

18th August 2026

Development Management
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sirs,

Re: Reserved Matters Application – Land West of Marlborough Road, Royal Wootton Bassett (Ref: PL/2026/02895)

Outline Planning Permission Ref: PL/2024/08724

Please find enclosed our formal re-submission associated with the application for the approval of reserved matters relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure, submitted pursuant to the above referenced outline planning permission. The revised application comprises the plans and documents listed below:

- Site Location Plan (Ref: PL001-RWB)
- Planning Layout (Ref: PL002A -RWB)
- Materials Plan (Ref: PL003A-RWB)
- Boundary Treatments Plan (Ref: PL004A-RWB)
- Parking Plan (Ref: PL005A-RWB)
- Tenure Plan (Ref: PL006A-RWB)
- EV Charging Plan (Ref: PL007A-RWB)
- Hard Landscaping Plan (Ref: PL008A-RWB)
- Open Space Plan (Ref: PL009-RWB)
- Cycle Store Plan (Ref: CYC01-RWB)
- Street Scenes (Ref: SS001-RWB)
- House Type V-AL11 – Brick – Floor Plans & Elevations
- House Type V-AL24 – Brick/Hip – Floor Plans & Elevations
- House Type V-AL24 – Brick/Mid – Floor Plans & Elevations
- House Type V-AL24 – Render/Hip – Floor Plans & Elevations
- House Type V-2B3P – Brick – Floor Plans & Elevations
- House Type V-3B6P – Brick/Hip – Floor Plans & Elevations
- House Type V-3B6P – Brick/Mid – Floor Plans & Elevations
- House Type C-L356 – Brick/Hip – Floor Plans & Elevations
- House Type C-L356 – Brick/Mid – Floor Plans & Elevations
- House Type C-L360 – Brick – Floor Plans & Elevations
- House Type L360 – Render/Stone – Floor Plans & Elevations
- House Type C-L363 – Render – Floor Plans & Elevations
- House Type C-L363 – Brick – Floor Plans & Elevations
- House Type V-L454 – Brick/Stone – Floor Plans & Elevations

- House Type L454 – Brick – Floor Plans & Elevations
- House Type V-4B7P – Brick – Floor Plans & Elevations
- House Type V-5B8P – Render/Stone – Floor Plans & Elevations
- Design Compliance Statement (Ref: SoC-RWB)
- Drainage Strategy (Ref: SMMH-RWB-STR-003 Rev. 3)
- Preliminary FFL Plan (Ref: SMMH-RWB-STR-004 Rev. 3)
- Section 38 & Indicative Streetlight Plan (Ref: SMMH-RWB-STR-005 Rev. 4)
- Existing & Proposed Cross Sections Location Plan (Ref: SMMH-RWB-STR-006 Rev. 3)
- Existing & Proposed Cross Sections Sheet 1 of 2 (Ref: SMMH-RWB-STR-007 Rev. 2)
- Existing & Proposed Cross Sections Sheet 2 of 2 (Ref: SMMH-RWB-STR-008 Rev. 1)
- Surface Water Exceedance Plan (Ref: SMMH-RWB-STR-009 Rev. 0)
- Refuse Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-400 Rev. 3)
- Refuse Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-401 Rev. 3)
- Fire Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-500 Rev. 3)
- Fire Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-501 Rev. 3)
- Private Vehicle Tracking Plan 1 of 2 (Ref: SMMH-RWB-STR-600 Rev. 3)
- Private Vehicle Tracking Plan 2 of 2 (Ref: SMMH-RWB-STR-601 Rev. 3)
- Landscape Strategy Plan (Ref: FPCR-13816-XX-XX-DR-L-0001 P06)
- Landscape Sheet Location Plan (Ref: FPCR-13816-XX-XX-DR-L-0002 P06)
- Detailed Planting Plan – Sheet 1 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0003 P06)
- Detailed Planting Plan – Sheet 2 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0004 P06)
- Detailed Planting Plan – Sheet 3 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0005 P06)
- Detailed Planting Plan – Sheet 4 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0006 P06)
- Detailed Planting Plan – Sheet 5 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0007 P06)
- Detailed Planting Plan – Sheet 6 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0008 P06)
- Detailed Planting Plan – Sheet 7 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0009 P06)
- Detailed Planting Plan – Sheet 8 of 8 (Ref: FPCR-13816-XX-XX-DR-L-0010 P06)
- Planting Schedule (Ref: FPCR-13816-XX-XX-DR-L-0011 P06)
- Allotment Plan (Ref: FPCR-13816-XX-XX-DR-L-0012 P06)
- Play Areas Plan (Ref: FPCR-13816-XX-XX-DR-L-0013 P05)
- Arboricultural Assessment and Method Statement (Ref: Rev. B - July 2026)
- Sustainability and Energy Statement (Ref: April 2026)
- Drainage Technical Note – LLFA Comments (with appendices) (Ref: RACE-MHSW-RWB-TN001)
- Ecology Response Note (Ref: FPCR-13816-ECO – July 2026)

