



RW/210119/L0002

9<sup>th</sup> August 2023

**By email only**

Ms O Tresise  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

Dear Olivia

**On behalf of Lidl Great Britain Limited (“Lidl”)  
PL/2022/05273 – Land at Marsh Farm, Royal Wootton Bassett, SN4 8ER:  
Response to the reasons for deferring the planning application**

At the Northern Area Planning Committee on the 21<sup>st</sup> of June 2023, the application was deferred by Committee Members. The draft minutes of the meeting are enclosed (**Enclosure 1**). Further to this, we received email correspondence from the Council summarising the reasons for deferral, these are reproduced at **Enclosure 2**.

This letter and accompanying enclosures provide a comprehensive response to the reasons for deferral.

**Reasons for deferral**

The application was deferred for three main reasons, these are summarised as follows:

- Foul drainage method – The scheme currently proposed to discharge foul sewerage to the adjacent care home site which was part of the original 18/02955/FUL care home consent, as clarified within the submitted Foul Drainage Strategy and restricted by Condition 5. The care home operator recently applied to amend their scheme to allow for the installation of private sewage treatment plant, however, the Environment Agency (“EA”) objected to the proposal. The EA’s preferred option is to use the approved connection to Wessex Water’s sewer network. Taking account of this background knowledge, members require clarity on the foul sewerage arrangements for the Lidl proposal;
- Highways – Provision of an additional toucan crossing on the B4042; and
- Open Space – Members have sought further clarification and certainty that the parkland will be delivered. They also seek clarification that the parkland will provide facilities and/or opportunities for the needs of the local residents, examples are a

skatepark or cemetery. Due to previous experience within the district, Members were also concerned about applicants complying with planning conditions.

## Foul drainage method

Pinnacle Consulting Engineers has prepared a Technical Note explaining the foul water drainage strategy, this is produced at **Enclosure 3**.

As explained, the foul drainage strategy for the proposed Lidl site has not changed since the application was submitted. The most efficient approach to discharge the foul water flows is to connect via gravity into the private foul network of the neighbouring care home. These flows will be conveyed to the water pumping station located on the care home site, where it will be pumped via a rising main into an existing Wessex Water foul water sewer. As set out at Paragraph 7.7 and 7.13 of the Committee report, this approach has been supported fully by the Council's Drainage Team and Wessex Water. In addition to this, Lidl has agreed to the inclusion of Condition 10 (as drafted within the Committee report) within any decision notice:

*"Prior to the commencement of development hereby approved, details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the approved sewerage details have been fully implemented in accordance with the approved plans."*

The proposed condition will ensure that the required detail will be submitted prior to commencement of development and the approved strategy will be fully implemented prior to the store opening. If this Condition is not complied with, development could not commence and/or the store could not open.

I believe the recent confusion derives from the care home seeking to vary their proposed foul discharge method by installing a sewerage treatment plant on their site. This method was only considered as an alternative to the approved design as the Highway Authority had advised of long lead in periods to secure a partial road closure for the foul sewer works required in the highway. The Environment Agency however rejected the use of a sewage treatment plant due to concerns of contamination of the existing watercourse. The care home developers have now reverted to the original foul drainage solution, a strategy that has been agreed fully by Wessex Water and the Council's drainage team from day one. This solution is fully deliverable and consistent with our proposed design and an appropriate condition has been agreed to control the detail design before commencement of development. This matter should not therefore be a reason for further delay to the determination of this application.

## Highways

As you will be aware, the applicant can only do work in the highway under licence or with permission by the Highway authority. Accordingly, following Members comments, Simon Moody from the Transport Planning Associates ("TPA") has sought clarity from the Council's Highways team on whether they would support an additional toucan crossing along the B4042 Malmesbury Road. I enclose a copy of the email correspondence at **Enclosure 4**.

This correspondence confirms that the Highways Authority would oppose firmly the installation of an additional toucan crossing. The Highways officer explains that the proximity to the roundabout would not be an issue but the proximity of 2 toucans within a very short distance would be a concern. Furthermore, the Highways officer clarifies that the existing toucan is in the best location as it picks up the Jubilee Lake car park pedestrians, and the Buxton Sports Ground pedestrians. Consequently, the Highways Authority would not support relocation of the crossing eastwards.

Alongside this, the pedestrian island to the east of the existing toucan is on the desire line to and from the proposed Lidl store for some pedestrians and it is confirmed that this is adequate for the development's accessibility given the existing toucan crossing is a short distance to the west.

As part of the works, Lidl also proposes to widen the pedestrian and cycle way between the existing toucan crossing and the site access and include a traffic calmed cycle crossing on the access road. All these measures will maximise the accessibility of the site for pedestrians and cyclists.

The proposed highways works and the development proposal is supported fully by the Highways Authority. This matter should not therefore be a reason for further delay to the determination of this application.

## Parkland

As you will be aware, the parkland has formed part of this planning application proposal from the outset to enhance the setting of the store rather than the statutory requirements for leisure/open space that would be required for a proposal such as residential development, to meet any policy requirement. Lidl decided to include the parkland as an addition to the foodstore on their own accord, it was not specifically requested or suggested by the Planning Inspector within the appeal decision or requested by the Council's landscape consultants. It's therefore very disappointing that the inclusion of this parkland area, proposed to be open to the public, is delaying the delivery of the foodstore itself.

All consultees have assessed the proposal and concluded that the proposed development (including the parkland) is acceptable as it stands. There is no planning requirement for the inclusion of this parkland and planning policy does not support a specific function for the parkland site. Therefore, the planning process should not concern itself with this level of detail of different uses/functions within the parkland. The principle of this proposal is to deliver a foodstore and to create the parkland. The submission of further details could be incorporated as part of a planning condition if required.

The alternative is for this area to be purely landscaped with no public access. This would lead to no community benefit. Therefore, it is perverse that the application is being delayed by Members when a policy compliant proposal with significant community benefit has been recommended for approval by the Council.

During the pre-application consultation that was undertaken by Lidl, the parkland was integral within the material that was sent to the public, as shown at **Enclosure 5**. The leaflet was sent to 6,350 properties, the area covered is as shown on the enclosed map (**Enclosure 5**). The pre-application consultation was heavily focused on the parkland, this included Lidl personally

presenting at meetings with Lydiard Tregoze Parish Council and Royal Wootton Bassett Town Council.

