



Statement of Community Involvement

Land off Storridge Road, Westbury

May 2026

Gladman have considered all correspondence received and our response to the issues raised is set out in this Statement of Community Involvement (SCI). This SCI may include extracts or complete copies of correspondence received (including any personal details such as names, postal and email addresses) and copies of correspondence will be provided to the Local Planning Authority upon request to enable the views received to be considered. A Fair Processing Notice was included on the consultation leaflets and website, which made clear to members of the public providing this personal data that it would be forwarded to the Local Planning Authority as part of a planning application. The Council as the Local Planning Authority will of course need to handle this information in line with its own data protection policies.



[gladman.co.uk](https://www.gladman.co.uk)



01260 544710

CONTENTS

1	Introduction	3
1.1	Background.....	3
1.2	Policy Background.....	3
	National Planning Policy Framework	3
	Wiltshire Statement of Community Involvement	4
1.3	Gladman's Approach	4
2	Engagement with Local Community and Stakeholders	5
2.1	Engagement with the Local Community	5
2.2	Consultation Website	5
2.3	Consultation Leaflet.....	6
2.4	Engagement with Westbury Town Council and Heywood Parish Council.....	6
2.5	Engagement with Ward Councillors	6
2.6	Engagement with LPA Council	6
2.7	Engagement with other Stakeholders	7
3	Consultation Feedback	8
3.1	Consultation Outcomes.....	8
3.2	Summary of Comments and Responses	9
3.3	Response to Community Feedback Received	12
4	Conclusion	13

APPENDICES

Appendix A	Consultation Website Screenshots
Appendix B	Consultation Leaflet
Appendix C	Engagement with Parish/Town Council
Appendix D	Engagement with Ward Councillors
Appendix E	Engagement with other Stakeholders

1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development at land off Storridge Road, Westbury.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

National Planning Policy Framework

- 1.2.1 The most recent version of the National Planning Policy Framework (NPPF) was published in December 2024 by the Ministry of Housing, Communities and Local Government (MHCLG).¹ The NPPF seeks to ensure development is sustainable and has three overarching objectives: economic, social and environmental.
- 1.2.2 Section 4 of the NPPF outlines the importance of pre-application engagement in relation to decision making. Paragraph 40 notes that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties"* thus leading to *"better coordination between public and private resources and improved outcomes for the community."*
- 1.2.3 Paragraph 41 adds that whilst a local planning authority (LPA) *"cannot require that a developer engages with them before submitting a planning application"*, they should nevertheless *"encourage take-up of any pre-application services they offer"*. Furthermore, and where deemed to be beneficial, the LPA should *"encourage any applicants who are not already required to do so by law to engage with the local community [...] before submitting their applications"*. This is to ensure that any potential issues are resolved as early in the planning process as possible.
- 1.2.4 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

¹ MHCLG (December 2024). National Planning Policy Framework. Available at:
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Wiltshire Statement of Community Involvement

- 1.2.5 Wiltshire's Statement of Community Involvement (SCI) was formally adopted in July 2020 and sets out the Council's approach to stakeholder engagement for planning applications.
- 1.2.6 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.7 The SCI encourages community engagement when determining major development proposals, which should be carried out at the pre-application stage.
- 1.2.8 It states that they "encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before the submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application."²

1.3 Gladman's Approach

- 1.3.1 Having considered Wiltshire's SCI and national guidance on public consultation, Gladman have completed a comprehensive programme of community engagement that is appropriate and proportionate for the development proposals.
- 1.3.2 This statement details the programme and results of the consultation, meeting the legal requirement to submit such a document as part of a planning application.³

² Statement of Community Involvement, Wiltshire Council, 2020

³ Planning and Compulsory Purchase Act 2004.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 In order to reach the widest number of residents, businesses and key stakeholders in the area, Gladman undertook a multi-faceted public engagement exercise.
- 2.1.2 As detailed below, Gladman hosted details of the development proposals on a dedicated consultation website and distributed leaflets to the local community to share the website link. The leaflet also included an email and postal address for any correspondence, providing alternative methods to sharing views via the online survey.
- 2.1.3 A summary of the consultation responses received is in the next section of this statement.

