

Land at South Pavenhill Farm, Purton

Reserved Matters Application Planning Statement

Date of report: July 2026

PREPARED FOR



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1. Introduction

1.1 Context

- 1.1.1 This Planning Statement has been prepared by Savills, on behalf of Lovell Homes (hereafter referred to as 'the Applicant'), for a Reserved Matters Application (RMA) at Land at South Pavenhill Farm ('the Site').
- 1.1.2 This RMA is submitted pursuant to Outline Planning Permission, granted on appeal on 5th March 2025, for the following development:
- "The erection of up to 60 dwellings (including affordable homes), point of connection of access road from Pavenhill and shared footpath/cycleway and emergency access from Ringsbury Close, open space, sustainable drainage system and associated landscaping and infrastructure."*
- 1.1.3 The outline application reserved all matters except for access. Consequently, this application seeks reserved matters approval for layout, scale, appearance and landscaping for the entirety of the site now benefitting from the outline permission. The following plans, as listed on the Decision Notice, have informed this application:
- Dwg No: 0743-101 Location Plan
 - Dwg No: 0743-1002 Opportunities and Concept Plan
 - Dwg No: 0743-1007-1 Development Areas Plan – Net Developable Area
 - Dwg No: 0743-PP-2 Principles Plan – Routes and Movement
 - Dwg No: 0743-PP-3 Principles Plan – Scale
 - Dwg No: 0743-PP-4 Principles Plan – Green and Blue Infrastructure
 - Dwg No: 0743-PP-5 Principles Plan – Land Budget
 - Dwg No: 0743-PP-6 Principles Plan – Density
 - Dwg No: 0743-PP-7 Principles Plan - Open Space and Ecology
 - Dwg No: 0970-001 Proposed Access Design
- 1.1.4 This reserved matters application has the following description of development:
- "Reserved Matters application pursuant to outline planning permission PL/2022/00395 for the erection of 60 dwellings and associated works including connections to Pavenhill and Ringsbury Close, provision of publicly accessible open space, play areas, landscaping, attenuation feature and associated works."***
- 1.1.5 Additionally, the outline planning permission was approved subject to a number of conditions. This application addresses condition 1 which requires the submission and approval of the details, layout, scale, landscaping and appearance (the reserved matters).
- 1.1.6 This RMA also accords with the requirement of condition 2 of the outline planning permission which requires its submission within 3 years of the outline consent.
- 1.1.7 Information is submitted with this RMA as required by a number of the conditions of the outline planning permission. Some of this information, as described in section 3.8 of this document, will also be submitted separately to the Local Planning Authority to discharge those conditions.
- 1.1.8 Please refer to the Covering Letter prepared by Savills which sets out the full list of documents and drawings submitted in support of this application

1.2 Planning Statement Structure

The remainder of this Statement is set out as follows:

- Section 2 describes the site and its surroundings (including its planning history).
- Section 3 summarises the scheme proposals.
- Section 4 considers the prevailing Development Plan context within which the planning application should be considered.
- Section 5 outlines the community engagement which has been undertaken in relation to the outline planning application and also this RMA.
- Section 6 provides a planning assessment of the proposed development against the policies of the Development Plan and other material considerations.
- Section 7 presents an Affordable Housing Statement.
- Section 8 sets out the conclusions of this planning statement.

2. Site Context

2.1 Application Site

- 2.1.1 The site is currently greenfield land located on the western edge of the village of Purton, Wiltshire. Purton lies approximately 4 miles to the north of the market town Royal Wootton Bassett, and circa 5 miles to the west of Swindon.
- 2.1.2 The site comprises circa 5.1 hectares and has previously been used for agricultural purposes. Residential development borders the site to the east. To the north, the site is bounded by Pavenhill, where access is currently gained. Beyond this is further residential development. To the south and west is open farmland however the site is screened in these directions by existing vegetation that runs along the field boundaries.
- 2.1.3 A public right of way (PRoW) runs north-south inside the western site boundary (PURT95). This PRoW connects with other PRoWs which run to the west (PURT100 and PURT101) and also east-west (PURT99).

2.2 Landscape and Trees

- 2.2.1 Using the Wiltshire Landscape Character Assessment (LCA), the site falls within Limestone Ridge Landscape Type (Type 8). This is described as, “*Rolling upland landscape formed by a linear outcrop of Stanford and Coral Rag Formation limestone. Large fields with a network of hedgerow with numerous hedgerow trees...*” The site is characteristic of the area.
- 2.2.2 There are two individual, seven groups of trees, two hedges and one woodland on the site. The loss of a section of hedgerow to achieve the vehicle access was permitted in principle as part of the outline permission.
- 2.2.3 The site is located next to an area which is defined by the made Purton Neighbourhood Plan as having ‘sensitive views’. These areas are considered in the Neighbourhood Plan to be areas which provide important views across the open countryside.
- 2.2.4 Brockhurst Wood ancient woodland is located approximately 490 metres to the west of the site.

2.3 Ecology

- 2.3.1 The site comprises a large field sown with arable crops. An area of broadleaf woodland is present adjacent to the western boundary of the site with footpaths leading from the north down the west of the field and into the associated woodland. The site is bound by species poor hedgerow with trees and bramble scrub.
- 2.3.2 Restrop Farm and Brockhurst Wood Site of Special Scientific Interest (SSSI) is located 460 metres southwest of the application site, whilst there are seven Local Wildlife Sites (LWS) within 2 kilometres of the application site.
- 2.3.3 Surveys undertaken in support of the outline application and updated habitat surveys undertaken in preparation of this application have found the site had the potential to support nesting birds, commuting and foraging bats, badgers, hedgehogs and reptiles.

2.4 Flood Risk and Drainage

- 2.4.1 A review of the EA's Flood Map for Planning maps shows the Site to lie wholly within Flood Zone 1.

2.4.2 The EA Flood Maps also identify that the site is not subject to surface water risk except in localised areas in the southwestern part of the proposed residential part of the site (under 1:100 year and 1:1000-year instances) and along but outside part of the Pavenhill frontage (under the 1:1000-year instance). In either situation, the potential for flood risk does not affect the ability to develop the site in accordance with the outline planning permission.