For the avoidance of doubt, a document schedule is appended to this letter which clearly identifies which of the documents originally submitted remain valid and which have been superseded by plans provided with this latest submission.

Amendments and additional information

In response to the feedback received from the Council's Housing Enabling, Highways, Waste and Public Open Space Officer(s), respectively, the following amendments have been made to the layout plans:

- The tenure of the affordable housing units has been identified on the revised Tenure Plan. No changes are proposed to the overall housing mix.
- A 0.5m strip has been provided to the front of plots 30-42 and 85-88 between the parking bays and public highway.

- An additional car parking space has been provided for the 13no. 4+ bedroom dwellings to meet the requirement for 3 car parking spaces on those plots.
- Additional visitor cycle parking facilities have been included on the Parking Plan adjacent to the allotments.
- The crossing point over the primary street near to the access to/from Marlborough Road is indicated more clearly on the updated Planning Layout.
- Bin collection points have been re-positioned as suggested.
- Total open space areas are identified on the Open Spaces Plan and are in accordance with the minimum requirements set out in the Section 106 Agreement.
- Trim trail equipment is now shown on the Play Areas Plan. Informal, timber equipment has been selected to ensure that the areas blend seamlessly into their context, as per the intention at outline stage.

Furthermore, following comments from the Council's Drainage and Ecology Officer(s), this submission is also accompanied by a Drainage Technical Note and Ecology Response Note, which addresses the additional feedback raised by those consultees.

The Ecology Response Note has been prepared together with supporting biodiversity net gain, habitat management and lighting information, which demonstrates that the key ecological principles established through the outline permission remain intact, including habitat retention, ecological connectivity and biodiversity enhancement. Clarification has been provided regarding the revised orchard location, habitat corridors, hedgerow retention and replacement planting, pumping station location, habitat impacts associated with the detailed layout and the delivery of a net gain in biodiversity. The accompanying documentation confirms that habitat losses have been appropriately accounted for and compensated within the final design, with long-term management secured through the proposed management plans.

Likewise, in relation to drainage, a Technical Note has been prepared responding directly to the Drainage Officer's consultation comments. The Technical Note includes hydraulic modelling results, which demonstrate compliance with the Council's runoff betterment requirements, interception storage calculations, a Surface Water Exceedance Plan, water quality assessment, and detailed maintenance proposals for the drainage and SuDS infrastructure. As such, the document contains the additional technical evidence requested by the Drainage Officer to demonstrate that the approved outline drainage strategy can be successfully delivered.

Collectively, the enclosed information addresses the matters raised by consultees and confirms that the proposals remain consistent with the principles established through the outline planning permission.

We trust that the additional information now submitted provides the clarification necessary to resolve the issues raised through consultation. However, should any residual matters remain outstanding, we would respectfully suggest that these can appropriately be addressed through the discharge of conditions attached to the outline planning permission. On that basis, it is not considered that any such residual matters should delay the determination of this reserved matters application.

Conclusion

As set out previously, this reserved matters submission seeks to deliver a high quality residential scheme that accords with the outline planning permission, relevant planning policy, and the guidance provided through pre-application discussions and consultation feedback, as well as responding positively to the site's constraints and local housing demand. We feel that the strength of the scheme is reflected in the nature of the feedback received from consultees – who have either supported the original proposals or requested minor amendments

and/or additional clarification, which is provided through this formal re-submission. Accordingly, we kindly request that this application for approval of reserved matters is approved at the earliest available opportunity.