2.2 Consultation Website

- 2.2.1 Gladman launched a consultation website containing details of the Site's location and our initial development proposals at <https://westbury-gladman.hub.arcgis.com/> . The website has been operational since 27th April 2026. and was created using ArcGIS StoryMaps, a platform which allows text to be shared alongside images and other multimedia content, including surveys.
- 2.2.2 The website hosts a draft Development Framework Plan (DFP) that shows how the Site could be developed, identifying the areas which are capable of accommodating new homes and those that will form new areas of public open space. The plan takes into consideration the constraints and opportunities for development that were identified through our initial technical assessments. The website also contains details of community benefits, a set of frequently asked questions and the current planning application progress.
- 2.2.3 A survey is hosted on the website, enabling the local community to share their views on the developments proposals.
- 2.2.4 Images of the website pages are included at **Appendix A**.

2.3 Consultation Leaflet

- 2.3.1 Leaflets outlining the development proposals, together with details of our dedicated consultation website and how to submit comments, were distributed on 27th April 2026 to approximately 326 households and businesses within the proximity of the Site. On the basis that on average 2.3 people live in a household in the South West⁴, the leaflet was distributed to more than 750 people.
- 2.3.2 A copy of the leaflet is included at **Appendix B**.

2.4 Engagement with Westbury Town Council and Heywood Parish Council

- 2.4.1 Gladman wrote to Westbury Town Council and Heywood Parish Council with details of the draft proposals, including copies of the consultation leaflet on 27th April 2026.⁵
- 2.4.2 Gladman have agreed to meet with the Highways, Planning and Development Committee of the Town Council following submission of the application in order answer any queries that they have regarding the proposals.
- 2.4.3 A copy of this letter is included at **Appendix C**.

2.5 Engagement with Ward Councillors

- 2.5.1 Gladman wrote to the Division Councillor of Ethandune, Councillor Mike Phillips, to provide details of the consultation and a copy of the consultation leaflet on the 27th April 2026.⁶
- 2.5.2 Gladman also wrote to the Division Councillors of the neighbouring Divisions, which are Westbury West and Westbury North due to the fact the Site sits on the border with the two Divisions. The Councillors written to are Councillor Boaz Barry and Councillor Robert Smith.
- 2.5.3 Copies of these letters can be found at **Appendix D**.

2.6 Engagement with LPA Council

- 2.6.1 Gladman requested pre-application advice from Wiltshire Council. Meetings were held on 19th June 2025, 21st October 2025 and 27th January 2026 with Council officers to discuss our proposal. This process enabled Gladman to refine its proposals taking into account feedback received from officers in particular regarding potential noise impacts and urban design.

⁴ ONS (2022) Dataset: Households by household size, regions of England and GB constituent countries. 2015 to 2021 edition of this dataset. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/datasets/householdsbyhouseholdsizeregionsofenglandandukconstituentcountries>

⁵ Sent via email only.

⁶ Sent via email only.

2.7 Engagement with other Stakeholders

2.7.1 Gladman have both directly and through consultants have sought to proactively engage with other stakeholders during the pre-application stage including:

- Local MP Dr Andrew Murrison

2.7.2 Copies of correspondence to these parties which Gladman have contacted directly are enclosed within **Appendix E**.

3 CONSULTATION FEEDBACK

3.1 Consultation Outcomes

- 3.1.1 At the time of writing 21 responses were received through the online survey and 3 responses via email. No responses in hard copy have been received.
- 3.1.2 As shown by Figures 1 and 2 below, the majority of respondents who responded to the online survey were aged 25 to 34 (33.3%) and identified as homeowners (90%).

