

CM/P25-2742

30 June 2026

Mr J. Taylor
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

SUBMITTED VIA THE PLANNING PORTAL

Dear James

Town and Country Planning Act 1990 (As Amended)
Full Planning Application – Former RAF Rudloe No.2 Site, Rudloe, Corsham

On behalf of our client, Taylor Wimpey Bristol, Pegasus Group is instructed to submit an application jointly with site owners Inverness Terrace Ltd. for Full planning permission for residential redevelopment of the former RAF Rudloe No.2 Site at Rudloe.

The submitted application seeks full planning permission for:

"Redevelopment for erection of 167no. dwellings, creation of access, public open space, infrastructure and associated works."

Accordingly, this submission is accompanied by the following, as submitted via the Planning Portal (PP-15045227):

1. Design details, prepared by Thrive, comprising:
 - i) LP.01_A Site Location Plan
 - ii) AHL.01_A Affordable Housing Layout
 - iii) CSL.01 A Coloured Site Layout
 - iv) GAR.01.pe Single Garage – Plans and Elevations
 - v) GAR.02.pe Double Garage – Plans and Elevations
 - vi) HT.EMA22.pe_A House Type EMA22 – Plans and Elevations
 - vii) HT.EMA22.pe1_A House Type EMA22 – Plans and Elevations
 - viii) HT.EMA33.pe_A House Type EMA33 – Plans and Elevations
 - ix) HT.EMA33.pe1_A House Type EMA33 – Plans and Elevations
 - x) HT.EMA33.pe2_A House Type EMA33 – Plans and Elevations
 - xi) HT.EMA42.pe_A House Type EMA42 – Plans and Elevations

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
T 01454 625945 E Bristol@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

Expertly Done.

PLANNING | DESIGN | ENVIRONMENT | HERITAGE | ECONOMICS
TRANSPORT & INFRASTRUCTURE | BUILDING SURVEYING | BIODIVERSITY

- xii) HT.EMA42.pe1_A House Type EMA42 – Plans and Elevations
- xiii) HT.EMA42.pe2_A House Type EMA42 – Plans and Elevations
- xiv) HT.EMA42.pe4_A House Type EMA42 – Plans and Elevations
- xv) HT.EMA44.pe_A House Type EMA44 – Plans and Elevations
- xvi) HT.EMA44.pe1_A House Type EMA44 – Plans and Elevations
- xvii) HT.EMA44.pe2_A House Type EMA44 – Plans and Elevations
- xviii) HT.EMA44.pe3_A House Type EMA44 – Plans and Elevations
- xix) HT.EMA46.pe_A House Type Plans and Elevations
- xx) HT.EMAP22.pe_A House Type EMAP22 – Plans and Elevations
- xxi) HT.EMAP22.pe3_A House Type EMAP22 – Plans and Elevations
- xxii) HT.EMAP22.pe4_A House Type EMAP22 – Plans and Elevations
- xxiii) HT.EMAP32.pe_A House Type EMAP32 – Plans and Elevations
- xxiv) HT.EMAP32.pe2_A House Type EMAP32 – Plans and Elevations
- xxv) HT.EMAP32.pe3_A House Type EMAP32 – Plans and Elevations
- xxvi) HT.EMAP41.pe_A House Type EMAP41 – Plans and Elevations
- xxvii) HT.EMF12.e_A Flat Block – Front and Side Elevations
- xxviii) HT.EMF12.e1_A Flat Block – Rear and Side Elevations
- xxix) HT.EMF12.p_A Flat Block – Ground, First and Second Floor Plans
- xxx) HT.EMG44.e_A House Type EMG44 – Elevations
- xxxi) HT.EMG44.e1_A House Type EMG44 – Elevations
- xxxii) HT.EMG44.e2_A House Type EMG44 – Elevations
- xxxiii) HT.EMG44.p_A House Type EMG44 – Plan
- xxxiv) HT.EMG45.e_A House Type EMG45 – Elevations
- xxxv) HT.EMG45.e1_A House Type EMG45 – Elevations
- xxxvi) HT.EMG45.p_A House Type EMG45 – Plans
- xxxvii) HT.EMT31.pe_A House Type EMT31 – Plans and Elevations
- xxxviii) HT.EMT31.pe1_A House Type EMT31 – Plans and Elevations
- xxxix) HT.EMT31.pe2_A House Type EMT31 – Plans and Elevations
- xl) HT.EMT32.pe_A House Type EMT32 – Plans and Elevations
- xli) HT.EMT32.pe1_A House Type EMT32 – Plans and Elevations
- xl ii) HT.EMT41.pe_A House Type EMT41 – Plans and Elevations
- xl iii) HT.EMT41.pe1_A House Type EMT41 – Plans and Elevations
- xl iv) HT.EMT45.pe_A House Type EMT45 – Plans and Elevations
- xl v) HT.EMT45.pe1_A House Type EMT45 – Plans and Elevations
- xl vi) HT.EMTP31.pe_A House Type – Plans and Elevations
- xl vii) ML.O1_A Materials Layout
- xl viii) RSL.O1_A Refuse Strategy Layout
- xl ix) SL.O1_A Site Layout
- l) SS.O1_A Street Scenes