61% of residents supported the proposal on that basis. We note that some individuals and/or campaign groups have requested alternative uses on site such as a skate park or a cemetery. As indicated above, the majority of respondents to the pre-application consultation were in support of the proposed parkland as currently proposed. Therefore, it is inappropriate to undertake further consultation on a policy compliant proposal to consider alternative uses and inaccurate to say that the applicant has not consulted with either the community or town or parish councils regarding the plans.

The parkland is proposed specifically to enhance the landscape setting of the store in response to the Planning Inspector's appeal decision. The extensive landscaping including amenity grass land, wildflower grass land, wet grass land, native woodland, native hedgerows, shrub planting, and 25 individual trees, is entirely appropriate and supported by an extensive Landscape and Visual Impact Assessment and, as stated above, extensive public consultation.

However, the letter prepared by LEDA (that was submitted during the planning process) at **Enclosure 6** also sets out that:

*"We are aware that there is interest in providing community facilities such as a skate park at this site. LEDA would be pleased to engage with the Lydiard Tregoze Parish Council to see how this park, once constructed, can adapt to particular community needs."*

If this application is approved, it provides an opportunity for the parish council to engage with LEDA, as landowner, to allow the parkland to adapt for specific community needs if required. The changes to the parkland could be formalised through drop in planning applications for specific uses and/or the variation of planning conditions if applicable.

Draft Conditions 13 and 14 within the committee report ensure that the parkland landscaping, details and management are approved and implemented in accordance with the approved plans. These planning conditions ensure that the parkland will be delivered. At Planning Committee, Members noted their lack of confidence in Wiltshire's enforcement team of ensuring developers comply with planning conditions, this was also due to experience of other developers within the district. Members should not be delaying this proposal for such reason, the planning process has to be followed and planning conditions are an entirely appropriate method of controlling development at all authorities across England and Wales.

Within our submitted planning statement, Lidl did offer planning obligations that provided further certainty for the delivery of the parkland as follows:

- The delivery of the community parkland will be completed within 12 months following the implementation of the planning permission. Lidl are happy to accept the delivery of such as a pre-occupation condition;
- The community parkland will be subject to an ongoing and indefinite maintenance management plan. Lidl will be happy for the submission of such management plan to be agreed with Wiltshire Council as a pre-occupation condition of the planning permission; and
- The community parkland will be subject to a planning restriction ensuring it is only used as community open space in accordance with the planning permission.

If the Council deem that these (or similar worded obligations) are necessary and are not delivered by the current draft planning conditions, Lidl is happy for these obligations to be formalised through a Section 106 Agreement or a Unilateral Undertaking. Alongside this, Lidl is prepared to deposit a £50,000 bond for ongoing maintenance of the parkland area if the Council deem that this is required, given LEDA have a contractual obligation to Lidl to maintain the parkland area. If these obligations are formalised through a Section 106 Agreement or Unilateral Undertaking, the relevant conditions can then be removed from the decision notice.

The parkland proposed is supported by your planning and landscape officers and by the public following an extensive public consultation exercise. The parkland offers great community benefit and is offered to enhance the landscape setting of the site. This matter should not therefore be a reason for further delay to the determination of this application.

## Wiltshire's Local Plan Review

It is also noteworthy that Wiltshire's Local Plan Review is currently being progressed. It's very encouraging that the Council have included the site as a draft allocation (Enclosure 7), the concept plan that forms part of the draft allocation includes the Lidl store and the parkland itself as part of the Council's vision for the site and Royal Wootton Bassett. The subject proposal (including the parkland) is therefore entirely consistent with Wiltshire's vision for the area.

We note that some councillors have expressed concern with the access road providing future access to additional residential development to the North. Any future residential development will be subject to a separate planning application reviewed by Wiltshire Council and will be subject to determination by members. This application does not propose any residential development and is solely for a retail foodstore and parkland and should be determined accordingly. We do note however that the land to the North of the site has also been proposed for residential allocation, for approximately 150 dwellings, within Wiltshire Council's Local Plan Review.

## Conclusions

Following the submission of this additional information, we request that the application is to be added to the next available agenda of the Northern Area Planning Committee. It is not considered appropriate to further delay the determination of this planning application given all matters above have been satisfactorily addressed. The Planning Committee are currently in a position to determine a policy compliant proposal, this is not an opportunity for an alternative proposal to be sought that they may wish to see.

If the Council deem that a Section 106 Agreement or Unilateral Undertaking is required, it would be prudent to start drafting an agreement at the earliest opportunity. The main obligations included within such an Agreement could then be presented to Members at Planning Committee.

If you require any further information, please don't hesitate to get in touch.

Kind regards.

Yours sincerely



Rhodri Williams  
**Associate**

cc. **Planning Director – Nic Thomas**  
**Development Manager – Simon Smith**

### Enclosures

- Enclosure 1 – Draft Minutes of the Northern Area Planning Committee on the 21<sup>st</sup> of June 2023
- Enclosure 2 – Email correspondence from Olivia Tresise
- Enclosure 3 – Technical note prepared by Pinnacle
- Enclosure 4 – Correspondence between TPA and Highways Authority
- Enclosure 5 – Pre application consultation leaflet
- Enclosure 6 – LEDA letter
- Enclosure 7 – Wiltshire Local Plan Review draft allocation



## Enclosure 1

Draft Minutes of the Northern Area Planning Committee on the 21<sup>st</sup>  
of June 2023

## Northern Area Planning Committee

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### MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 21 JUNE 2023 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

#### **Present:**

Cllr Tony Trotman (Chairman), Cllr Howard Greenman (Vice-Chairman), Cllr David Bowler, Cllr Steve Bucknell, Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Dr Brian Mathew, Cllr Nic Puntis, Cllr Martin Smith and Cllr Elizabeth Threlfall

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#### 37 **Apologies**

Apologies for absence were received by Councillor Chuck Berry.

#### 38 **Minutes of the Previous Meeting**

##### **Resolved:**

**To approve and sign the minutes of the meeting held on 26 April 2023 as a true and correct record.**

#### 39 **Declarations of Interest**

There were no declarations of interest.

#### 40 **Chairman's Announcements**

The Chairman noted the fire alarm procedure.

#### 41 **Public Participation**

The Chairman noted the rules on public participation.

#### 42 **Planning Appeals and Updates**

The Committee considered the Planning Appeals and Updates report from 21 June 2023. Councillor Steve Bucknell congratulated planning officers for the dismissal of the appeal for Application 20/11655/FUL at Brynards Hill in Royal Wootton Bassett.