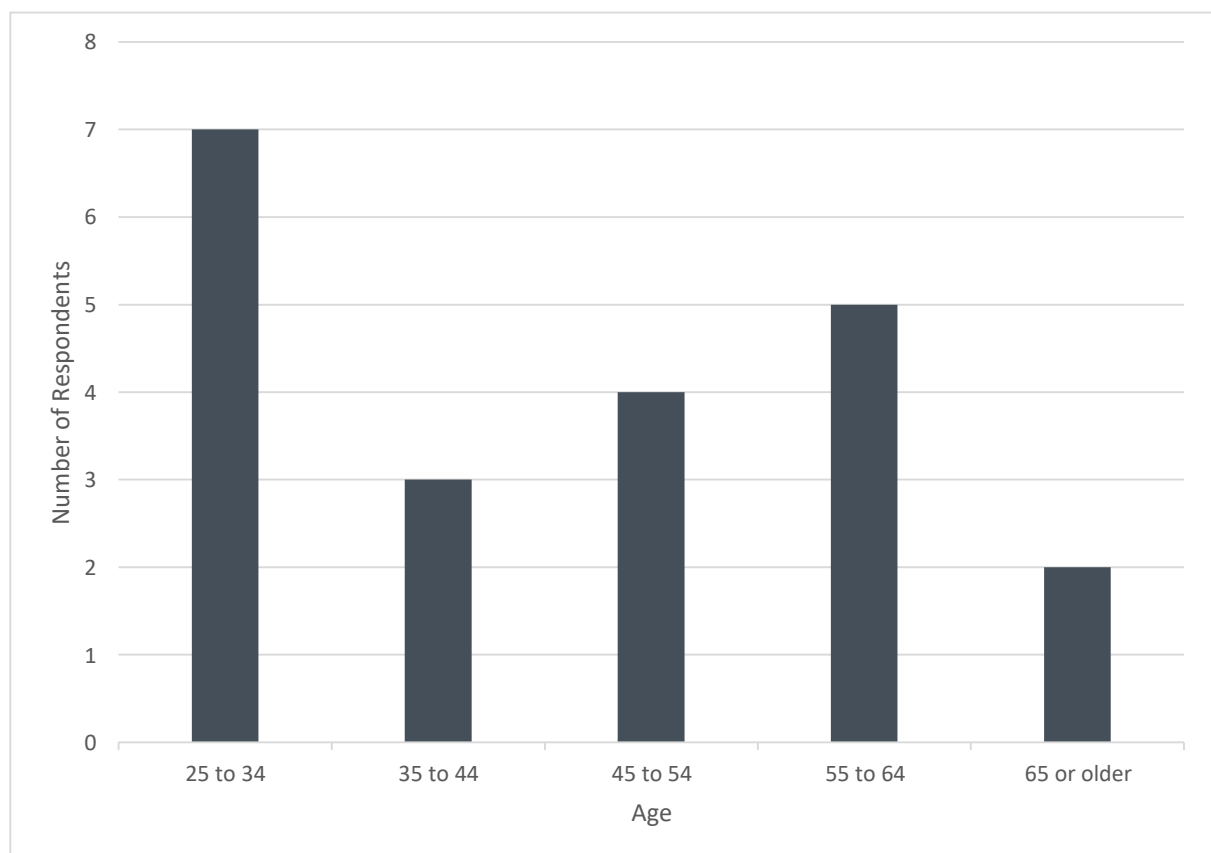


Figure 1: Age of the survey respondents.

