proposed in the vicinity of the Scheduled Monument with potential for wider pedestrian movement and Green Infrastructure connections to the North West.



Landscape and Nature Concept Diagram (Click to Enlarge)



Local Movement Concept Diagram (Click to Enlarge)

Local Movement

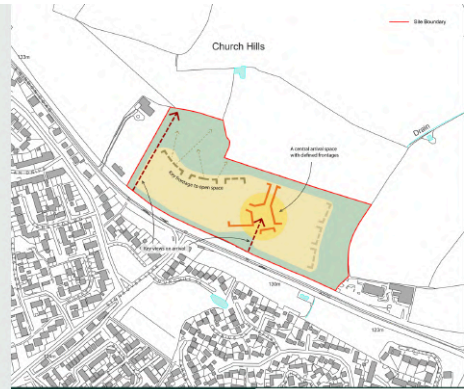
DIRECT PEDESTRIAN AND CYCLE CONNECTIONS WILL BE CREATED WITHIN AND ACROSS THE SITE.

A key component of this will include a leisure route through the open space. Two site access points from Swindon Road, along the southern boundary, will enhance vehicle permeability within the Site. The western access will also include a crossing of Swindon Road, which will provide access for pedestrians to wider community and local services and facilities within Royal Wootton Bassett.

Placemaking

DEFINED FRONTAGE AND BUILT FORM AT THE EASTERN ACCESS WILL CREATE ENCLOSURE TO THE CENTRAL GREEN SPACE, PROVIDING A SENSE OF ARRIVAL WITHIN THE SITE.

In contrast, long distance views to the northern open space will be offered at the western access. Along the northern and eastern edges of development, buildings will be oriented to overlook the open space to provide an attractive outlook and natural surveillance. Landscape proposals integrate a connected network of open spaces, naturalistic play areas and retained vegetation. Character areas include a pocket park, water meadows and woodland edges - designed to enhance biodiversity, frame key views and promote access to nature.



Placemaking Concept Diagram (Click to Enlarge)

Emerging Proposals

Our emerging masterplan shows how we think the new homes, access routes and public open space could be delivered within the site.



We are still in the early design stage but currently our initial plans could provide:



Up to 135 new homes, offering a range of dwelling types, sizes and tenures to help create an inclusive new community



A responsive design that reflects local distinctiveness and sits comfortably within the current vernacular and landscape context of the Site



Homes built to Future Homes Standards



A sustainable development responding to the core principles of the National Planning Policy Framework (NPPF)



A site that is well connected and designed to encourage and support walking and cycling, with strong links to existing Public Rights of Way, local services and facilities



A new landscape edge to the northern and eastern boundaries will create a gradual transition from development to the surrounding countryside



Where possible, existing landscape features will be retained and enhanced within public open space, to help development blend positively into the town and character of the site



A landscape strategy that sensitively integrates the Scheduled Monument into the open space, offering a distinct local feature

Landscape and Ecology

THE LANDSCAPE STRATEGY SHAPES A DEVELOPMENT THAT IS BOTH ECOLOGICALLY RESPONSIVE AND COMMUNITY-FOCUSED.

It incorporates sustainable drainage features, retains key hedgerows, integrates woodland edges and enhances a green network anchored by the Scheduled Monument - creating opportunities to support habitat corridors and promote long-term biodiversity. The proposals include a pocket park and play opportunities distributed across the site, delivering a diverse, inclusive and nature-based environment. A network of paths, trim trails and seating areas further contribute to a multifunctional and resilient landscape that encourages active lifestyles.



Landscape Concept Strategy (Click to Enlarge)



Heritage Features (Click to Enlarge)

Heritage

SCHEDULED MONUMENT

A Scheduled Ancient Monument, identified as the remains of a Postmill (traditional windmill), is located in the far northeastern corner of the site. This designated heritage asset is of national significance, and the proposed development has been carefully designed to safeguard both its physical integrity and its wider setting. No development is proposed within the boundary of the monument itself.

A 50-metre buffer zone will be established around the monument to protect its immediate context. Within this buffer, no built form will be permitted. Instead, the area will be designed as publicly accessible open space, incorporating a play area, pedestrian and cycle routes, and landscaping that respects the monument's character.

An interpretation board will be installed within this space to provide information on the Scheduled Monument and its historical context, enhancing public understanding and appreciation of the site's heritage value.

The closest designated heritage assets to the site comprise the grade-II listed Milestone located opposite Noremarch Road (NHLE number 1283221), as well as The Marsh (NHLE number 1363676) and Midge Hall (NHLE number 1283141), both also grade-II listed.

Access & Transport

ACCESS

Vehicle access to the site will be from two access points on the A3102 Swindon Road.