##### **Resolved:**

**To note the planning appeals and updates report from 21 June 2023.**



**PL/2022/05273: Land at Marsh Farm, North of Malmesbury Road, Royal Wootton Bassett, SN4 8ER**

Planning Officer Olivia Tresise took the Committee through the planning application from Lidl as detailed in the report in the agenda pack. The application was for the proposed erection of a Class E food store, with car parking, works to create community open space, new access, landscaping, and other associated works. The Planning Officer highlighted details including the location of Marsh Farm Hotel, a grade II listed building adjacent to the site, the three-story care home recently built to the east of it, the two-story residential property opposite and the sports grounds to the northwest. She also drew the Committee's attention to the recently agreed conditions that were not outlined in the report relating to electric vehicle parking and weekend opening hours.

Members sought clarity on the situation surrounding foul water sewage, citing similar problems in the care home adjacent to the site. The Committee discussed the likely effectiveness of imposing Grampian conditions to ensure sufficient measures were taken regarding foul water sewage prior to commencement, referencing a tendency for developers to ignore such conditions.

The Chairman then invited members of the public to speak to the application:

- Daniel Preece spoke in support of the application on behalf of Lidl.
- Councillor Steve Walls spoke on behalf of Royal Wootton Bassett Town Council.

The Local Unitary Member, Councillor Bucknell, spoke to the application, expressing dissatisfaction with the proposed location of the site and sharing his concerns regarding the proposed country park behind the food store. He referenced recent problems with similar proposals, and pointed out that furthermore, the applicant did not own the land in question. He also expressed scepticism as to the future of the development, pointing out the potential for further residential development. He suggested that the possibility for proper consultation with local councils and organisations on how best to use the land behind the food store had been passed up, and concluded by acknowledging that the Committee could only consider what was in front of them today but recommending that harsh conditions are imposed to restrict future development as best they could.

The Planning Officer pointed out Conditions 14 and 15 in the Officer Report could be used in relation to the parkland area, but Councillor Bucknell reiterated his concerns that since the applicant did not own the land in question, they could potentially evade any repercussions for not complying with the conditions.

Councillor Gavin Grant warned of the dangers involved in improvising conditions, and after consulting with the Chairman, moved to defer the item for three cycles until clarity on such issues as foul water sewage and the parkland could be provided. Councillor Howard Greenman seconded the motion.

Councillor Brian Mathew suggested the Committee consider imposing a condition ensuring safe and adequate pedestrian access from across the road, and the Committee discussed the speed limit of the road in front of the site. Councillor Jacqui Lay pointed out that the road was part of the official diversion route from the A419 and was a lorry route when that road was out of action. Councillor Grant added that with proper consideration and consultation, the application could suit several parties, and stressed that he was satisfied to see that the objections raised at appeal had been met. The Committee also discussed the potential problem of parking, noting that the parkland had no parking arrangements outside the parking for the food store. Councillor Greenman stated his dislike for deferrals as Chairman of Strategic Planning Committee but considered it the only viable solution in this instance. The Chairman agreed with Councillor Mathew's insistence that if conditions relating to Section 106 funding for a pedestrian crossing were not included, they likely would not happen at all.

**Resolved:**

**To defer the item for three cycles until clarity on such issues as foul water sewage and the parkland could be provided.**

The meeting was then adjourned from 2:59 pm until 3:03 pm.

The Chairman moved to consider Item 9 before Item 8 and was seconded by Councillor Grant.

**Resolved:**

**To consider Item 9 before Item 8.**

44 **PL/2022/08432: Corner House, The Common, Heddington, Calne, Wiltshire, SN11 0NZ**

**PL/2022/08432: Corner House, The Common, Heddington, Calne, Wiltshire, SN11 0NZ (Pages 73 - 84)**

Development Manager Team Leader Simon Smith presented a report on the next item, explaining the proposal for an extension and outbuildings to Corner House on The Common, as well as a change of use of land for residential purposes. He detailed that the land that's use was to be changed was situated to the rear of the property, which was itself in open countryside close to Heddington. The Team Leader also pointed out two inaccuracies in the report, stating that the height increase referenced on page 77 was actually 0.6 metres rather than 0.9 metres, and that contrary to page 79, only one Juliet balcony was proposed rather than two. He concluded by stating that the officer recommendation was to grant planning permission subject to conditions.



Enclosure 2

Email correspondence from Olivia Tresise

**From:** Tresise, Olivia Olivia.Tresise@wiltshire.gov.uk   
**Subject:** RE: RWB - Lidl - Planning Committee  
**Date:** 22 June 2023 at 10:58  
**To:** Rhodri Williams rhodri@mangoplanning.com

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Morning Rhodri,

I have already asked the Officer to send me the briefing note / minutes , and will send it to you once I receive.

I believe the suggested 3 committees cycle is a minimum. However, I can ask the Chair of Committee to consider/discuss the application earlier if all issues are resolved.

We can have an in-person meeting in mid-July, so you have an opportunity to work on the information that required by the Committee. As far as I understand, the main issues are:

Foul drainage method – the scheme currently proposed to discharge foul sewerage to the adjacent care home site. However, the foul drainage method for the care home hasn't been approved yet. They recently submitted an application to amend their scheme to allow for the installation of private sewage treatment plan, however, Environment Agency objects to the proposal. EA's preferred option is to use the approved connection to Wessex Water's sewer network. In order to achieve that, it would result in the closure to the road to enable necessary connection works to be carried. However, the Council Highway Team already objected to the closure of the road. I am liaising with the officers in the Highway Team, Drainage Team, and EA to seek the best possible options for both of the adjacent care home and the proposed food store (and I am also exploring other options for Lidl site).

Open Space – Committees seek further clarification and [certainty] from the applicant to ensure that the parkland / landscape area with appropriate [play] equipment will be provided in perpetuity. I would suggest the applicant to contact the town / parish council asap to find out how they would like to use the park area, e.g. skateparks, etc. Once the applicant reaches an agreement with the council(s), the drawings should be updated, a legal agreement would likely be required to secure that.

Highway issue – provision of a new toucan crossing. At the moment, the scheme only proposes to alter the existing toucan crossing. Would the applicant consider to provide additional toucan crossing to address the concerns raised by the Committee?

My observation is that the Committee have concerns on a number of issues about this proposal, whilst it appears that they didn't object to the proposed food store as such. They are also concerned if whatever proposed within the area would be definitely implemented. Therefore, I would suggest all details should be clearly shown on the drawings to avoid any ambiguity, before going back to the Committee, to avoid the use of any pre-commencement or Grampian conditions.

I hope I have capture most of the key points that were discussed in the Committee yesterday. In case I may miss something, I will forward the minutes once I receive it.