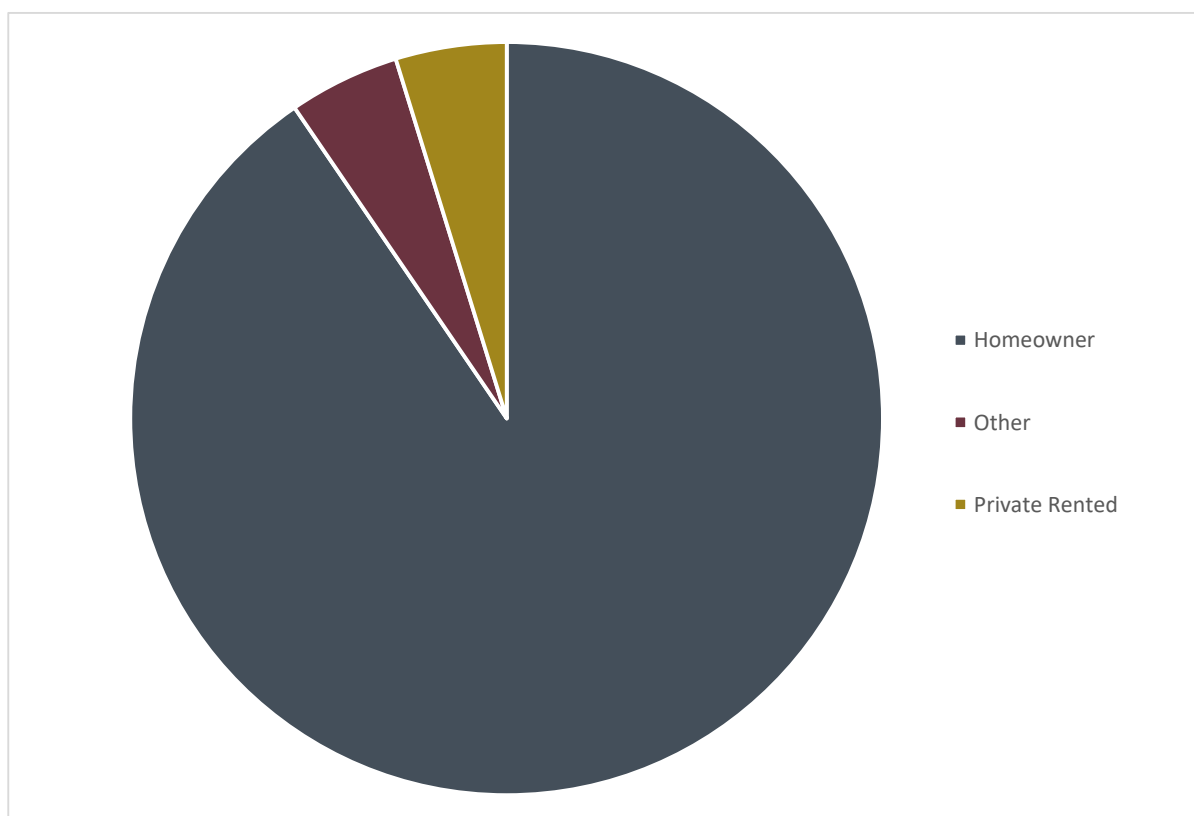


Figure 2: Housing tenure of the survey respondents.

3.2 Summary of Comments and Responses

- 3.2.1 The comments raised through the public consultation exercise, including those who responded via the survey and email are summarised below organised by relevant themes, together with Gladman's response.

Highways and Transport
Summary of Consultation comments
Traffic is an existing issue which will be made worse by the development proposals
Gladman's response
A comprehensive assessment of highways and transport matters was undertaken to inform and support the proposed development. The findings of this assessment are recorded in the submitted Transport Assessment (TA).

As part of the TA, Trip Generation has been undertaken to assess the number of vehicular trips that the development is likely to generate. This assessment shows that the actual traffic impact as a result of the development will be minimal and does not have a significantly detrimental impact on the operational performance of the highway network.

As confirmed by the TA, the proposed development will not give rise to any material highways related impacts. The proposals are safe in highways and transport terms and will not increase risk to any road users (including pedestrians).

At the application stage, the TA will be reviewed by the Local Highway Authority. Where appropriate, planning conditions and/or financial contributions may be agreed to mitigate any impacts that may be identified through the application process.