PEDESTRIAN & CYCLE ROUTES

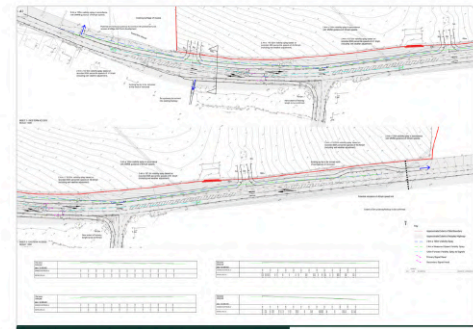
An improved footpath and cycleway measuring three metres wide will be provided along the A3102 Swindon Road. This will encourage walking and cycling to and from the site.

An extension of the 40mph speed limit on Swindon Road will be undertaken in due course, subject to completion of the Traffic Regulation Order (TRO) process and in discussion with the highway authority.

To enhance safety and connectivity in the local area, new signal-controlled crossing points are proposed on both Swindon Road and Hook Road. A Toucan-controlled pedestrian and cycle crossing is planned near the site access, providing a safe route onto the proposed shared footway/cycleway adjacent to the site.

PUBLIC TRANSPORT LINKS

The nearest bus stops are the Shelley Avenue bus stops located on Marlowe Way. These are located approximately 350 metres to the southwest of the site and are within walking distance. These provide access to bus service '55 Gold' bus route, which runs every twenty minutes Monday to Saturday between Swindon and Chippenham.



Drainage

SURFACE WATER DRAINAGE

Surface water runoff will be sustainably managed through the implementation of a Sustainable Drainage System (SuDS) and associated features, designed to store and release runoff at a rate lower than the site's current response to rainfall. A variety of SuDS such as swales, pocket street gardens and attenuation basins will be considered as the design progresses.

Open SuDS features will be designed to accommodate the critical design rainfall event—specifically, the 1 in 100-year storm with an additional 45% allowance for climate change. These features will be strategically located to effectively manage surface water runoff and will also be capable of temporarily containing exceedance flows during extreme events, through the provision of a 300mm freeboard, ensuring continued system functionality. Additionally, the SuDS will enhance water quality, strengthen green infrastructure, support increased biodiversity, and improve the site's overall climate resilience.

FOUL WATER DRAINAGE

It is proposed that the new homes will be connected to the mains foul drainage network. Further details will be provided as the development proposals are progressed and will be subject to consultation with the Statutory Undertaker.

Sustainability

AT GLEESON, SUSTAINABILITY MEANS MEETING THE NEEDS OF THE PRESENT WITHOUT COMPROMISING FUTURE GENERATIONS.

Sustainability is at the heart of our business, and our approach is based on our relationships with communities, people, and the environment.

We will aim to achieve this through:

- Highly energy efficient, climate adaptable, sympathetically designed homes
- Low carbon development from the outset
- A secure and identified trajectory to net zero emissions over time
- Dedicated EV charging points
- Reduction in potable water use
- Secure and weatherproof cycle storage



Have Your Say

Our public consultation has now closed. We are currently reviewing your feedback and will be sharing it with the project team, who will be considering the feedback received as they work towards developing the final scheme to be submitted as a planning application to Wiltshire Council, in due course.

When our planning application has been submitted and registered by the Council, there will be another chance for you to have your say on our final scheme. We will update this website and provide information on how you can access the application documents and submit your comments online.

Q&A

As with any potential new development, there are often lots of questions raised by the community. We will continue to add your questions and our responses as they arise during our consultation with the community.

+ HOW MANY NEW HOMES, INCLUDING AFFORDABLE HOMES, ARE BEING PROPOSED?

+ HOW TALL WILL THE NEW HOMES BE?

+ WHAT WILL THEY LOOK LIKE?

+ HOW WILL THE SITE BE ACCESSED?

+ WHAT WILL THE PARKING ARRANGEMENTS BE FOR RESIDENTS AND VISITORS?

+ HOW WILL CONSTRUCTION BE MANAGED? WHAT WILL HAPPEN WITH THE CONSTRUCTION TRAFFIC?

+ WHEN WILL THE PLANNING APPLICATION BE SUBMITTED AND IF APPROVED WHEN WILL WORKS COMMENCE?

+ WHAT IS THE FLOOD RISK ON THE SITE? WILL THIS AFFECT LAND OFF SITE / MY PROPERTY?

+ WHAT WILL BE THE TRAFFIC IMPACT? WILL THERE BE A NEW FOOTPATH?

+ WHAT WILL BE THE IMPACT ON THE SCHEDULED MONUMENT?

+ WHAT WILL BE IN THE CHILDREN'S PLAY SPACE?

+ WHAT ABOUT SUSTAINABILITY?

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