

CM/P19-2831

09 January 2026

Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
BA14 8JN

SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Land West of Westbury Road, Warminster, Wiltshire
Planning Portal: PP-14363131

I write to you on behalf of the Applicant, BDW Trading Ltd, to submit an application for Outline planning permission with all matters reserved except for Access in respect of residential-led development at Land West of Westbury Road, Warminster, Wiltshire.

The description of development is as follows:

"Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved."

This application is a revised submission of application ref. PL/2021/09013, which was considered and ultimately dismissed at an uncontested appeal (ref. APP/Y3940/W/24/3338217) in the early part of this year for a single reason, namely the absence of a sequential test, which was viewed as fatal to the proposals at the time.

This single determinative issue has therefore been addressed in the revised submission, as discussed in the accompanying Planning Statement, through the omission of nutrient mitigation infrastructure and the reconfiguring the site layout to locate vulnerable elements outside the elevated flood risk areas. It is also germane that both prevailing appeals on the subject and national Guidance have since progressed in regard to the treatment of this matter.

Aside from this single reason, which was not a point taken either by the Council, consultees or third parties, the appeal decision has established firmly that the site is in a sustainable location suitable for residential development and is otherwise free of technical or environmental objections. But for that, now addressed, policy objection, the proposals comply with the development plan, read as a whole, and should be approved in the context of s.38(6).

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The revised proposals will deliver up to 205no. new homes, including the provision of up to 61no. affordable homes (30% of the total housing provision) which would be delivered expeditiously and to a detailed level of design to be controlled through the reserved matters, having due regard to the site characteristics and its wider context, which is set out in further detail within the accompanying supporting information. The provision of market and affordable housing comes at a time of acute need at both the national and local level, noting in particular the Council's current chronic undersupply at c.2.42 years in this respect.

The proposals also comprise significant landscape and ecological enhancements, the creation of new and improved public open space (including a Local Equipped Area of Play), Sustainable Urban Drainage Systems, land for a Community Hub and ecological mitigation and enhancement.

Accordingly, Table 1 lists the documentation that has been submitted via the planning portal (ref. PP-14363131).

Document Name
Completed Application Form
0736-201 – Location Plan
0736-201-1 – Location Plan + Aerial
0736-201-2 – Location Plan + Aerial
0736-200-1 – Topographical Survey
0736-200-2 – Topographical Survey
0736-2001 – Development Considerations Plan
0736-2002 – Illustrative Masterplan
0736-2004 – Connectivity Plan
0736-2005-1 – Parameter Plan – Access and Movement
0736-2005-2 – Parameter Plan – Green Infrastructure
0736-2005-3 – Parameter Plan – Building Heights
0736-2005-4 – Parameter Plan – Land Budget
0736-2006 – Concept Plan
403.066266.00001 W-71 – Illustrative Landscape Masterplan
403.066266.00001 W-72 – Open Space Strategy
BBS22778-01 – Tree Survey Plan (Pages 1-3)
P19-2831 Figure 5.1 – Proposed Access Arrangements (in TA)
P19-2831 Figure 5.2 – Proposed Off-Site Mitigation on Westbury Road and WARM18 (in TA)
Design and Access Statement
Open Space Calculations
Transport Assessment
Framework Travel Plan
Flood Risk Assessment and Drainage Strategy
Nutrient Neutrality Strategy
Landscape and Visual Appraisal (LVA)
Tree Survey
Ecological Impact Assessment (EcIA)



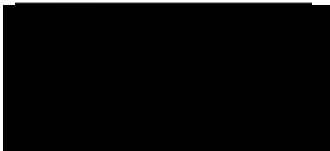
Ecological Addendum
River Enhancement Technical Note
Biodiversity Net Gain Statement and Assessment
Shadow Habitats Regulations Assessment
Phosphorous Neutrality Report
Heritage Impact Assessment
Archaeological Assessment
Sustainability and Energy Statement
Statement of Community Involvement
Education Impact and Mitigation Assessment
Noise and Vibration Assessment
Phase 1 and 2 Site Investigations
Air Quality Assessment
Site Waste Management Plan
CIL Form 1

Table 1. Accompanying Plans & Documents

The application is submitted via the Planning Portal ref. PP-14363131 alongside the required application form and fee. I trust the above documentation is clear and I look forward to hearing from you regarding validation of the application.

Should you have any queries with respect to the above, please do not hesitate to contact me.

Yours faithfully,



Chris Marsh
Director – Planning
chris.marsh@pegasusgroup.co.uk