Services and Facilities

Summary of Consultation comments

- Local services are already constrained, and new development will exacerbate the issue
- New local services, such as a new doctor's surgery or school, should be provided as part of the proposed development
- Schools do not have capacity to accommodate more housing and new residents
- The local GP surgery is oversubscribed

Gladman's response

The provision of new services and facilities (such as a school or healthcare facility) is outside of the scope of the proposed development. Gladman will enter into dialogue with relevant bodies to establish the level of capacity of services and facilities in the local area. If appropriate, and subject to legal tests, a financial contribution will be secured towards expanding or creating new services and facilities in Westbury.

Wiltshire Council's education department will be consulted as part of the application process. If there is an identified need for additional education capacity in the local area to serve the development, then a financial contribution will be secured towards this through a Section 106 legal agreement (subject to meeting the relevant tests).

The NHS Clinical Commissioning Group will also be consulted as part of the application process and, if required, a financial contribution will be secured towards the provision of additional

healthcare capacity in the local area through a Section 106 legal agreement (subject to meeting the relevant tests).

Housing and Affordable Housing

Summary of Consultation comment

- Any new dwellings need to be of high-quality.

Gladman's response

The scale and design of dwellings will be determined at the Reserved Matters stage. All dwellings built on site will meet the requirements set by the Building Regulations.

Environmental Concerns

Summary of Consultation comment

- The proposals should include publicly accessible green space with wildflower and tree planting
- Include recreational pathway routes.
- Include solar panels and EV charging points within the proposals

Gladman's response

The proposed development includes 4.93Ha of multi-functional greenspace, which will be accessible to both new and existing residents of Westbury. The development also has new proposed recreational routes, which loop both the residential development itself, and the greenspace to the north of the scheme.

Although the design and layout of the proposed development is a reserved matter and will be addressed by a future application, the Travel Plan submitted in support of this application states that an appropriate level of electric vehicle charging facilities will be provided by the eventual housebuilder within the Site, as in line with the Building Regulations Approved Document S: *Infrastructure for the charging of electric vehicles*.

3.3 Response to Community Feedback Received

- 3.3.1 Gladman's response to comments received is summarised in the boxes above. A full copy of all consultation responses received from the local community is available upon request.

4 CONCLUSION

- 4.1.1 Gladman have consulted the local community prior to a planning application being submitted. The scope of the community consultation has aligned with the recommendations of local and national planning policies and legislation.
- 4.1.2 Gladman have taken account of the views expressed by those who were consulted and have engaged with the local community in a variety of different ways.
- 4.1.3 This Statement of Community Involvement provides a response to the key matters that have been raised and how these have been considered within the development proposals.

Page left intentionally blank

Appendix A

Consultation Website Screenshots



Land at Storridge Road, Westbury, Wiltshire

Providing approximately 165 new homes and public open space for the community of Westbury.

See below for further details on our proposals.

Have your say by completing our survey.



Our Proposals for Land at Storridge Road, Westbury

Gladman Developments Ltd.

Overview

Gladman Developments are proposing to submit a revised outline planning application for a residential development of up to approximately 165 new homes including public open space and recreational facilities on land off Storridge Road, Westbury.

You may be aware that Gladman have previously submitted applications for residential development on the site and that in August 2024 our appeal for 200 dwellings was dismissed. Since the appeal dismissal, we have worked hard to address that Inspector's concerns which fundamentally were centred around the proximity to the West Wilts Trading estate and the potential noise implications for future residents. Also for context, in January 2025 planning permission for an application for a residential development of up to 145 dwellings (PL/2021/037) has been granted, therefore altering the wider context for our site. We are therefore welcoming your comments on our revised proposals for up to 165 dwellings on the site, which has been further refined and very carefully considered by the Gladman team as a whole.

Our Proposals

The illustrative plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the existing constraints and new opportunities for development that were identified through our detailed technical assessments.