2.4.3 As a result of information which was submitted in relation to the outline planning application, the risk of flooding from groundwater sources is considered to be low.

2.5 Heritage

2.5.1 Whilst there is no heritage assets located within the site boundary, some listed buildings are located within the vicinity of the site. These are listed below:

- South Pavenhill Farmhouse – Grade II listed (approximately 12 metres to the north of the site boundary).
- Granary at South Pavenhill Farm – Grade II listed (approximately 32 metres to the north of the site boundary).
- Stables at South Pavenhill Farm - Grade II listed (approximately 42 metres to the north of the site boundary).

2.5.2 Two Scheduled Ancient Monuments (SAM) are located within the vicinity of the site, namely Ringsbury Camp hillfort (located approximately 266m to the southeast of site) and Earthwork on Pavenhill (located 673m to the north of the site).

2.5.3 Archaeological trial trenching undertaken in 2021 in preparation for the outline application and found artefacts of only limited importance.

2.6 Surrounding Area

2.6.1 In terms of transport connections, Purton has an existing bus service that goes through the centre of the village, offering regular public transport connections to Swindon and Cricklade. The number 53 bus offers a direct service to Swindon train station, which provides connections to, amongst other places, London, Bristol, Swansea and Cheltenham.

2.6.2 The site itself is approximately 5 miles to the northwest of Junction 16 on the M4 motorway.

2.7 Planning History

2.7.1 The only planning application associated with the site is the outline application associated with this development. Outline planning permission was granted at appeal. The decision notice was dated 5th March 2025 (Ref. APP/Y3940/W/24/3349801) (WC Ref. PL/2022/00395).

3. The Proposed Development

3.1 Description of the proposed development

3.1.1 This application seeks full approval for all matters reserved at the outline stage, namely layout, scale, appearance and landscaping.

3.1.2 The formal description of development is:

“Reserved Matters application pursuant to outline planning permission PL/2022/00395 for the erection of 60 dwellings and associated works including connections to Pavenhill and Ringsbury Close, provision of publicly accessible open space, play areas, landscaping, attenuation feature and associated works.”

3.1.3 The application is supported by a full set of proposed plans, elevations and sections, alongside supporting documents, full details are provided in the Covering Letter, which includes a Drawing Schedule.

3.2 Housing Mix

3.2.1 The housing mix proposed for 60 dwellings is shown in **Table 3.1** below:

	Market	Affordable Rent	Shared Ownership
1-bedroom	0	4	0
2-bedroom	7	5	6
3-bedroom	14	4	4
4-bedroom	15	1	0
TOTAL	36	14	10

Table 3:1 – Proposed Housing Mix

3.3 Access and Parking

3.3.1 The vehicular access to the site from Pavenhill was approved as part of the outline planning permission, as shown on the approved Access Design drawing (Dwg No :970-001). These details have informed the design of the Reserved Matters submission, to ensure compliance with the approved details. The approved access is designed to accommodate pedestrians with a footpath provided on its eastern side to link to existing paths on the northern side of Pavenhill that allows easy access to the village.

3.3.2 As part of the Planning Layout, footpath links are provided throughout the site, including on the main access road, and link into the existing Public Right of Way network. Private road spur off the primary route including shared surfaces.

3.3.3 Pedestrian and cycle access is also proposed from Ringsbury Close to ensure good permeability and connections with the wider village. This point of access will also be designed to allow access to the new homes by emergency vehicles in exceptional circumstances.

3.3.4 A variety of parking is proposed, with the majority on plot, with some parking courts and visitor spaces provided in laybys along the primary street. 134 allocated spaces are provided alongside 12 visitor spaces to meet local parking standards.

- 3.3.5 EV charging facilities are provided to be provided to every house in accordance with current Building Regulations.

3.4 Layout

- 3.4.1 The outline application was supported by a series of Parameter Plans that confirmed the general arrangement of the proposal in relation to design matters, such as developable area, open space and green and blue infrastructure. The outline planning application submission also included an Illustrative masterplan which set out one way the site could be delivered. This proposal has been carefully developed to be in general accordance with these illustrative details and the parameter plans, particularly around the general road layout.

- 3.4.2 Key elements of the proposed layout are as follows:

- Built development set back from Pavenhill to allow the creation of landscaped green entrance to the site.
- Arrangement of development around a simple perimeter block structure, with houses facing onto estate roads and public areas. Private amenity spaces have been provided for the houses.
- Provision of detached, semi-detached and terraced dwellings, to provide a varied street scene and mix of housing.
- Dwellings designed to actively overlook public open spaces and the play areas
- Landscaped drainage attenuation feature.
- Over two hectares of publicly accessible open space.

3.5 Appearance

- 3.5.1 The submitted plans outline the range of materials to be used in the development both in the houses themselves and the hard and soft landscaping. The Design and Access Statement also provide further details on the use of a locally inspired materials palette, including:

- Forterra Farmstead Antique (Red) brick.
- Bekstone Natural Light Weathered Tumbled (random mix) stone.
- Forterra Smooth Engineering Brick.
- Parex Monocouche White - rough scrape render.
- Marley Modern Smooth Grey tile.

- 3.5.2 Hard surfacing materials include:

- Hogging/Stone Dust Footpaths.
- Block Paving.
- Tarmac roads, footpaths and private drives.

3.6 Scale

- 3.6.1 In line with the approved Scale parameter plan, all of the proposed units are two-storey, with many of the private houses being served by a single storey detached garage. The scale parameter plan approved at the outline stage included areas of 2 ½ storey housing but that has not been carried forward into this proposal.