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

Yours faithfully,



Sam Rogers | Associate Planning Director | Miller Homes

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Document Schedule

Document Name	Version Submitted – April 2026	Version Submitted – July 2026
Site Location Plan	Ref: PL001-RWB	Unchanged
Planning Layout	Ref: PL002 -RWB	Ref: PL002A -RWB
Coloured Planning Layout	Ref: PL002-01-RWB	Withdrawn
Materials Plan	Ref: PL003-RWB	Ref: PL003A-RWB
Boundary Treatments Plan	Ref: PL004-RWB	Ref: PL004A-RWB
Parking Plan	Ref: PL005-RWB	Ref: PL005A-RWB
Tenure Plan	Ref: PL006-RWB	Ref: PL006A-RWB
EV Charging Plan	Ref: PL007-RWB	Ref: PL007A-RWB
Hard Landscaping Plan	Ref: PL008-RWB	Ref: PL008A-RWB
Open Space Plan	N/A	Ref: PL009-RWB
Cycle Store Plan	N/A	Ref: CYC01-RWB
Street Scenes	Ref: SS001-RWB	Unchanged
House Type V-AL11 – Brick – Floor Plans & Elevations	Unchanged	
House Type V-AL24 – Brick/Hip – Floor Plans & Elevations	Unchanged	
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Design Compliance Statement	Ref: SoC-RWB	Unchanged
Drainage Strategy	Ref: SMMH-RWB-STR-003 Rev. 2	Ref: SMMH-RWB-STR-003 Rev. 3
Preliminary FFL Plan	Ref: SMMH-RWB-STR-004 Rev. 2	Ref: SMMH-RWB-STR-004 Rev. 3
Section 38 & Indicative Streetlight Plan	Ref: SMMH-RWB-STR-005 Rev. 3	Ref: SMMH-RWB-STR-005 Rev. 4
Existing & Proposed Cross Sections Location Plan	Ref: SMMH-RWB-STR-006 Rev. 2	Ref: SMMH-RWB-STR-006 Rev. 3
Existing & Proposed Cross Sections Sheet 1 of 2	Ref: SMMH-RWB-STR-007 Rev. 2	Unchanged
Existing & Proposed Cross Sections Sheet 2 of 2	Ref: SMMH-RWB-STR-008 Rev. 1	Unchanged
Surface Water Exceedance Plan	N/A	Ref: SMMH-RWB-STR-009 Rev. 0
Refuse Vehicle Tracking Plan 1 of 2	Ref: SMMH-RWB-STR-400 Rev. 2	Ref: SMMH-RWB-STR-400 Rev. 3
Refuse Vehicle Tracking Plan 2 of 2	Ref: SMMH-RWB-STR-401 Rev. 2	Ref: SMMH-RWB-STR-401 Rev. 3
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Private Vehicle Tracking Plan 2 of 2	Ref: SMMH-RWB-STR-601 Rev. 2	Ref: SMMH-RWB-STR-601 Rev. 3
Landscape Strategy Plan	Ref: FPCR-13816-XX-XX-DR-L-0001 P04	Ref: FPCR-13816-XX-XX-DR-L-0001 P06
Landscape Sheet Location Plan	Ref: FPCR-13816-XX-XX-DR-L-0002 P04	Ref: FPCR-13816-XX-XX-DR-L-0002 P06
Detailed Planting Plan – Sheet 1 of 8	Ref: FPCR-13816-XX-XX-DR-L-0003 P04	Ref: FPCR-13816-XX-XX-DR-L-0003 P06
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Detailed Planting Plan – Sheet 8 of 8	Ref: FPCR-13816-XX-XX-DR-L-0010 P04	Ref: FPCR-13816-XX-XX-DR-L-0010 P06

Planting Schedule	Ref: FPCR-13816-XX-XX-DR-L-0011 P04	Ref: FPCR-13816-XX-XX-DR-L-0011 P06
Allotment Plan	N/A	Ref: FPCR-13816-XX-XX-DR-L-0012 P06
Play Areas Plan	N/A	Ref: FPCR-13816-XX-XX-DR-L-0013 P05
Arboricultural Assessment and Method Statement	Ref: Rev. A - April 2026	Ref: Rev. B - July 2026
Sustainability and Energy Statement	Ref: April 2026	Unchanged
Drainage Technical Note – LLFA Comments (with appendices)	N/A	Ref: RACE-MHSW-RWB-TN001
Ecology Response Note	N/A	Ref: FPCR-13816-ECO – July 2026
CIL Form 1 – Additional Information	April 2026	July 2026
CIL Form 2 – Assumption of Liability	April 2026	Unchanged
CIL Form 3 – Social Housing Relief Claim	April 2026	July 2026

Key

Unchanged	
Revised	
New	
Withdrawn	