Kind regards  
Olivia Tresise  
Senior Planning Officer

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**From:** Rhodri Williams <rhodri@mangoplanning.com>  
**Sent:** Thursday, June 22, 2023 9:45 AM  
**To:** Tresise, Olivia <Olivia.Tresise@wiltshire.gov.uk>  
**Subject:** RWB - Lidl - Planning Committee

Morning Olivia,

Very frustrating committee yesterday afternoon.

Can you please confirm the exact wording for the reasons for deferral and the timescales please? It was unclear if they deferred for a maximum of 3 committee cycles or a minimum?

Once we get the exact wording for the reasons to defer, we can then look at what's required from ourselves (and yourselves as officers).

It may be beneficial to arrange a sit down meeting to discuss everything and set out a clear plan for a way forward.

Thanks,

Rhodri Williams  
**Associate**

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Enclosure 3

Technical note prepared by Pinnacle

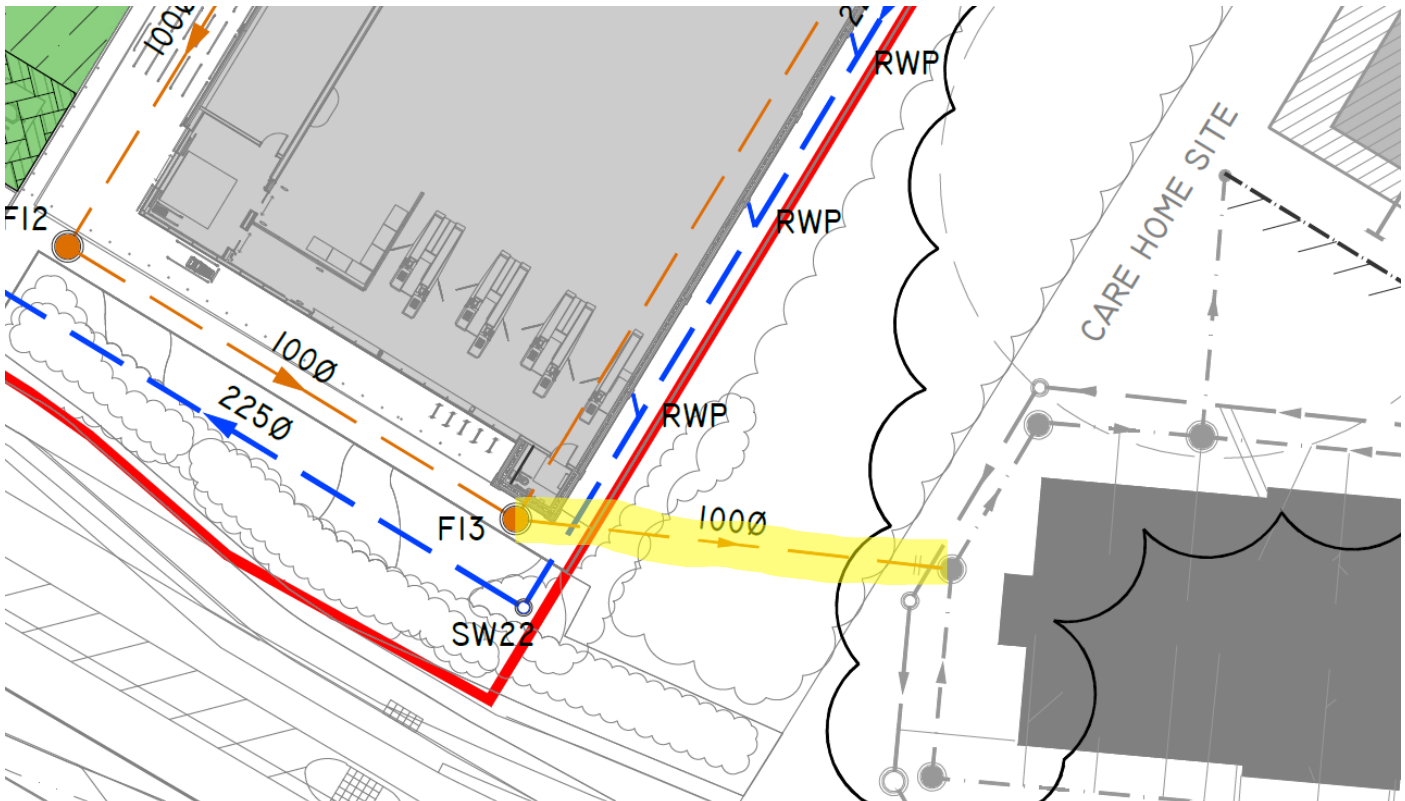
Project Name: LIDL RWB	Client: Lidl
Project No: C160504	Prepared By: RP
Document No: 2022-05273-Response	Date: 28/07/2023

## 1.0 Introduction

The purpose of this Technical Note is to outline the foul water discharge strategy of the Lidl Store, located at Marsh Farm, Royal Wootton Bassett. This development is subject to planning PL/2022/05273.

## 2.0 Discharge Location

Following a review of the existing drainage infrastructure local to the proposed development, little existing foul water infrastructure has been identified. The most efficient approach to discharge the foul water flows is to connect via gravity into the private foul network of the neighbouring care home, located approximately 20m east of the proposed development. Please see **Figure 1**, gravity connection highlighted in yellow.



*Figure 1 – Proposed connection from Lidl Development to Care Home Drainage*

These flows will be conveyed to the care home foul water pumping station, where it will be pumped via a rising main, under Hook Road, and along Swindon road where it will discharge into an existing Wessex Water foul water sewer (N 407716.985, E 183444.717), located within Swindon Road, approximately 350m southeast of the development site. Please refer to **Figure 2**.

This strategy is in line with the approved planning application (18/02955/FUL), comprising the pumping and discharge into an existing Wessex Water foul sewer.





*Figure 2 – Plan route of Care Home Rising main.*


To ensure a robust design, other options were reviewed prior to the selection of the pumping station discharge method. Previously the contractor explored the option of utilising a proposed sewage treatment plant within the care home site. The environment agency rejected the use of a sewage treatment plant due to concerns of contamination of the existing watercourse. Following the rejection of the sewage treatment plant, the contractor has reverted to the foul rising main discharge (Wessex Water has agreed discharge rate) to the Wessex Water public sewer.

In summary, this Technical Note captures the design choices involved with opting for the rising main as the sole means of discharge for the proposed development.