3.7 Landscaping

- 3.7.1 A Landscape Strategy Plan has been prepared in support of this application. Key features on this Landscape Strategy Plan are as follows:

- 3.7.2 The landscaping proposals have been designed to create a comprehensive green infrastructure network that integrates the new housing with the surrounding landscape. The scheme seeks to retain and reinforce the site's existing mature trees, native hedgerows and tree belts, which form an important part of the local character and biodiversity resource. New planting will be introduced, particularly along site boundaries and within public open spaces, to create a visually attractive, diverse and climate-resilient landscape setting.
- 3.7.3 A key objective of the landscape strategy is to strengthen ecological connectivity and provide a strong green framework across the development. Existing hedgerows will be retained and enhanced to create connected wildlife corridors, while additional native planting along site edges will provide green buffers, reduce visual impacts, limit light spill and improve habitat opportunities. The entrance from Pavenhill will be enhanced with new native trees and hedgerows to create an attractive '*green gateway*' into the development, and boundary hedgerows will be managed at a greater height to help soften views of the new housing and provide additional screening for neighbouring properties.
- 3.7.4 The proposals also include a new network of street trees throughout the development, using a mix of ornamental and native species to improve biodiversity, contribute to placemaking and enhance the overall street scene. Trees will be strategically positioned along streets and at the ends of key vistas to create attractive green routes and strengthen the identity of the neighbourhood. In addition, rear gardens will incorporate hedgehog corridors to improve wildlife movement, and the overall planting palette will feature a high proportion of native species commonly found in the local area, helping the development sit comfortably within its rural setting whilst delivering long-term environmental benefits.

3.8 Conditions

- 3.8.1 Some of the drawings and reports which are submitted with this RMA (i.e. to describe and justify the details of the proposed development), will also be submitted subsequently and separately from this RMA. These separate submissions to the Local Planning Authority will be made to discharge the relevant planning conditions of the outline planning permission. This approach is summarised in the table below:

Condition	Requirement	Lovell RMA	Specific Document
1	Requirement to submit Reserved Matters for Approval	All reserved matters are submitted with this application.	All application documents.
2	Time Limits.	This RMA is submitted before the expiration of 3 years from the date of outline planning permission.	-
3	Time Limits	Development will commence following the issue of reserved matters consent.	-
4	Compliance with Plans.	The proposed development conforms with the relevant approved plans detailed in the condition	-
5	Total number of dwellings (60)	The proposed development is for 60 dwellings.	-
6	Access – full details	Access details are submitted with the RMA. These details will also be submitted	Drawing No: 250814-LHC-SK-001-Entrance Access Layout-A1 1

Condition	Requirement	Lovell RMA	Specific Document
		separately to the LPA to discharge this condition.	
7	Access – visibility splays	Visibility splay details are submitted with the RMA. These details will also be submitted separately to the LPA to discharge this condition.	Drawing No: 250814-LHC-SK-001-Entrance Access Layout-A1 1
8	Shared use path / emergency access onto Ringsbury Close	Ringsbury Close access details are submitted with the RMA. These details will also be submitted separately to the LPA to discharge this condition.	Drawing No: 250814-LHC-SK-002-Emergency Access Layout-A0 1
9	Car parking provision	The proposed development accords with Wiltshire Car Parking standards and details are submitted with the RMA to discharge this condition.	Drawing No: PURT-26-04-10 - Car Parking and Charging Layout
10	Footway Improvements Scheme	Footway improvements details will be submitted separately from the RMA to discharge this condition. Please note ongoing discussions have been held and further details will be provided in due course.	To follow
11	Residential Travel Plan (RTP)	A RTP is submitted with the RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref: 1367 Land at Pavenhill, Purton Travel Plan
12	Construction or demolition hours	N/A (Compliance condition) Please note confirmation details are contained within the provided CEMP inc. CMP	-
13	Construction and Environmental Management Plan	A CEMP inc.CMP is submitted with the RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref: CEMP (incl.CMP) Purton r.3
14	Ultra Low Emissions Vehicle Infrastructure Scheme (ULEVIS)	An ULEVIS scheme is submitted with the RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref. PURT-26-04-10 - Car Parking and Charging Layout
15	Contamination	N/A (Condition only applies if contamination is found).	-
16	Construction Ecological Management Plan (CEcMP)	A CEcMP is submitted with the RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref: P.1464.21A CEcMP, South Pavenhill Farm
17	Landscape and Ecology Management Plan (LEMP)	A LEMP is submitted with the RMA. This document will also be submitted	Ref: P1464.21.A1 Landscape Ecology Management Plan

Condition	Requirement	Lovell RMA	Specific Document
		separately to the LPA to discharge this condition.	
18	External Lighting	A Lighting Report is submitted with this RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref: 26-217-1A – Street Lighting Design
19	Detailed Drainage Scheme	A drainage scheme is submitted with the RMA. These documents will also be submitted separately to the LPA to discharge this condition.	Ref: A11594-4 Soakaway Factual Report Drawing No: 250814-LHC-D-001-A-Drainage Layout-A1 Drawing No: 250814-LHC-GA-001-B-Engineering Layout-A1 Drawing No: 250814-LHC-SK-003-Construction Details-A0 1 Drawing No: 250814-LHC-SK-004-SuDS Pond Sections & Details-A1 1 Drawing No: STD-GA-1551-Typical Drawing-Pumping Station Ref: Multi-Utility Infrastructure Feasibility Report – Land at Pavenhill, Purton, Wiltshire
20	Construction Management Plan (CMP)	A CMP is submitted as part of the CEMP with the RMA. This document will also be submitted separately to the LPA to discharge this condition.	Ref: CEMP (incl.CMP) Purton r.3
21	Foul Water Drainage Scheme	A drainage scheme is submitted with the RMA. These documents will also be submitted separately to the LPA to discharge this condition.	Drawing No: 250814-LHC-D-001-A-Drainage Layout-A1 Ref: Multi-Utility Infrastructure Feasibility Report –

Condition	Requirement	Lovell RMA	Specific Document
			Land at Pavenhill, Purton, Wiltshire
22	Hard and Soft Landscaping Scheme	A landscaping scheme is submitted with the RMA. These documents will also be submitted separately to the LPA to discharge this condition.	Drawing No: P.1464.21 L05-L09 Rev A Planting Plan (5 Sheets) Drawing No: P.1464.21.L01-L04 Rev B Landscape Layout (4 Sheets) Ref: P1464.21.A1 Landscape Ecology Management Plan
23	Delivery of Hard and Soft Landscaping	N/A (Compliance condition).	-

Table 3:2 – Documentation submitted to comply with Outline Planning Conditions

4. Planning Policy Context

4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act provides that the Development Plan includes the “*development plan documents (taken as a whole) which have been adopted or approved in relation to that area*”. The adopted statutory Development Plan for Wiltshire Council comprises the following documents:

- Wiltshire Core Strategy (adopted January 2015).
- Wiltshire Housing Site Allocations Plan (adopted February 2020).
- North Wiltshire Local Plan (saved policies) (adopted 2006).
- The Purton Neighbourhood Plan 2025-2040 (‘made’ in June 2026).

