

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Land West of Marlborough Road
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	Royal Wootton Bassett
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
407130	181310
Description	

Land West of Marlborough Road, Royal Wootton Bassett

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning application with all matters reserved (except for access from Marlborough Road) for the demolition and clearance of existing buildings and structures and the development of up to 95 dwellings, with associated car parking, open space, landscaping, drainage and other associated infrastructure.

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for the approval of reserved matters relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Location Plan (LP.01 Rev C)
Parameters Plan (PP.01 Rev F)
Proposed Site Access with Visibility Splays (T23518 001 C)

Ecological Impact Assessment (August 2024)
Statutory Biodiversity Metric (June 2025)
Lighting Impact Assessment (February 2025)
Indicative Lighting Layout 2m and 4m high (28122_02_100_01 - February. 2025)
IACPC (July 2025)
DLL ENQ WILTS 0015_1 (February 2025)
Sketch Layout RICH230313 SKL01 (May 2024)

Acoustic Assessment (September 2024)

Please list all drawing numbers submitted with this application for approval

Please see supporting covering letter.

If applicable, please state the reasons for any changes to the original drawings

The allotments have been repositioned from the location shown on Sketch Layout RICH230313 SKL01 (May 2024) to ensure that all built development remains outside of the 250m fly buffer. This change has been agreed, as per the minutes for the pre-application meeting that took place on 27 January 2026.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

27/01/2026

Details of the pre-application advice received

A pre-application meeting was held with Adrian Smith on 27 January 2026 to discuss our emerging proposals, with a further meeting then taking place on 27 February 2026 with both Adrian Smith and Brian Johnson to discuss amendments made following the initial meeting and urban design matters in greater detail. Both meetings were productive and have helped to shape the submission scheme. Agreed minutes of the pre-application meetings can be made available on request.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- Miller Homes

Date

29/04/2026