1. Housing - The proposal will seek to develop up to 165 homes. 40% of the housing will be affordable.
2. Public Open Space - Areas of public open space will be available for recreation for new and existing residents, this equates to 56% of the total site area. A significant stand off from the West Wiltshire Trading Estate has been provided and this area includes a community orchard and parkland open space.
3. Children's Play Space - An equipped play space will be provided on site
4. Sustainable drainage system - the on-site drainage will be dealt with through sustainable drainage features.
5. Recreational footpaths - circular footpaths allow for new recreational walking routes linking to the wider footpath network.
6. Vehicular access point - vehicles would access the site from Storridge Road.
7. Pedestrian access points - pedestrians access would be provided through the
8. Landscaping - significant landscape planting will be provided throughout the site.



Benefits



Housing

Housing - the proposal will deliver up to 165 homes to help meet the needs within Westbury and the wider Wiltshire area.

Affordable Housing

Affordable housing - 40% of housing on site will be affordable providing for those in affordable housing need, this is in accordance with local planning policy.



Biodiversity

Biodiversity - the introduction of new habitats on site through wildflower planting, new trees and hedgerows. The proposal will seek to deliver at least 10% biodiversity net gain in line with the national requirement.

Local Services and Facilities

Local services and facilities - Local businesses will benefit from the additional custom that the development will generate.



Employment Opportunities

Employment opportunities - the proposal will provide job opportunities onsite through the direct construction jobs, as well as support jobs in many associated industries.

Environment

Environment - Our proposals aim to provide places for people to live that are considerate to the environment and will promote the wellbeing of existing and future residents in Westbury.



Green Space

Green Space - The development will deliver new publicly accessible green space.

Economic Benefits

Economic benefits - Wiltshire Council will benefit from substantial financial payments in relation to the Council Tax payments generated as a direct result of the scheme.



will be enhanced for the benefit of residents and wildlife alike.



The proposal will seek to deliver at least 10% biodiversity net gain.



Highways and Transport

There is often concern regarding the impacts on the highway network and increased congestion.

An expert highways consultant has undertaken surveys, they consider that the additional number of car journeys would not make a significant impact on the current network.

As part of the previous planning applications, the highways proposals have been discussed at length with the Wiltshire Highways Department and they have not objected to our proposals in principle and we have agreed on improvements to the local highways network which can be provided as part of the development package.



Housing

The delivery of housing on the site at Storridge Road responds to the need for housing within Westbury. In line with the nationally set requirement, Wiltshire Council need to deliver 3,525 homes per annum. The delivery of up to 165 homes would help the Council meet this need in the short term.

Biodiversity

The proposed site is currently used for agriculture and therefore is home to few species and plants. With the creation of new homes and gardens and the introduction of new trees and hedgerows, the living environment will be enhanced for the benefit of residents and wildlife alike.



As part of the previous planning applications, the highways proposals have been discussed at length with the Wiltshire Highways Department and they have not objected to our proposals in principle and we have agreed on improvements to the local highways network which can be provided as part of the development package.

Services and Facilities

Local residents often have concerns about how the facilities within the area would be able to accommodate the additional residents.

Where it has been identified that there would not be capacity within a facility, for example schools or health facilities, a contribution will be made to accommodate the additional residents from the development. The previous application



from the development. The previous application did not give rise to any concerns from the education authority or the NHS however they will be reconsulted and any necessary mitigation will be discussed with Wiltshire Council.



Flood Risk

We conduct in depth research into the risk of flooding and mitigate any risk identified.

Our surface water strategy is to ensure that water runs off the site at no greater rate post development than currently is the case, it has also been designed to take the impact of climate change into consideration. This will be achieved through creating basins on site to hold surface water run-off before controlling the

release of this water into the existing drainage network at a rate agreed with your local flood authority.

Planning Application Progress

Gladman are currently in the process of preparing an outline planning application. An outline planning application seeks permission for the principle of development on the site. More detailed considerations such as the appearance of the dwellings or landscaping planting plans will be subject to a further planning application known as 'Reserved Matters'.

We will consider all comments submitted as part of this public consultation, which will influence our proposals. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to Wiltshire Council.

Please provide comments via the survey page.

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). The SCI may also include extracts or complete copies of correspondence received (including any details such as your name, address and email where you have provided them) to enable the views received to be considered by the Local Planning Authority. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.