4.1.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that all material considerations are taken into account in decision-making. Relevant material considerations include national policy, which is primarily expressed through the National Planning Policy Framework (NPPF), national Planning Practice Guidance (PPG) and additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs).

4.2 Local Planning Policy

4.2.1 **Table 4:1** below provides a summary of all of local policies relevant to the assessment of this application:

Issue	NPPF	Core Strategy	North Wiltshire Local Plan	Purton Neighbourhood Plan
Principle / Sustainable Development	8 and 11	Core Policy 1 (Settlement Strategy). Core Policy 2 (Delivery Strategy). Core Policy 19 (Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area).	Saved Policy H4 (Residential Development in the Open Countryside).	Policy PUR1 (Purton Settlement Boundary).
Design	131, and 135 - 141	Core Policy 57 (Ensuring high quality design and place shaping).		Policy PUR9 (Design Principles)/
Environmental	187 and 198	Core Policy 55 (Air Quality). Core Policy 56 (Contaminated land).	Saved Policy NE18 (Noise and Pollution).	
Flood / Drainage	170 and 181-182	Core Policy 67 (Flood risk).		Policy PUR8 (Flooding).
Heritage	207-221	Core Policy 58 (Ensuring the conservation of the historic environment).		

Issue	NPPF	Core Strategy	North Wiltshire Local Plan	Purton Neighbourhood Plan
Housing	61, 66, 71 and 79	Core Policy 43 (Providing affordable homes). Core Policy 45 (Meeting Wiltshire's housing needs).		Policy PUR16 (Housing Mix).
Natural Environment	187 and 192 - 194	Core Policy 50 (Biodiversity and geodiversity). Core Policy 51 (Landscape). Core Policy 52 (Green Infrastructure).	Saved Policy NE14 (Trees, Site Features and the Control of New Development).	Policy PUR5 (Purton Village Green Infrastructure Network). Policy PUR6 (Sensitive Views). Policy PUR10 (North Meadow & Clattinger Farm Special Area of Conservation).
Social / Infrastructure	96-105	Core Policy 3 (Infrastructure Requirements).	Saved Policy CF3 (Provision of Open Space).	
Sustainability / Sustainable Construction	163 - 169	Core Policy 41 (Sustainable construction and low-carbon energy).		
Transport	109 and 115-118	Core Policy 60 (Sustainable Transport). Core Policy 61 (Transport and new development). Core Policy 62 (Development impacts on the transport network). Core Policy 64 (Demand management).		Policy PUR4 (Active Travel).

Table 4:1: Relevant Development Plan Policies

Wiltshire Housing Site Allocations Plan

- 4.2.2 The Wiltshire Housing Site Allocations Plan (SAP) was adopted in February 2020. The purpose of this plan is to revise settlement boundaries and to allocate new housing sites for development to ensure the delivery of homes across the plan period.
- 4.2.3 The settlement boundary for Purton was amended as a result of this plan however the Land South of Pavenhill Farm remains just outside of the settlement boundary for the village.
- 4.2.4 Table 5.2 of the SAP identifies housing allocations in the North and West Wiltshire Housing Market Area, including sites at Trowbridge, Warminster, Chippenham and Westbury.

4.3 Material Considerations

- 4.3.1 Material considerations which are relevant to the determination of this RMA include the following:

- National Planning Policy Framework (NPPF).
- Planning Practice Guidance (PPG).
- National Design Guide (January 2021).
- Wiltshire Design Guide (2024).
- North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023-2028 (2023)

National Planning Policy Framework

- 4.3.2 The National Planning Policy Framework (NPPF) was updated in December 2024 and the subject of limited minor amendments in February 2025. The NPPF confirms in Paragraph 7 that the overriding principle of the revised NPPF is to achieve sustainable development. Paragraph 8 states that there are three overarching objectives to achieving sustainable development: economic, social and environmental. Paragraph 11 of the NPPF confirms that decisions should apply the presumption in favour of sustainable development, which for decision-making means approving development proposals that accord with an up-to-date development plan without delay.
- 4.3.3 The principle of development for the site has already been established through the original grant of OPP. Accordingly, consideration of the NPPF is focussed upon those policies which relate to the delivery of development. Key sections in the Framework to the determination of this RMA include:
- Section 2: Achieving Sustainable Development
 - Section 4: Decision Making
 - Section 5: Delivering a sufficient supply of homes
 - Section 8: Promoting Healthy and Safe Communities
 - Section 9: Promoting Sustainable Transport.
 - Section 11: Making Effective Use of Land
 - Section 12: Achieving Well-Designed Places
 - Section 14: Meeting the Challenges of Climate Change, Flooding and Coastal Change
 - Section 15: Conserving and Enhancing the Natural Environment
 - Section 16: Conserving and Enhancing the Historic Environment
- 4.3.4 The Government published a consultation on proposed updates to the NPPF from December 2025 to March 2026. The consultation proposed a comprehensive reform of the NPPF comprising fundamental structural and policy changes to deliver the Government's target of 1.5 million new homes by the end of this Parliament. This includes the reintroduction of strategic planning, new non-statutory National Development Management Policies and a new local plan-making system. The draft NPPF (December 2025) also strengthens guidance regarding plan-making and positively determining sustainable developments. There is no change to the overall messaging and approach regarding strengthening the focus on the delivery of housing.

