

22 January 2026

Submitted via Planning Portal (ref: PP-14603225)

Development Management,
Wiltshire Council,
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

Our ref: 03493

Dear Sir / Madam,

**RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION
REF:PL/2023/11188 FOR DEVELOPMENT OF 229 DWELLINGS AND ASSOCIATED INFRASTRUCTURE.**

On behalf of our client BDW Trading Ltd (David Wilson Rerow South West) ("the Applicant"), please find enclosed an application for Reserved Matters Approval, in respect of Phase 1 of Land at Blackmore Farm, Sandridge Common, Melksham following the approval of Outline Planning Permission ref: PL/2023/11188.

The description of the Outline Permission is as follows:

"Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) and Class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E/Class F); open space; provision of accesses infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site."

Reserved Matters Approval is sought for the development of 229 dwellings and associated infrastructure. The application description is as follows:

"A reserved matters application (access, appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188"

The following plans and documentation are submitted in support of this Reserved Matters application:

Document / Drawing Title	Reference	Condition to be discharged	Author
Application form and ownership certificates	PP-14603225		Turley
CIL Form			Turley

Turley (Bristol)
40 Queen Square
Bristol
BS1 4QP

T 0117 989 7000 [turley.co.uk](https://www.turley.co.uk)

Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

Document / Drawing Title	Reference	Condition to be discharged	Author
Planning Compliance Statement			Turley
Design Compliance Statement	P25-2391-DE-A-00		Pegasus Group
Site Location Plan	P25-2391-DE-02-A-04		Pegasus Group
Site Layout	P25-2391-DE-02-B-01-1	3	Pegasus Group
Materials Plan	P25-2391-DE-02-01-14	3	Pegasus Group
Affordable Housing Layout	P25-2391-DE-02-01-12	3	Pegasus Group
Movement Strategy	P25-2391-DE-02-01-11	3	Pegasus Group
Storeys Heights	P25-2391-DE-02-01-15	3	Pegasus Group
EV Strategy	P25-2391-DE-02-01-16	3	Pegasus Group
Parking Strategy	P23-2391-DE-02-01-7	3	Pegasus Group
Refuse Strategy	P25-2391-DE-02-01-8	3	Pegasus Group
External Works	P25-2391-DE-02-01-9	3	Pegasus Group
Adoption & Management Plan	P25-2391-DE-02-01-10	3	Pegasus Group
House Pack Barratts	P25-2391-DE-03	3	Pegasus Group
House Pack Redrow	P25-2391-DE-03	3	Pegasus Group
Apartment Block	P25-2391-DE-04	3	Pegasus Group
Streetscenes	P25-2391-DE-05	3	Pegasus Group
Drainage Statement	10466-TN-001	15 & 16	Phoenix
Lighting Report		20	M-EC
Energy and Sustainability Statement		23	Darren Evans
Heritage Technical Note	Edp9410_r100-A		EDP
Landscaping Plans	GL2543 LP 01 – GL2543 LP 09	3	Golby & Luck

Document / Drawing Title	Reference	Condition to be discharged	Author
Landscape Specification	GL2543 SP 01	3	Golby & Luck
Network A – Hydraulic Calculations		15	Phoenix
Network B – Hydraulic Calculations		15	Phoenix
Network C – Hydraulic Calculations		15	Phoenix
Vehicle Tracking Phase 1	10466-405-01	7	Phoenix
Vehicle Tracking Phase 1	10466-405-02	7	Phoenix
Vehicle Tracking Phase 1	10466-405-03	7	Phoenix
Basin 1 Sections	10466-206-01	15	Phoenix
Basin 2 Sections	10466-206-02	15	Phoenix
Basin 3 Sections	10466-206-03	15	Phoenix
Storm Water Catchment Plan	10466-110-01	15	Phoenix
Proposed Highway Longsections	10466-102-01	7	Phoenix
Proposed Highway Longsections	10466-102-02	7	Phoenix
Proposed Highway Longsections	10466-102-03	7	Phoenix
Proposed Highway Longsections	10466-102-04	7	Phoenix
Rising Main Plan	10466-101-01	15	Phoenix
Phase 1 Engineering	10466-100-01A	7, 15 & 16	Phoenix
Phase 1 Engineering	10466-100-02A	7, 15 & 16	Phoenix
Phase 1 Engineering	10466-100-03A	7, 15 & 16	Phoenix
Phase 1 Engineering	10466-100-04A	7, 15 & 16	Phoenix
Phase 1 Engineering	10466-100-05A	7, 15 & 16	Phoenix
Phase 1 Engineering	10466-100-06A	7, 15 & 16	Phoenix
Highway Construction Details	10466-104	7	Phoneix

Document / Drawing Title	Reference	Condition to be discharged	Author
Sewer Construction Details	10466-105	15 & 16	Phoenix
Arboricultural Impact Assessment and Method Statement	GLEE		ACD Environmental
Tree Protection Plan	GLEE24436-04		ACD Environmental

COMPLIANCE WITH TERMS OF THE OUTLINE PLANNING PERMISSION

The outline planning permission establishes the principle of residential development, with matters reserved for future determination aside from access. This reserved matter application seeks approval for Phase 1 including the layout, scale, appearance and landscaping.

Further details on the Reserved Matters compliance with the Outline Planning permission is provided within the Planning Compliance Statement.

APPLICATION FEE

The required application fee of £65,216 will be paid directly to Planning Portal along with the service fee of £85.

CONCLUSION

The submitted information is in accordance with the terms of the Outline Planning Permission for development approved at this site and is otherwise acceptable having regard to the technical information and relevant local planning policy.

I trust that the information is acceptable and that the application can be registered and validated without any delay. If you have any questions on the information provided, please do not hesitate to contact either myself or my colleague Mykena Mortimer-Davies [REDACTED].

Yours sincerely

Claire Hawkes

Associate Director

[REDACTED]