Enclosure 4

Correspondence between TPA and Highways Authority

**From:** Simon Moody [simon.moody@tpa.uk.com](mailto:simon.moody@tpa.uk.com)   
**Subject:** FW: Lidl at Royal W Bassett 22 05273  
**Date:** 12 July 2023 at 12:30  
**To:** Rhodri Williams [rhodri@mangoplanning.com](mailto:rhodri@mangoplanning.com)  
**Cc:** James Darrall [james.darrall@tpa.uk.com](mailto:james.darrall@tpa.uk.com)

---



Hi Rhodri,

Please see the below. I believe this should provide you with the required response to the planning officer and planning committee.

If you need to discuss further just let me know.


Kind regards

Simon

**Simon Moody** | Associate  
**Transport Planning Associates**

25 King Street | Bristol | BS1 4PB  
0117 925 9400 | 07780 674445

[who we are](#) | [www.tpa.uk.com](http://www.tpa.uk.com)

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**From:** Wiltshire, Mark <[mark.wiltshire@wiltshire.gov.uk](mailto:mark.wiltshire@wiltshire.gov.uk)>  
**Sent:** 12 July 2023 12:23  
**To:** Simon Moody <[simon.moody@tpa.uk.com](mailto:simon.moody@tpa.uk.com)>  
**Cc:** Rogers, Gareth <[Gareth.Rogers@wiltshire.gov.uk](mailto:Gareth.Rogers@wiltshire.gov.uk)>  
**Subject:** RE: Lidl at Royal W Bassett 22 05273

Simon,

The HA would firmly oppose this suggestion. It is not the proximity of the roundabout that would be a concern, but the proximity of 2 toucans within a very short distance. Further, the existing one is in the best location as it picks up the Jubilee Lake car park pedestrians, and the Buxton Sports Ground pedestrians, therefore the HA would not support relocation of the crossing eastwards

The pedestrian island which the development proposes to the east of the existing toucan and on the desire line to and from the retail store for some pedestrians is adequate for the development's accessibility given the existing toucan a short distance to the west.

Kind regards,  
Mark

**Mark Wiltshire MIHE**  
**Major Projects Officer**  
**Sustainable Transport**

**Wiltshire Council**



**Highways,  
Wiltshire Council,  
Trowbridge, BA14 8JN**

**01225 713448**

[mark.wiltshire@wiltshire.gov.uk](mailto:mark.wiltshire@wiltshire.gov.uk)

[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

---

**From:** Simon Moody <[simon.moody@tpa.uk.com](mailto:simon.moody@tpa.uk.com)>  
**Sent:** Thursday, July 6, 2023 5:00 PM  
**To:** Wiltshire, Mark <[mark.wiltshire@wiltshire.gov.uk](mailto:mark.wiltshire@wiltshire.gov.uk)>  
**Cc:** James Darrall <[james.darrall@tpa.uk.com](mailto:james.darrall@tpa.uk.com)>  
**Subject:** RE: Lidl at Royal W Bassett 22 05273

Hi Mark,

Further to planning committee, the proposed Lidl application in Wootton Bassett (PL/2022/05273) has been deferred.

With reference to the attached, a highways issue was raised regarding the safe and adequate provision of pedestrian crossing facilities on the B4042 Malmesbury Road.

With consideration of the attached drawing which was agreed with yourself, a toucan crossing will remain in the existing location to the west of the proposed access, with an additional informal pedestrian crossing, with refuge island, provided to the east of the proposed access and within the vicinity of the bus stops. This proposed appropriate crossing facilities.

It is my understanding the committee has suggested a toucan crossing should be provided in the location of the proposed informal crossing to the east. Even if this was provided within the scheme, is this something that you would approve of given the proximity to the existing toucan and to the roundabout?


Kind regards

Simon

**Simon Moody** | Associate  
**Transport Planning Associates**

25 King Street | Bristol | BS1 4PB  
0117 925 9400 | 07780 674445

who we are | [www.tpa.uk.com](http://www.tpa.uk.com)

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**From:** Simon Moody  
**Sent:** 03 February 2023 08:42  
**To:** Wiltshire, Mark <[mark.wiltshire@wiltshire.gov.uk](mailto:mark.wiltshire@wiltshire.gov.uk)>  
**Cc:** James Darrall <[james.darrall@tpa.uk.com](mailto:james.darrall@tpa.uk.com)>; Paul White <[paul.white@tpa.uk.com](mailto:paul.white@tpa.uk.com)>  
**Subject:** RE: Lidl at Royal W Bassett 22 05273

Hi Mark,



Enclosure 5

Pre application consultation leaflet

## Fresh proposals

Previous plans which included a care home and housing near this site have been revised following discussions with Wiltshire Council. Lidl's new proposals for a foodstore on this site will provide the community with increased shopping choice, new jobs and community parkland.




## About Lidl

Since establishing itself in Great Britain in 1994, Lidl GB has experienced continuous growth and today has over 27,500 employees, over 920 stores and 13 distribution centres in England, Scotland and Wales.

Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl GB is passionate about working with British producers and sources two thirds of its products from British suppliers.

If you have any queries, please contact us:

 0800 089 0361

 [lidlrwb@new-stores.co.uk](mailto:lidlrwb@new-stores.co.uk)

## A new Lidl store & community parkland for Royal Wootton Bassett



Lidl would like to open a new local foodstore and provide new open recreational space off Malmesbury Road in Royal Wootton Bassett.

A new Lidl store on this site would create up to 30 new local jobs, increase local shopping choice and be designed to our latest specifications. A new open space would be created including children's play areas, seating areas and accessible footpaths for the community to enjoy.



Lidl is preparing to submit a planning application to Wiltshire Council, and we would like to know what the community thinks of the plans.

### Have your say

Please tell us what you think by completing the attached feedback form and return it using the freepost address provided. Alternatively, comments can also be made through our website [rwb.expansion.lidl.co.uk](http://rwb.expansion.lidl.co.uk) or by email to [lidlrwb@new-stores.co.uk](mailto:lidlrwb@new-stores.co.uk).