- 4.3.5 The draft NPPF (December 2025) currently holds very limited weight. However, it is understood that publication of the final version of the updated NPPF may occur in summer 2026.

Planning Practice Guidance

- 4.3.6 In March 2014, the then Department for Communities and Local Government launched its Planning Practice Guidance (PPG) web-based resource. This guidance provides a variety of practice guidance in respect of planning considerations. A number of elements of the PPG are relevant to this application, including in relation to: Biodiversity net gain; Climate change; Community Infrastructure Levy; Design; Flood risk and coastal change; Healthy and safe communities; Historic environment; Light pollution; Housing supply and delivery; Natural environment; Planning obligations; Travel Plans, and Transport Assessments and Statements.

Wiltshire Design Guide (2024)

- 4.3.7 The Design Guide is adapted as a Supplementary Planning Document (SPD) and aims to ensure that new developments are of a consistently high quality and provide clear expectations for developers preparing new applications.

- 4.3.8 The themes covered includes Context and local identity, layout and built form, streets, movement, and access and green infrastructure.

North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023-2028 (2023)

- 4.3.9 This document sets out an interim strategy (2023–2028) to protect the North Meadow part of the North Meadow and Clattinger Farm Special Area of Conservation (SAC). Namely from damage caused by increased public recreation, particularly due to new housing and development. To manage this, the strategy establishes a planning framework so that development can still go ahead, provided it contributes to measures that prevent harm to the site's ecological integrity, in line with legal requirements under the Habitats Regulations.

- 4.3.10 The strategy identifies where visitors come from and defines two “zones of influence” around the site, within which new development must fund mitigation. It then sets out a package of measures, including on-site actions like wardening, signage, monitoring and visitor management, and off-site measures such as creating or improving alternative green spaces to attract visitors away from the SAC. Developers are required to contribute financially to these measures, ensuring impacts from population growth are addressed collectively. The strategy is intended to be a temporary, evidence-led approach, with ongoing monitoring and a review planned to refine or replace it with a longer-term solution.

4.4 Wiltshire Local Plan Review

- 4.4.1 In recent years, Wiltshire Council has been working on the Local Plan Review, which was to cover the period to 2036, replacing the policies as set out within the Core Strategy and saved policies contained within former Local Plans.

- 4.4.2 The Local Plan Review progressed as far as Examination in Public in late 2025 but the Inspector expressed concerns about the Plan period and the methodology used to calculate the housing need for the County. The Inspector recommended that the Plan be withdrawn and the Council confirmed it had accepted this recommendation in May 2026 and signalled its intention to commence with a new Plan by the end of 2026.

- 4.4.3 At a meeting of its Cabinet on 25th June 2026, the Council resolved to commence the production of a new Local Plan, with adoption scheduled to be completed by April 2029.

5. Community Engagement

5.1 Outline Planning Application

5.1.1 A community engagement exercise was undertaken on behalf of the original applicant (Castlewood Properties) which involved the following:

- Presentation to Purton Parish Council: 8th November 2021.
- Public Exhibition: Held at Purton Village Hall on 22nd November 2021.

5.1.2 Subsequently Lovell has produced a Project Communication, Stakeholder Engagement and Social Value Strategy to support this RMA which outlines the approach Lovell will take to ensure the project is a great example of how collaborative working can benefit the local economy and communities. We want the development to be a great place to live, and this development will enable the provision of much-needed good quality mixed-tenure homes.

5.2 Reserved Matters Application

5.2.1 A further public exhibition was held at Purton Village Hall on Wednesday 3rd June. At this event, the applicant presented proposals covering the following matters:

- Appearance
- Landscaping
- Layout
- Scale

5.2.2 Evidence of the held event is contained within the Project Communication, Stakeholder Engagement and Social Value Strategy report which is submitted with this RMA. The exhibition was well attended, and Lovell received some valuable feedback from local residents and community groups to feed into this RMA.

5.2.3 A further follow-on meeting has been committed to with the Parish Council and local members following this RMA to further understand the needs of the community and any concerns which may remain unresolved following submission.

6. Planning Assessment

6.1 Introduction

- 6.1.1 This section of the Planning Statement provides an assessment of the proposed development against the adopted Development Plan, NPPF, and any relevant material considerations including planning history for the application site. For ease, this section will focus on the five reserved matters before proceeding to consider the technical matters relevant to this application and the information provided in response to the corresponding conditions of the outline planning permission.
- 6.1.2 Significant detail is provided in the plans and reports that accompany this submission which should be read alongside the below commentary to gain a full understanding of proposals.

6.2 Principle

- 6.2.1 The principle of residential development on this site is established through the granting of outline planning permission at appeal. The decision notice was dated 5th March 2025 (Ref. APP/Y3940/W/24/3349801) (WC Ref. PL/2022/00395). The outline planning permission establishes the principle of up to 60 units on the site and the means of access from Pavenhill.
- 6.2.2 Condition 5 of the outline permission reads, “*The total number of dwellings hereby permitted shall be a maximum of 60 dwellings and the overall layout and built form shall be generally in accordance with the Illustrative Layout Plan ref 0743-1003*”. This proposal is for 60 units in line with this condition.
- 6.2.3 Condition 4 of the outline planning permission requires the development to be carried out in accordance with the approved Parameter Plans. As shown in on the submitted plans and discussed throughout this statement, this proposal does accord with the Parameter Plans.
- 6.2.4 For these reasons, the principle of residential development is established.