2. Landscaping details, prepared by MHP, comprising:

- i) 25223.101 Landscape Strategy Rev A



3. Engineering details, prepared by Stantec, comprising:
 - i) 10394-STN-XX-XX-DR-C-2000 PO2 Highway General Arrangement Sheet 1
 - ii) 10394-STN-XX-XX-DR-C-2001 PO2 Highway General Arrangement Sheet 2
 - iii) 10394-STN-XX-XX-DR-C-2010 PO2 Fire Tender Tracking Sheet 1
 - iv) 10394-STN-XX-XX-DR-C-2011 PO2 Fire Tender Tracking Sheet 2
 - v) 10394-STN-XX-XX-DR-C-2020 PO2 Refuse Tracking Sheet 1
 - vi) 10394-STN-XX-XX-DR-C-2021 PO2 Refuse Tracking Sheet 2
 - vii) 10394-STN-XX-XX-DR-C-2100 PO2 Levels Strategy Sheet 1
 - viii) 10394-STN-XX-XX-DR-C-2101 PO2 Levels Strategy Sheet 2
 - ix) 10394-STN-XX-XX-DR-C-2200 PO2 Drainage Strategy Sheet 1
 - x) 10394-STN-XX-XX-DR-C-2201 PO2 Drainage Strategy Sheet 2
 - xi) 10394-STN-XX-XX-DR-C-2202 PO2 Drainage Strategy Sheet 3
 - xii) 10394-STN-XX-XX-DR-C-2210 PO2 Flood Exceedance Plan Sheet 1
 - xiii) 10394-STN-XX-XX-DR-C-2211 PO2 Flood Exceedance Plan Sheet 2
 - xiv) 10394-STN-XX-XX-DR-C-2220 PO2 Impermeable Area Plan Sheet 1
 - xv) 10394-STN-XX-XX-DR-C-2221 PO2 Impermeable Area Plan Sheet 2
 - xvi) 10394-STN-XX-XX-DR-C-2400 PO2 Adoption Plan Sheet 1
 - xvii) 10394-STN-XX-XX-DR-C-2401 PO2 Adoption Plan Sheet 2
4. Tree protection details, prepared by MHP, comprising:
 - i) 25344.502 AITPP Arboricultural Impact and Tree Protection Plan
5. Site Investigation details, prepared by Parsons Brinckerhoff, comprising:
 - i) PB Stability Report – Plan 1– Development Constraints Plan
 - ii) PB Stability Report – Plan 2 – Corsham Mine Layout
6. Design and Access Statement, prepared by Thrive.
7. Affordable Housing Statement, prepared by Pioneer Property Services.*
8. Arboricultural Survey, Impact Assessment and Protection Plan, prepared by MHP.
9. Baseline Ecological Report and BNG Assessment, prepared by BSG Ecology.*
10. Biodiversity Net Gain Metric, prepared by BSG Ecology.*
11. Drainage Strategy Report, prepared by Stantec.
12. Flood Risk Assessment, prepared by RSK.
13. Ground Investigation Report, prepared by Rogers Leask.
14. Heritage Statement, prepared by Pegasus Group.*
15. Intrusive Site Investigation, prepared by Hydrock.*



16. Landscape and Visual Appraisal, prepared by MHP.
17. Noise and Vibration Assessment, prepared by RSK.*
18. Planning Statement, prepared by Pegasus Group.*
19. Site Waste Management Plan, prepared by Taylor Wimpey.
20. Sustainability Statement, prepared by JSP Sustainability.
21. Transport Assessment, prepared by Pegasus Group.
22. Travel Plan, prepared by Pegasus Group.
23. Completed Application Forms and Certificates.
24. CIL Form 1.

* to follow by file transfer due to file size / portal file compatibility.

The relevant application fee of [REDACTED] has been paid via the Planning Portal.

As you are aware, the proposals have been subject to positive pre-application engagement with key stakeholders including the Local Planning Authority, Competent Authority, Natural England, Box Parish Council, Corsham Town Council, Community Centre Trustees, the Ministry of Defence and local residents and businesses. As such, we look forward to working proactively with the Council towards a timely and positive determination of the application.

If you have any questions regarding the application or supporting documents, please do not hesitate to contact me.

Yours sincerely,



Chris Marsh
Director – Planning
Email: [REDACTED]