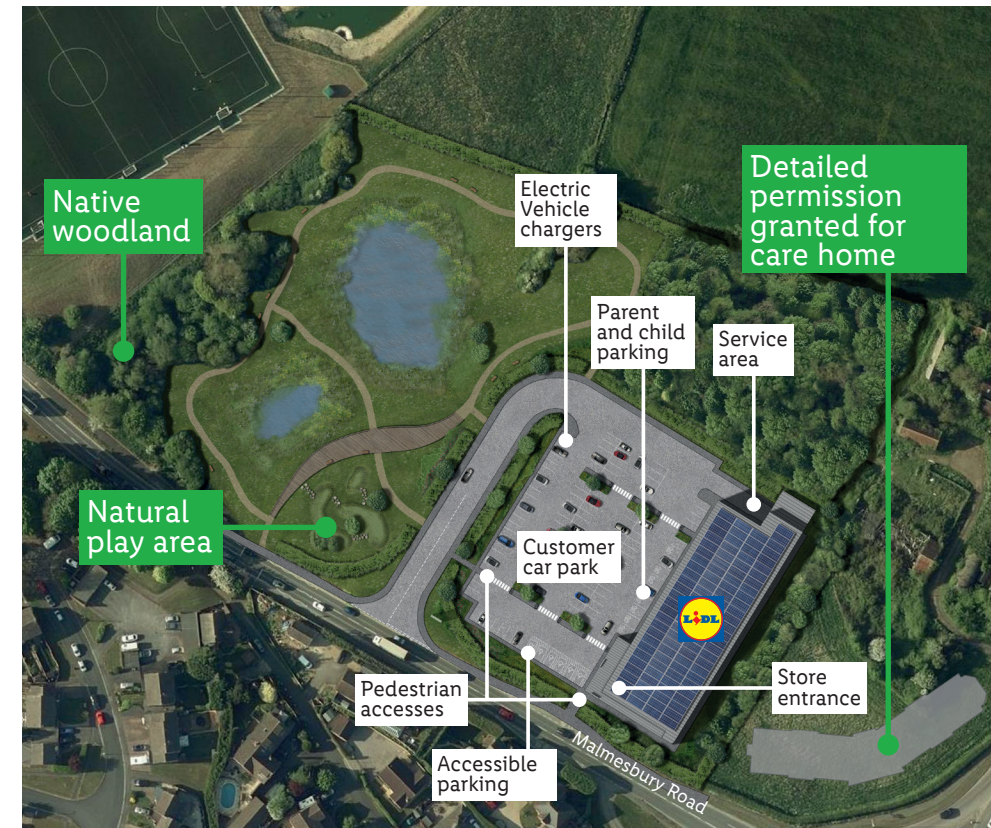
[rwb.expansion.lidl.co.uk](http://rwb.expansion.lidl.co.uk)



## The proposals

- **A new Lidl store** with a 1,251 sq m sales area, including modern in-store facilities like Lidl's popular bakery, longer-style tills with dual packing and customer toilets
- **125 parking spaces**, including conveniently located accessible spaces and parent and child spaces
- **New vehicle access** from Malmesbury Road
- **Enhanced environmental features**, including Electric Vehicle Charging spaces (with capacity for more to be installed in the future) and solar (photovoltaic) panels on the roof. Lidl has an ongoing commitment to enhance the sustainability of its existing and new stores
- **Up to 30 jobs** for local people including full and part-time roles, all paid at least at Lidl's competitive £10.10 per hour starting pay.

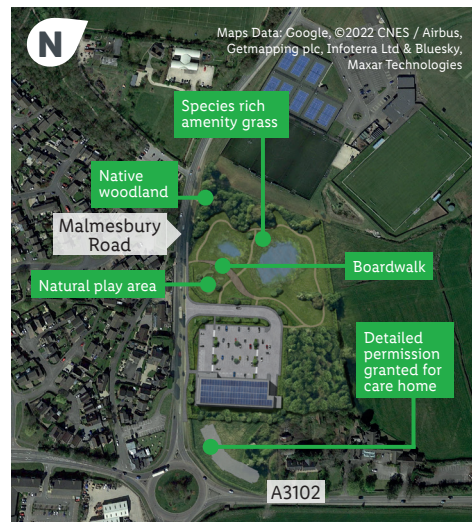
## Indicative site plan



## New community parkland

A new 2.15-hectare community open space is proposed west of the Lidl store. This green space would centre upon two lakes serving as amenity and drainage features and include:

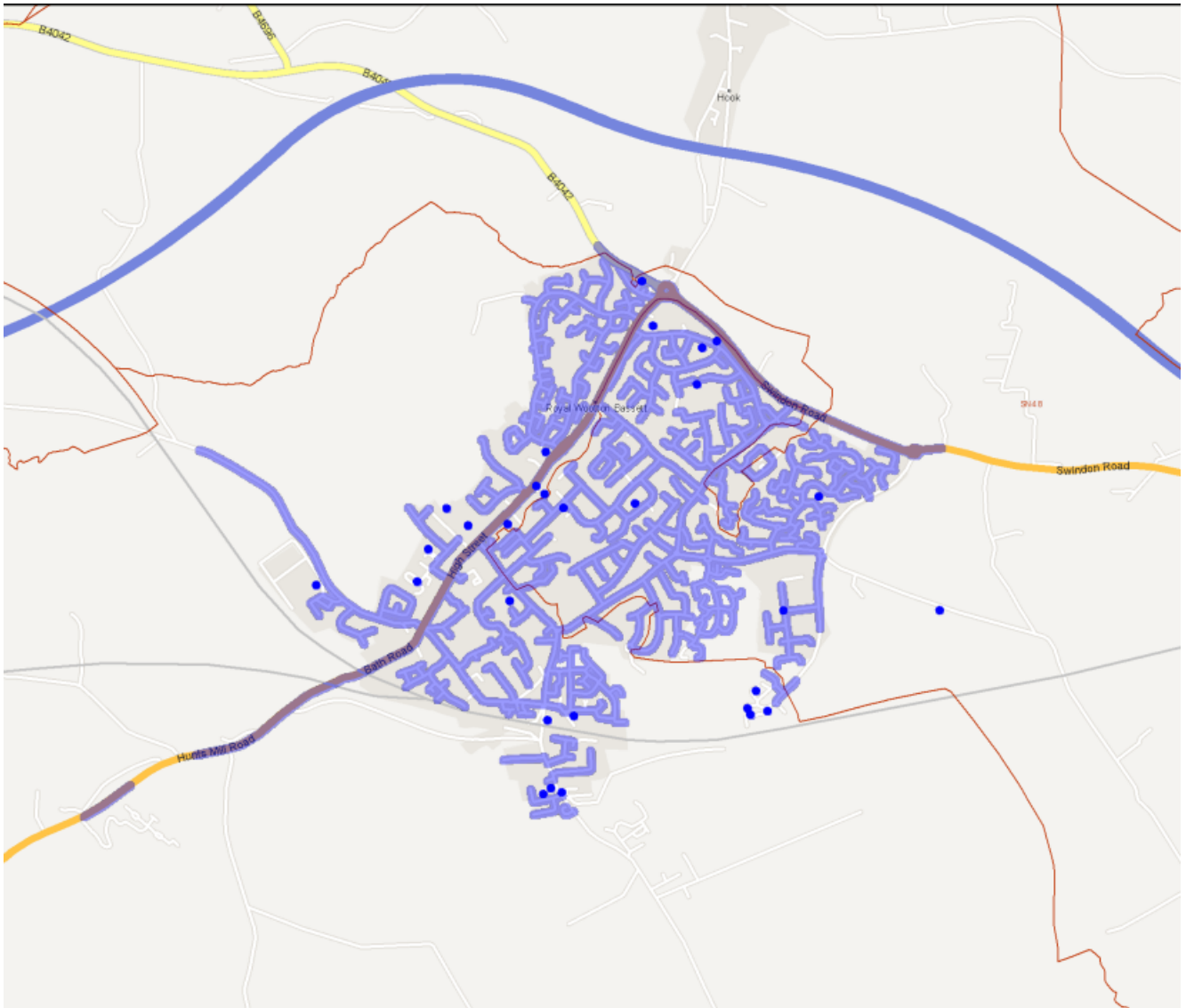
- Seating areas
- Accessible footpaths throughout
- Timber boardwalks
- Play areas for families to use
- Wildflower meadow