6.3 Access

- 6.3.1 In accordance with the approved Access Plan (Dwg No: 0970-001), the vehicular access for this site will be via the T-junction off Pavenhill granted approval as part of the full element of the outline permission. The primary access route is provided in the same alignment as shown on the approved parameter plans and Illustrative Masterplan.
- 6.3.2 As required by Conditions 6 and 7 of the Outline Planning Permission, the access drawings demonstrate that the appropriate visibility splays can be achieved at the site entrance.
- 6.3.3 The existing Public Rights of Way (PROW) that connect into the site are retained (PUR100 & PUR101), with the proposed layout accommodating them as per the approved Routes and Movement Principles Plan.
- 6.3.4 The shared pedestrian and cycle access to Ringsbury Close (including emergency vehicle access) is also shown on the proposed layout plan, in accordance with the approved Routes and Movement Principles Plan. This access allows onward journeys eastwards in the centre of the village by safe and sustainable modes of transport.

6.4 Layout

- 6.4.1 Core Policy 57 (Ensuring high quality design and place shaping) requires development to be of a high standard of design and must help to create a strong sense of place through drawing upon the

local context. Policy PUR9 (Design Principles) also sets out design requirements for developments in locations such as the RMA site.

- 6.4.2 The proposed layout is in accordance with the principles established by the outline planning permission; and in relation to relevant policies of the Core Strategy and Neighbourhood Plan.
- 6.4.3 A Design Compliance Statement by Think Urban accompanies this RMA. This Statement provides a detailed explanation as to the evolution of the proposed development, having regard to various technical matters and the outline planning permission. The Statement explains the design and appearance of the proposed development.
- 6.4.4 The proposed layout is consistent with the approved Parameter Plans, including those showing net Developable Area, Land Budget, Density and Open Space.
- 6.4.5 The layout is based on a simple perimeter block structure that fronts onto the streets and public open spaces, and with private gardens backing onto each other to ensure good natural surveillance. The proposed layout provides for a clear hierarchy of streets with the Spine Road serving most of the scheme with private lanes, marked by shared surfaces, branching off the main route.
- 6.4.6 The layout allows for adequate back-to-back and back to side distances to ensure an adequate of privacy. Similarly, private garden sizes are of a size appropriate for the size of unit they serve, to be broadly consistent with the Design Guide.
- 6.4.7 The layout allows for street planting throughout with street trees on either one or both sides of the road. These trees will be planted in pits that provide sufficient soil volumes that ensure the plants can establish and survive in the long term.
- 6.4.8 The entrance to the site is carefully landscaped, creating a transition from the existing village and the open countryside beyond. The housing is set back behind the landscape buffer, overlooking Pavenhill to define the entrance to the development as a positive feature.
- 6.4.9 The play area is located in the heart of the site within a landscaped area overlooked by housing to ensure good natural surveillance. Similarly, the SuDS feature is incorporated as an integral feature to the layout adding visual interest. This central area frames the connection to Ringsbury Close, drawing people into the site from the existing residential area.
- 6.4.10 The southern boundary opens out to the extensive open space that allows access to PROWs that lead away from the site to east, west and south (PUR95, 98 and 99).
- 6.4.11 The Primary Street will consist of 5.5m wide carriageway with 2m footway either side connecting to the eastern side of the access junction on Pavenhill.
- 6.4.12 A variety of parking solutions are provided across the scheme, including on-plot, private garages and small parking courts. Each house benefits from a sufficient garden to accommodate a shed to store cycles.
- 6.4.13 The Applicant is satisfied that the proposed layout contributes to this proposal achieving a high-quality development as required by Core Policy 57 and Neighbourhood Plan Policy PUR9.

6.5 Scale

- 6.5.1 The approved Parameter Plan for scale suggested that a range of storey heights would be acceptable in this location, up to a maximum of 2.5 storeys long the western boundary, away from the existing neighbours, north of the play area and connection to Ringsbury Close. However, following a detailed design process to inform this application, the Applicant considers two storey development throughout is appropriate.

- 6.5.2 Larger properties are provided at key spaces or nodes on more prominent plots where they can help to define the space and aid legibility. These focal buildings add visual interest and variety to the roofscape.
- 6.5.3 Lower density areas of housing are proposed at the more sensitive northern and southern boundaries, where the densities are slightly higher in the centre of the site.
- 6.5.4 With the number of dwellings and the developable area according to what was shown on the illustrative masterplan, the density of development is also in accordance with what was proposed in the outline planning permission. This is appropriate for the characteristics of this site.

6.6 Appearance

- 6.6.1 Given the size of the site, a relatively small palette of materials is proposed to ensure visual consistency. The facades of the proposed housing will be either red brick, render or natural stone under a smooth grey tile. These materials are all characteristic of the Pavenhill area of Purton.
- 6.6.2 As shown in the house type pack, a number of design features that are traditional to the area have been incorporated to the scheme to try to provide some visual links between these new dwellings and the existing housing stock in the village.
- 6.6.3 Boundary treatments have also been carefully considered as these can undermine the overall visual appearance of a development. The applicant accepts that close boarded fencing facing the public realm is normally unacceptable and has sought to minimise this arrangement in favour of stone screen walls.
- 6.6.4 Attention has also been paid to hard surfacing materials throughout the site. Whilst the adoptable roads will need to be built to Highway Authority specifications, variety is used elsewhere, with block paving, paving slabs and rumble strips all used to serve the residential streets and plots. This variety in hard surfacing will also help to reduce vehicle speeds in the more private areas of the site.

6.7 Landscaping

- 6.7.1 Core Policy 51 (Landscape) requires proposals to avoid harmful impact upon landscape character, and any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Policy PUR5 (Purton Village Green Infrastructure Network) requires development in the Parish adjoining a 'green infrastructure asset' to maintain or improve the ecological value of the 'network' in the design of layouts and landscaping schemes. Policy PUR6 (Sensitive Views) requires that development does not result in harmful change to a defined sensitive view (i.e. land to the west of the RMA site).
- 6.7.2 Saved Policy NE14 (Trees, Site Features and the Control of New Development) of the North Wiltshire Local Plan states that permission will not be granted for the proposals that would result in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be incorporated into the design of a development.
- 6.7.3 The scheme maintains the character offered by the strong treed edge encompassing the western extent of Purton seen when approaching from the north, through strengthening of vegetation along the site's northern and western boundaries.
- 6.7.4 The loss of boundary vegetation is minimal, only a small section of boundary hedgerow along Pavenhill required for removal in order to facilitate access into the site. This loss of hedgerow and trees will be aptly compensated for across the development proposal through the addition of new

tree and shrub planting within areas of public open space and reinforcement of other boundary vegetation around the site's extents. All new planting will be native species

- 6.7.5 Core Policy 52 requires development to retain and enhance Wiltshire's Green Infrastructure Network and ensure that suitable links to the network are provided and maintained.
- 6.7.6 In line with the approved Parameter Plans, a generous amount of public open space is provided, through the landscaped area at the heart of the site that includes the play area, and the accessible space provided beyond the southernmost housing.
- 6.7.7 The PRoW network is retained in a green context with new connectivity in the form of mown footpaths through meadow grassland, in accordance with the principles established in the approved parameter plans. These new footpaths within the southern portion of the site also provides enhancement to the site's recreational value.