Have Your Say, Land at Storridge Road, Westbury

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). The SCI may also include extracts or complete copies of correspondence received (including any details such as your name, address and email where you have provided them) to enable the views received to be considered by the Local Planning Authority. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.

Your name?*

1000

Your age?*

☐ Under 18

☐ 18 to 24

☐ 25 to 34

☐ 35 to 44

☐ 45 to 54

☐ 55 to 64

☐ 65 or older

What is your housing tenure?*

☐ Homeowner

☐ Private Rented

☐ Social Rented

☐ Other

Your postcode?*

1000

Are you or anyone you know looking for a new home in Wiltshire?*

☐ Yes

☐ No

☐ Unsure

Do our proposals include any features that you would like to see incorporated into the final design?*

1000

What changes could be made to improve our proposals?*

1000

Submit

Page left intentionally blank

Appendix B

Consultation Leaflet



HAVE YOUR SAY

A new housing development of approximately 165 new homes at Westbury.

To view these proposals in more detail and provide your comments, please visit:

westbury-gladman.hub.arcgis.com

Community Benefits



Housing for all



Public open space



Ecological enhancements



Thriving community



Economic benefits



Community footpaths

Alternative ways to contact us

Post your comments to:
Your Views Westbury
Gladman House
Alexandria Way
Congleton, CW12 1LB

Email your comments to:
your-views@your-views.co.uk
(please use Westbury as the subject line).

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views but will not use this information for any other purpose.

Our Vision

Gladman is proposing a development of up to 165 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website, and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Wiltshire Council.

Not to Scale



HAVE YOUR SAY

westbury-gladman.hub.arcgis.com

Page left intentionally blank

Appendix C

Engagement with PARISH/TOWN Council

Mr Richard Culverhouse
Clerk for Heywood Parish Council
97 Heather Shaw,
Trowbridge,
BA14 7JT

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to heywoodpc@hotmail.co.uk

Dear Mr Culverhouse

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury which is within the Heywood Parish. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents. We would also value your input to our proposals on behalf of the community the Parish Council represents.

There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.



www.gladman.co.uk



01260 544710



land@gladman.co.uk

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council, particularly in light of the examining inspector's conclusions in relation to the emerging Local Plan.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI

Planner

t.scullion@gladman.co.uk



Ms Deborah Urch
Westbury Town Council
The Laverton
Bratton Road
Westbury
Wiltshire
BA13 3EN

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to info@westburytowncouncil.gov.uk

Dear Ms Urch

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury which is directly adjacent to the Westbury Town Council area. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents. We would also value your input to our proposals on behalf of the community the Parish Council represents.

There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.



www.gladman.co.uk



01260 544710



land@gladman.co.uk

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council, particularly given the examining inspector's conclusions in relation to the emerging local plan.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI

Planner

t.scullion@gladman.co.uk



Page left intentionally blank

Appendix D

Engagement with Ward Councillors

Cllr Boaz Barry
Councillor for Westbury North
9 Lopes Way
Westbury
BA13 3TG

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to boaz.barry@wiltshire.gov.uk

Dear Councillor Barry

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

Although the proposed development is outside of the Westbury North Division area, it is directly adjacent and so we feel it is important that residents within Westbury North are provided the opportunity to comment on the proposals.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents. We would also value your input to our proposals on behalf of the community you represent.

There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.



www.gladman.co.uk



01260 544710



land@gladman.co.uk

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council, particularly in light of the examiner's conclusions in relation to the emerging Local Plan.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI

Planner

t.scullion@gladman.co.uk



Cllr Mike Phillips
Councillor for Ethandune
Beech Cottages
Low Road
Little Cheverell
SN10 4JU

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to mike.phillips@wiltshire.gov.uk

Dear Councillor Phillips

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury, which is within the Division you represent. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents. We would also value your input to our proposals on behalf of the community you represent.