## New native woodland

A new native woodland would be planted to the north-east of the site alongside wider hedgerow retention and further shrub planting. This will add to the site's biodiversity credentials and help to contain views of the site.









Enclosure 6

LEDA letter

Ref: NJH

11 July 2022



Daniel Preece  
Lidl Great Britain Ltd  
Central Park  
Palmer Avenue  
Severn Beach  
Bristol  
BS35 4DF

LEDA Properties Ltd  
2 Bignell Park Barns  
Chesterton  
Bicester  
Oxon OX26 1TD

Dear Daniel

### **PROPOSED STORE, ROYAL WOOTTON BASSETT**

Further to your recent meeting with Royal Wootton Bassett Town Council you have asked me to provide you with further details on two matters:

1. How the park land proposed as part of Lidl's scheme will be owned and managed; and
2. What LEDA's aspirations are for the remainder of its land holding to the north of the Lidl site.

I address each in turn.

#### **Park Land**

The proposed park land area will be retained in the freehold ownership of LEDA. LEDA will maintain and manage the park area at its own cost (with an agreed contribution from Lidl). There will not be any requirement for any Council to adopt this land or take on management responsibilities or costs.

Sections 5 and 6 of the submitted Landscape Management Plan sets out the detail of how the site will be managed and maintained including details of grass cutting, litter management, watering and defects reinstatement.

The park land design has been determined in consultation with the Council's landscape officer and provides outdoor amenity space to complement the existing park at Jubilee Lake and provide a pleasant route to encourage pedestrians to the Lidl store.

The water feature proposed will serve as attenuation for the foodstore and the drainage design will ensure that discharge into the existing drainage network is regulated so as to replicate existing flows to Jubilee Lake.

We are aware that there is interest in providing community facilities such as a skate park at this site. LEDA would be pleased to engage with the Lydiard Tregoze Parish Council to see how this park, once constructed, can adapt to particular community needs.

#### **LEDA's development land**

LEDA's aspiration to secure residential development of land to the north of the Lidl application site is well known. There remains strong housebuilder interest in that land and we continue to promote it for housing development through the local plan.

The Lidl application includes the provision of an access road that meets the minimum requirement of Lidl for access by service vehicles.

This route also has the potential to provide a point of access to the LEDA land to the north should any planning application be progressed by us on that land in future.

The use of this road for that purpose would of course need to be examined by the Council as part of any future LEDA planning application and is not material to the Lidl application.

For the purposes of the Lidl application we have asked that the access road provides a grasscrete access into the LEDA land to provide access to our retained land for agricultural vehicles.

### **Conclusions**

I trust that the above sets out clearly our position in respect of the two matters you have raised.

Yours sincerely,

With kind regards,

Yours sincerely



Nick Hardcastle  
**Director**  
**Leda Properties Ltd**

Mobile: 07918 025434  
Email: [nick@ledaproperties.co.uk](mailto:nick@ledaproperties.co.uk)

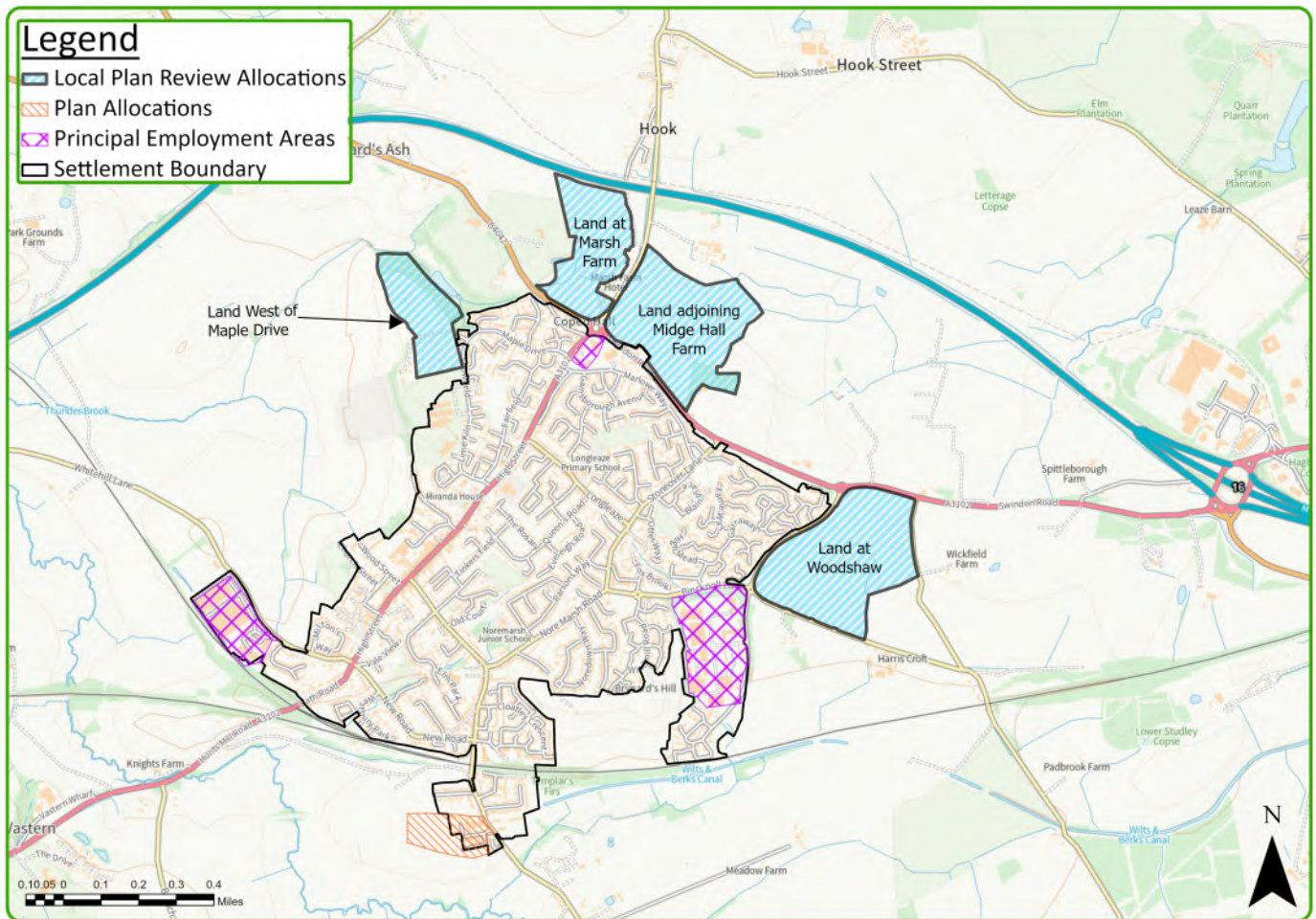
Enc.