6.8 Housing Mix

- 6.8.1 Core Policy 45 (Meeting Wiltshire's housing needs) states that *"New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities"*. The policy relies upon the Wiltshire Strategic Housing Market Assessment (SHMA) as the most recent evidence on housing need. The SHMA is dated June 2017, which is now considered to be out-of-dated but is referenced here for comparison purposes.

- 6.8.2 **Table 6.1** below summarises the proposed housing mix against the required mix of the SHMA:

	Lovell RMA	SHMA Mix	Variance
1-bedroom	4 (7%)	5%	+2%
2-bedroom	18 (30%)	10%	+20%
3- bedroom	22 (37%)	65%	-28%
4+ bedroom	16 (26%)	20%	+6%

Table 6.1: Housing Mix

- 6.8.3 Given the size of the site, the proposed variations are considered to be appropriate, particularly considering the edge of village location where potential residents would expect larger properties with private amenity space. Furthermore, 67% of the housing is provided as 2 and 3 bed units, which is broadly consistent with the evidence within the SHMA. The Applicant is also confident that the proposed housing mix is in tune with the demand of the market locally. The market knowledge of housebuilders has been shown to be a relevant consideration by inspectors for appeals

6.9 Highways and Parking

- 6.9.1 Core Policy 62 (Development impacts on the transport network) sets out that developments must provide appropriate mitigating measures to offset any adverse impacts on the transport network both at the construction and operational stages.
- 6.9.2 Core Policy 64 (Demand management) states that demand management measures will be promoted where appropriate to reduce reliance on the car and encourage the use of sustainable transport alternatives, such as providing residential parking based on minimum parking standards.
- 6.9.3 Policy PUR4 (Active Travel) requires that development proposals must retain and, where relevant to their nature, scale, and location and wherever possible, enhance the pedestrian and/or cyclist

safety and attractiveness of the existing defined active travel routes and public right of ways (PROW) in the Parish.

- 6.9.4 The layout has been designed to adoptable standards, as shown on the Adoptable Highway Plan. The private driveways will not be adopted as per pre-application advice. The layout suits a 20-mph speed limit with the roads aligned to avoid an overly long straight section that would encourage speeding.
- 6.9.5 Traffic calming measures include the introduction of raised tables at key junctions and the changes in surface treatment throughout the site.
- 6.9.6 The car and cycle parking strategy has been developed with reference to Highway Authority standards which are expressed as maximums for car parking but minimums for cycle parking. The car parking standards are 1-bed (1 space), 2-bed (2 spaces) and 3+ bed (2-3 spaces). Visitor parking is required at 0.2-0.3 spaces per dwelling.
- 6.9.7 The Highways Authority advocates the use of unallocated on-street Visitor parking wherever possible, to increase flexibility and reduce the number of spaces required overall. The proposed layout shows this the provision of 12 spaces.
- 6.9.8 The majority of allocated parking is provided on-plot and generally located to the side of dwellings within an individual parking bay set just back from the building line to allow ease of access to dwellings. Where side parking is proposed, carports have been proposed. In total, 134 allocated and 12 unallocated parking spaces are provided. This is marginally higher, by 2 spaces, than the standards require but appropriate in the context of the proposed development and site location.
- 6.9.9 Each dwelling has private bin collection and storage areas on plot as well as secure bike storage located within the gardens of each property in accordance with Highway Authority standards. Where garages are provided, these are utilised for cycle storage.
- 6.9.10 As part of this scheme, and as required by Condition 10 of the Outline Planning Permission, a scheme for off-site footpath improvements will be implemented. These measures will be delivered alongside, and complementary with, those measures which are required to be implemented by Hills Homes (i.e. as part of their discharge of Condition 15 of the planning permission granted by the Council in relation to land at Pavenhill (Ref. APP/Y3940/W/24/3353055) (WC Ref. PL/2022/00093)).

6.10 Energy and Sustainability

- 6.10.1 Core Policy 41 (Sustainable construction and low-carbon energy) encourages new developments to incorporate design measures to reduce energy demand. All proposals for major development are required to submit a Sustainable Energy Strategy alongside the planning application which outlines the low carbon strategy for the proposals. The policy mentions the Code for Sustainable Homes as the standard underpinning this policy but that has now been surpassed modern Building Regulation requirements.
- 6.10.2 The Energy and Sustainability Strategy accompanying this application is based on the typical Energy Hierarchy of Be Lean, Be Clean, Be Green that is now well established for built development. It confirms a “fabric first” approach will be taken, which seeks to minimise heat loss through well-designed thermal junctions, high levels of air tightness and high-performance glazing. These measures combine to reduce the demand for heating from new residents.
- 6.10.3 The Strategy considers a range of potential low carbon and renewable technologies and concludes that the use of Air Source Heat Pumps is appropriate for this development.
- 6.10.4 The combination of the methods and technologies used in this proposal allows it to exceed Building Regulation Part L carbon standards by 67.37%.