There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.



www.gladman.co.uk



01260 544710



land@gladman.co.uk

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council, particularly in light of the examining inspector's conclusions in relation to the emerging Local Plan.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI
Planner
t.scullion@gladman.co.uk



Cllr Robert Smith
Councillor for Westbury West
1 Orchard House
Court Orchard
Bratton
BA13 4RZ

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to robert.smith@wiltshire.gov.uk

Dear Councillor Smith

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

Although the proposed development is outside of the Westbury West Division area, it is directly adjacent and so we feel it is important that residents within Westbury West are provided the opportunity to comment on the proposals.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents. We would also value your input to our proposals on behalf of the community you represent.



www.gladman.co.uk



01260 544710



land@gladman.co.uk

There is also an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

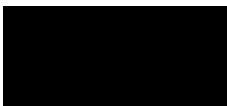
There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council, particularly given the examining inspector's conclusions in relation to the emerging Local Plan.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI
Planner
t.scullion@gladman.co.uk



Page left intentionally blank

Appendix E

Engagement with Other Stakeholders

Dr Andrew Murrison MP
MP for South West Wiltshire
House of Commons
London
SW1A 0AA

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

27 April 2026

Sent via email only to murrisona@parliament.uk

Dear Dr Andrew Murrison MP

Re: Proposed residential development at Land off Storridge Road, Westbury

I write to advise that Gladman Developments Ltd (Gladman) is preparing an outline planning application for up to 165 new homes at Land off Storridge Road, Westbury which is within your constituency. Ahead of the submission of a planning application to Wiltshire Council, we are undertaking a period of public consultation.

This application is a resubmission, and the site has been subject to three previous outline planning applications submitted by Gladman. These were in; December 2017 (ref: 17/12342/OUT), July 2019 (ref: 19/06389/OUT), and January 2023 (ref: PL/2022/09842). The three applications were refused by Wiltshire Council, and a subsequent Section 78 Appeal was dismissed in August 2024 following a public inquiry (ref: APP/Y3940/W/24/3340811). Since the dismissal Gladman have worked to revise the proposals, reducing the number of proposed dwellings from 200 to 165 following detailed technical due diligence when designing the proposed scheme.

A leaflet will be distributed to properties and businesses near the Site in the next few days for feedback from local residents.

There is an opportunity to review and comment on our proposals via our dedicated consultation website and we would also encourage local residents to give feedback at <https://westbury-gladman.hub.arcgis.com/>. We also welcome comments through the other channels given on the leaflet.

In addition to much needed housing our plans include new areas of publicly accessible green space, tree and hedgerow planting, footpaths and an equipped children's play area.

I enclose a copy of a Development Framework Plan showing these different elements will be accommodated on the Site. The benefits of the proposal would include:



www.gladman.co.uk



01260 544710



land@gladman.co.uk

- The provision of market and affordable homes for local people, to meet an identified need;
- The provision of informal and formal areas of public open space, an equipped children's play area and blue infrastructure in the form of Sustainable Urban Drainage features (SuDS) to provide a betterment to the existing situation in the local area;
- The opportunity to create local construction jobs, and boost the local economy at a time when construction is at the heart of boosting economic growth;
- At least a 10% biodiversity net gain (compared with the current, pre-development position).

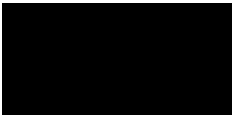
There is currently a real need for development to come forward which provides a range of homes and additional local benefits in sustainable locations, such as this, with good access to local services and facilities. Additionally, the site will provide a policy compliant level of affordable housing, directly addressing affordable housing needs in the local area. The provision of new homes is especially important in Wiltshire, where there is a significant requirement to deliver further market and affordable homes to meet needs identified for Wiltshire Council.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or suggestions you may have on our proposals. This would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

We look forward to hearing from you on any comments or questions you may have regarding our emerging development proposals.

If you require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



Tom Scullion MRTPI

Planner

t.scullion@gladman.co.uk



Page left intentionally blank