

Land at Midge Hall Farm

North of Royal Wootton Bassett

Catesby Estates are preparing proposals for a development of up to 425 new homes, public open space, a mixed-use centre, employment use and a primary school with preschool nursery.

As part of designing a high-quality development we are seeking your feedback on our emerging proposals before we submit an outline planning application to Wiltshire Council.

To assist this process, we have prepared a number of plans showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space, community facilities, employment space and green infrastructure.



The Government requires every Local Plan to be reviewed at least once every five years. Wiltshire's Local Plan, the Wiltshire Core Strategy, was adopted in 2015, and is therefore being reviewed.

This review is termed the 'Local Plan Review', and Wiltshire Council have been undertaking consultation on their proposals with local residents and other key stakeholders since 2018.

A Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area. Local Plans usually

cover items such as housing, employment and retail, and they also identify where development should take place, along with areas where development should be restricted.

At a full Wiltshire Council meeting held in October 2024, Councillors voted for the Local Plan to be submitted to the Secretary of State for Examination.

Land At Midge Hall Farm, North Of Royal Wootton Bassett

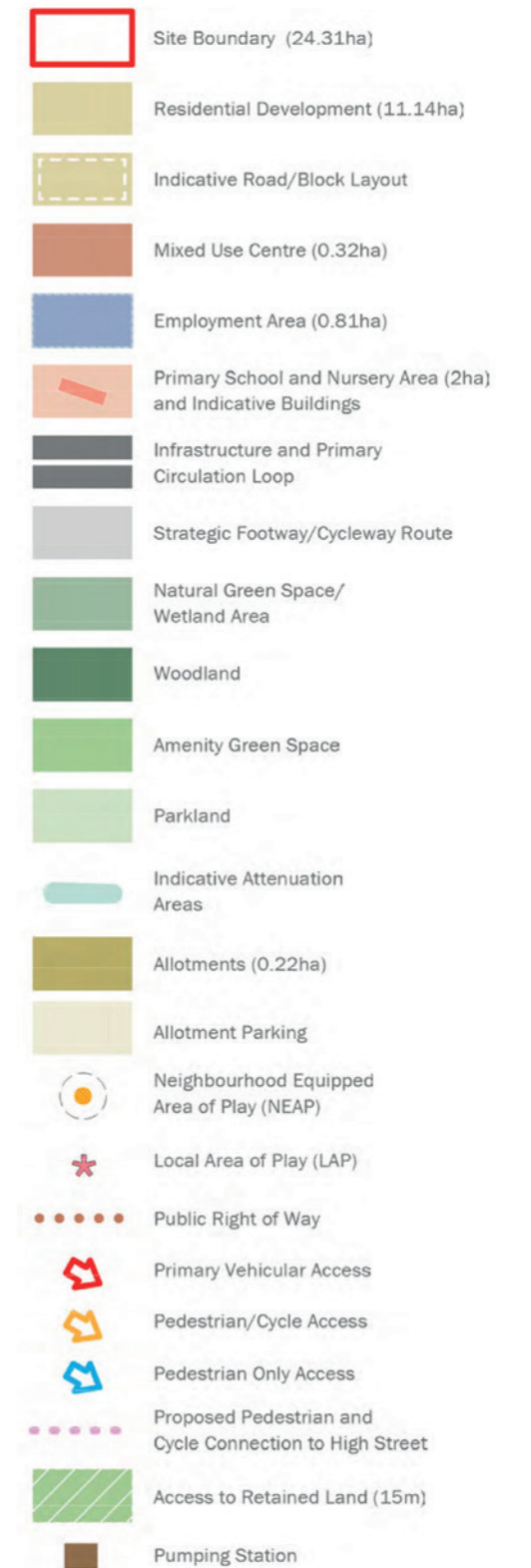
This site forms a draft allocation within the emerging Regulation 19 Wiltshire Local Plan (WLP) under policy 49 'Land at Midge Hall Farm, Royal Wootton Bassett'.

The land was also identified within the Strategic Housing & Economic Land Availability Assessment (SHELAA) as site 3366.

This public consultation relates specifically to our proposals for Land At Midge Hall Farm.

The principle around the suitability of the site and its allocation for new homes, community facilities and employment space has already been subject to public consultation as part of the Council's Local Plan review process.





Key features of our proposals include:

Up to 425 homes with a mix of house sizes and types, ranging from 1 to 5 bed houses to meet local policy requirements and identified need.

40% affordable housing (i.e., up to 170 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market.

Mixed use centre (circa 0.32 hectares/0.8 acres) and **employment use** (circa 0.8 hectares/1.9 acres). The mixed use centre could provide retail, community café or leisure type facilities. The employment use area would be available for commercial, business and service uses, including offices.

Primary school with pre-school nursery (circa 2 hectares/4.9 acres).

Primary vehicular access off Swindon Road (A3102) to the south and Hook Road (B4042) to the west.

The proposals will include a high quality on-site network of active travel options, with walking and cycling routes that will in turn link to improvements for pedestrians and cyclists on the surrounding highway network and existing Public Right Of Ways (PRoWs) including on and off road routes and crossings.

Extensive public open space including natural green space/wetland area, woodland, community allotments, Neighbourhood Equipped Area of Play (NEAP) and Local Areas of Play (LAP).

Existing hedgerows, trees, watercourses and drainage ditches will be retained where possible and positively integrated with the open space areas. The area of semi-mature woodland within the southeast corner of the site will be protected and retained.

Sustainable drainage measures will collect and store rainwater before slowly releasing.

Further information and plans are available to download and view on the consultation website: www.catesby-rwb.co.uk

View online





Planning Application

We are preparing an outline planning application.

An outline planning application seeks to establish whether the principle and size of a proposed development is acceptable before a detailed Reserved Matters planning application is put forward.

A Reserved Matters application typically includes information on the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

Local residents and statutory consultees for example the Environment Agency and the Highways Authority will also have the opportunity to formally comment on the application once it is submitted and registered with Wiltshire Council.



Have Your Say

The website www.catesby-rwb.co.uk contains a range of information, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning application for the site progresses.

Your feedback will help shape our proposals before we submit our planning application to Wiltshire Council.

Comments received may be compiled in Statement of Community Involvement documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 15TH DECEMBER 2024

You Can Submit Your Feedback In A Number Of Ways:

- Online via www.catesby-rwb.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

View online



About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at www.catesbyestates.co.uk

Catesby Estates

part of Urban&Civic



Artist Impression – Public Open Space

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This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: 01788 726810 / info@catesbyestates.co.uk