6.11 Ecology and Biodiversity Net Gain

- 6.11.1 Core Policy 50 (Biodiversity and geodiversity) requires development proposals to demonstrate how they protect features of nature conservation and geological value as a part of their design rationale. Existing features must be retained, buffered, and managed favourably to maintain their ecological value. Mitigation and compensatory measures must be incorporated if such features cannot be retained and all development should seek opportunities to enhance biodiversity.
- 6.11.2 This application is supported by fresh ecology surveys, the results of which are summarised in the Preliminary Ecological Appraisal accompanying this application. It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within the Ecological report are adhered to.
- 6.11.3 The application is accompanied by a Strategy to avoid harm reptiles and badger in regard to any works within the site and to provide avoidance, mitigation or compensation measures to ensure completion of these works without the risk of disturbing these species. The application is also accompanied by an Invasive Species Method Statement to deal with the Wall Cotoneaster that was found on the site.
- 6.11.4 The proposed development will also result in a biodiversity net gain, including a 17.42% improvement in habitat units.
- 6.11.5 Policy PUR10 requires development proposals that lie within the defined Inner and Outer Zones of the North Meadow & Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy (2023) must accord with the provisions of the strategy to demonstrate that the potential for any significant effects on the SAC can be avoided.
- 6.11.6 Provisions are made in the S106 Agreement which accompanies the outline planning permission to pay appropriate financial contributions towards: North Meadow SAC Strategic Access Management and Monitoring (SAMM) contribution of £323 per unit (60 x £323 totalling £19,380) plus administrative charge for each legal agreement. The payment trigger is prior to construction.

6.12 Trees

- 6.12.1 Core Policy 52 Core Policy 52 (Green Infrastructure) requires development to retain and enhance Wiltshire's Green Infrastructure Network and ensure that suitable links to the network are provided and maintained.
- 6.12.2 This RMA is supported by an up-to-date tree survey, the results of which are summarised in the Arboricultural Impact Assessment (AIA). The survey confirms there are four individual, seven groups of trees, two hedges and one woodland on site.
- 6.12.3 The proposed development will require the partial removal of one low quality group of trees (Category C2), but the remainder of the tree stock will be retained within the development. The comprehensive planting proposals discussed above will offer more than adequate compensation for the necessary minor losses.
- 6.13 The AIA outlines a range of typical tree protection measures that will need to be adopted during the construction of this scheme to ensure the existing tree stock is retained. The accompanying plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing. Provided that these measures are implemented in advance of, and throughout the course of the construction phase, there should be no specific requirement for a scheme specific Arboricultural Method Statement.

7. Affordable Housing Statement

- 7.1.1 The S106 Agreement which accompanies the outline planning permission requires the following:
- 40% of the residential units to be affordable housing.
 - 60% of the affordable housing units to be affordable rented units.
 - 40% of the affordable housing units to be shared ownership (unless otherwise agreed in writing with the Council).
 - 10% of the affordable housing units to be adapted units (unless otherwise agreed in writing with the Council).
 - Affordable Housing to be provided in accordance with the Affordable Housing Plan in the S106 Agreement.
 - Submit an Affordable Housing Plan simultaneously with the RMA.
- 7.1.2 The proposed development will deliver 40% of the units as affordable housing in accordance with the requirements of the OPP S106 Agreement. An Affordable Housing Layout Plan is also submitted with this RMA.
- 7.1.3 In accordance with the affordable housing mix set out in the S106 Agreement, **Table 7.1** below identifies the following affordable housing mix which is included in this RMA:

	Affordable Rent	Shared Ownership	Total Affordable
1-bedroom	4	0	4
2-bedroom	5	6	11
3-bedroom	4	4	8
4-bedroom	1	0	1
TOTAL	14	10	24

Table 7.1: Affordable Housing Mix

- 7.1.4 As shown on the Affordable Housing Layout Plan, the affordable housing is evenly distributed across the site ("pepper-potted") and will be built tenure blind in matching materials to the remainder of the site. To match the requirements of Registered Social Providers, the parking for the affordable units will not include garaging.
- 7.1.5 The Planning Layout (PURT/26/04/03) also shows the location of the affordable housing units located throughout the proposed development.
- 7.1.6 The proposed development will make a significant contribution of 24 new affordable homes within the district.

8. Conclusions

- 8.1 The application is a reserved matters application which seeks planning permission for the erection of 60 dwellings. The reserved matters application follows the elements approved in the outline planning permission. The principle of development is therefore established by virtue of this permission. The outline planning permission was the subject of a S106 Agreement in relation to affordable housing, highways and a series of contributions, and these obligations will be executed in accordance with the stated timescales and requirements.
- 8.2 This Planning Statement set out above provides an assessment of the proposed development in relation to the remaining matters to be determined which include access, layout, scale, appearance and landscaping. This Statement also considers the technical considerations associated with the fixing of the proposed development plan alongside those matters required to be covered by virtue of the planning conditions attached to the outline planning permission.
- 8.3 The report concludes:
- The proposals respond carefully to the neighbouring developments and utilise an appropriate development form to provide a layout which reflects the form of adjacent developments and provides an acceptable degree of amenity for existing and future occupiers.
 - The proposals fully comply with the approved Parameter Plans and provide the appropriate amount of open space, landscaping and footpath connections.
 - Public open space, including a children's play area and extensive tree, hedge and shrub planting is included in a comprehensive landscaping scheme that provides green corridors throughout the site.
 - The proposals include connections to adjacent residential areas and to the surrounding countryside to provide a connected and permeable development which maximises opportunities for walking and cycling.
 - The appearance of the proposed development takes cues in terms of scale and appearance from the local environment to ensure that the proposed development sits comfortably in the context of Purton, both in the immediate vicinity and in relation to the wider settlement.
 - Each dwelling will be served by appropriate amenities including private space, access to electric vehicle charging points, suitable cycle parking facilities and parking.
 - Native hedgerow planting and new habitat creation to ensure biodiversity net gain that meets national requirements.
- 8.4 The proposals are being brought forward by Lovell Homes, an experienced national housebuilder and will make a significant contribution to the supply of market and affordable homes in Wiltshire.
- 8.5 The proposed development is considered to comply with the policies and policy requirements of the Development Plan and provides a development which aligns with the parameters established by the outline planning Permission.

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