

15th May 2026

Development Management
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Sent via Planning Portal

Dear Sirs,

**Re: Reserved Matters Application – Land West of Marlborough Road, Royal Wootton Bassett
Outline Planning Permission Ref: PL/2024/08724**

Please find enclosed our 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, submitted pursuant to the above referenced outline planning permission. The application is accompanied by the plans and documents listed below:

- Site Location Plan (Ref: PL001-RWB)
- Planning Layout (Ref: PL002-RWB)
- Coloured Planning Layout (Ref: PL002-1-RWB)
- Materials Plan (Ref: PL003-RWB)
- Boundary Treatments Plan (Ref: PL004-RWB)
- Parking Plan (Ref: PL005-RWB)
- Tenure Plan (Ref: PL006-RWB)
- EV Charging Plan (Ref: PL007-RWB)
- Hard Landscaping Plan (Ref: PL008-RWB)
- Street Scenes (Ref: SS001-RWB)
- House Type V-AL11 – Brick – Floor Plans & Elevations
- House Type V-AL24 – Brick/Hip – Floor Plans & Elevations
- House Type V-AL24 – Brick/Mid – Floor Plans & Elevations
- House Type V-AL24 – Render/Hip – Floor Plans & Elevations
- House Type V-2B3P – Brick – Floor Plans & Elevations
- House Type V-3B6P – Brick/Hip – Floor Plans & Elevations
- House Type V-3B6P – Brick/Mid – Floor Plans & Elevations
- House Type C-L356 – Brick/Hip – Floor Plans & Elevations
- House Type C-L356 – Brick/Mid – Floor Plans & Elevations
- House Type C-L360 – Brick – Floor Plans & Elevations
- House Type L360 – Render/Stone – Floor Plans & Elevations
- House Type C-L363 – Render – Floor Plans & Elevations
- House Type C-L363 – Brick – Floor Plans & Elevations
- House Type V-L454 – Brick/Stone – Floor Plans & Elevations
- House Type L454 – Brick – Floor Plans & Elevations
- House Type V-4B7P – Brick – Floor Plans & Elevations

- House Type V-5B8P – Render/Stone – Floor Plans & Elevations
- Design Compliance Statement (Ref: SoC-RWB)
- Drainage Strategy (Ref: SMMH-RWB-STR-003 Rev. 2)
- Preliminary FFL Plan (Ref: SMMH-RWB-STR-004 Rev. 2)
- Section 38 & Indicative Streetlight Plan (Ref: SMMH-RWB-STR-005 Rev. 3)
- Existing & Proposed Cross Sections Location Plan (Ref: SMMH-RWB-STR-006 Rev. 2)
- Existing & Proposed Cross Sections Sheet 1 of 2 (Ref: SMMH-RWB-STR-007 Rev. 2)
- Existing & Proposed Cross Sections Sheet 2 of 2 (Ref: SMMH-RWB-STR-008 Rev. 1)
- Refuse Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-400 Rev. 2)
- Refuse Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-401 Rev. 2)
- Fire Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-500 Rev. 2)
- Fire Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-501 Rev. 2)
- Private Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-600 Rev. 2)
- Private Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-601 Rev. 2)
- Landscape Strategy Plan (Ref: FPCR-13816-XX-XX-DR-L-0001 P04)
- Landscape Sheet Location Plan (Ref: FPCR-13816-XX-XX-DR-L-0002 P04)
- Detailed Planting Plan – Sheet 1 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0003 P04)
- Detailed Planting Plan – Sheet 2 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0004 P04)
- Detailed Planting Plan – Sheet 3 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0005 P04)
- Detailed Planting Plan – Sheet 4 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0006 P04)
- Detailed Planting Plan – Sheet 5 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0007 P04)
- Detailed Planting Plan – Sheet 6 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0008 P04)
- Detailed Planting Plan – Sheet 7 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0009 P04)
- Detailed Planting Plan – Sheet 8 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0010 P04)
- Planting Schedule (Ref: FPCR-13816-XX-XX-DR-L-0011 P04)
- Arboricultural Assessment and Method Statement (Ref: Rev. A - April 2026)
- Sustainability and Energy Statement (Ref: April 2026)

Pre-Application Engagement

The proposals have been informed through consideration of the principles established through the determination of the outline planning application, as well as constructive pre-application engagement with the Local Planning Authority, including two formal pre-application meetings held in January 2026 and February 2026, respectively.

Feedback provided during these meetings has influenced the evolution of the scheme, including the refinement of the site layout, architectural approach, materials strategy, landscaping, and the treatment of key frontages and public spaces. The submitted reserved matters proposals reflect careful consideration of this advice and seek to respond positively to the matters raised.

Housing Mix Strategy

As required by Condition 5 of the outline planning permission, please see below a summary of Housing Mix Strategy for this development:

Affordable Housing

The proposed affordable housing mix accords with the Affordable Housing Mix set out in Part 5 of Schedule 1 of

the Section 106 Agreement, dated 22 December 2025, as demonstrated in the table below.

Dwelling Size	Part 5, Sch. 1	Proposals
1 bedroom flats / maisonettes	8 units	8 units
2 bedroom flats / maisonettes	2 units	2 units
2 bedroom houses	16 units	16 units
3 bedroom houses	10 units	10 units
4 bedroom houses	1 unit	1 unit
5 bedroom houses	1 unit	1 unit
TOTAL	38 units	38 units

Market Housing

The proposed market housing mix is broadly compliant with the recommendations of the Council's latest Local Housing Needs Assessment (LHNA). For clarity, the LHNA identifies the following indicative requirements:

Dwelling Size	LHNA Recommendations	Proposals
1-2 bedrooms	17%	12.3%
3 bedrooms	57%	68.4%
4+ bedrooms	26%	19.3%
TOTAL	100%	100%

When considering the market housing mix, it is important to acknowledge that the Council's LHNA reflects a district-wide position (as of 2023) and is not sub-area specific. Accordingly, it is appropriate for the LHNA to be applied with a degree of flexibility, having regard to site context and location. Smaller dwelling types are typically more suited to higher-density urban locations, whereas larger family homes are more appropriate in lower-density, edge-of-settlement contexts such as the application site. For this reason, it would not be appropriate to apply the district-wide LHNA recommendations uniformly to all developments irrespective of context. It is noted that Officers have previously adopted a pragmatic approach on other schemes, having regard to the development setting and the proposed housing mix is considered to align with that established approach.

Notwithstanding the above, the proposed market housing mix aligns well with the findings of the LHNA, which identifies the greatest need for 3-bedroom dwellings, reflecting the predominance of family households and demand for flexible housing across the district. In this regard, the emphasis on family-sized homes is appropriate and consistent with the LHNA's evidence-led conclusions, while the inclusion of a more limited proportion of smaller units provides choice without over-supplying dwelling sizes identified as having comparatively lower

need. Overall, the proposed mix represents a balanced and policy-compliant response to identified market demand, taking proper account of both district-wide evidence and site-specific circumstances.

Conclusion

This reserved matters submission seeks to deliver a high-quality residential scheme that accords with the outline planning permission, relevant planning policy, and the guidance provided through pre-application discussions, as well as responding positively to the site's constraints and local housing demand. Therefore, we respectfully request that the application be considered favourably.

Should any further clarification be required during the course of determination, please do not hesitate to contact me.

Yours faithfully,



Sam Rogers | Associate Planning Director | Miller Homes

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