Enclosure 7

Wiltshire Local Plan Review draft allocation

Figure 4.32 Royal Wootton Bassett Policies Map



### Land at Marsh Farm

- 4.245** Land at Marsh Farm, Royal Wootton Bassett is allocated for the development of approximately 150 dwellings.
- 4.246** Together with land allocated at Midge Hall Farm, this area forms an extension to the town that establishes a permanent northern boundary including substantial amounts of green space and planting. The site benefits from being reasonably well connected to the town centre on foot or cycle, and there are regular bus services on Malmesbury Road. The site is also close to retail, employment opportunities and sports facilities.

### Policy 48

#### Land at Marsh Farm

Land at Marsh Farm, as identified on the Policies Map is allocated for residential development of approximately 150 dwellings.

A single comprehensive Masterplan, phasing and delivery strategy for the development, must be prepared and approved by the Local Planning Authority in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of the requirements of this Policy and the principles shown within the Concept Plan and be prepared in consultation with the local community and local planning authority. Subsequent planning applications must be in accordance with the approved Masterplan.

Infrastructure and mitigation requirements include:

- vehicular access from B4042 Malmesbury Road with secondary access point from Hook Street to be investigated at planning application stage;
- improvements to cycling and walking routes within the site, and linking up with existing network;
- improvement or replacement of existing controlled pedestrian crossing and improved cycle access to Old Malmesbury Road;
- enhancement of, and connectivity improvements to bus stops on Malmesbury Road and Marlowe Way;
- appropriate site design and layout required to mitigate the noise impacts from the M4 motorway and the B3102;
- the setting of the Grade II listed Marsh Farm Hotel will need to be reflected and respected in the site layout;
- further investigation is needed into the survival and extent of ridge and furrow earthworks in the eastern site area. Mitigation could involve avoiding ridge and furrow earthworks in site layout;
- separation from the M4 to the north and Midge Hall will be required to mitigate impacts, such as coalescence with Hook and to ensure a strong boundary to the town by landscaping to include substantial tree planting;
- green spaces are required on the southern part of the site to take pressure off the County Wildlife Site and Local Nature Reserve at Jubilee Lake; and
- works will be required to the B4043 to provide wildlife tunnels between on site green spaces and the county wildlife site.

## Land at Midge Hall Farm

- 4.247** Land at Midge Hall Farm, Royal Wootton Bassett is allocated for the development of approximately 415 dwellings, 1.8 ha of employment land, 2 ha of land for a two form entry (FE) primary school that includes space for a nursery and a local centre.
- 4.248** Together with land allocated at Marsh Farm, this area forms an extension to the town that establishes a permanent northern boundary, including substantial amounts of green space and planting. The site benefits from being reasonably well connected to the town centre on foot or cycle, and there are regular bus services on Malmesbury Road. The site is also close to retail and employment opportunities.
- 4.249** The development is of a scale to provide a good mix of housing types, including a proportion of affordable homes. The development includes land for business, a local centre and a two form entry (FE) primary school. In addition, developer contributions will be necessary to help expand local nursery and healthcare.

## Policy 49

### Land at Midge Hall Farm

Land at Midge Hall Farm, as identified on the Policies Map, is allocated for mixed use development of approximately 415 dwellings, 1.8 ha of office development and 2 hectares of land for a 2 Form Entry primary school that includes space for a nursery and a local centre.

A single comprehensive Masterplan, phasing and delivery strategy for the development, must be prepared and approved by the Local Planning Authority in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of the requirements of this Policy and the principles shown within the Concept Plan, and be prepared in consultation with the local community and local planning authority. Subsequent planning applications must be in accordance with the approved Masterplan.

Infrastructure and mitigation requirements include:

- vehicular access to be provided from A3102 Swindon Road and C Class Coped Hall Road;
- enhancements and extensions to existing public transport services, pedestrian and cycling infrastructure, to include a new controlled pedestrian crossing and improved cycle access to the A3102 leading to the High Street;
- widening of the footway on northern side of Swindon Road to meet LTN 1/20 standards;
- provision of a controlled pedestrian crossing and improved cycle access to the A3102 leading to the High Street;
- enhancement of and improvements to connectivity to Marlowe Way bus stops;
- bus stop provision to be made within the site to accommodate a re-routed extension of the 55 Service be delivered;
- the site is close to the M4 motorway and the B3102 which could give rise to noise impacts and may need to be mitigated through appropriate site design and layout;
- separation from the M4 to the north and Midge Hall will be required to mitigate impacts, such as coalescence with Hook and effects on the setting of the Grade II listed building, and to ensure a strong boundary to the town by landscaping to include substantial tree planting; and
- further investigation will be needed into the survival and extent of water meadows within the site. Mitigation could involve avoiding water meadows in site layout and incorporating historic landscape elements such as field patterns, hedgerows and mature trees.

**4.250** How the sites may be developed is shown on the Concept Plan below. This illustrates one treatment of the sites that considers mitigation requirements and the homes, other uses and infrastructure envisaged.

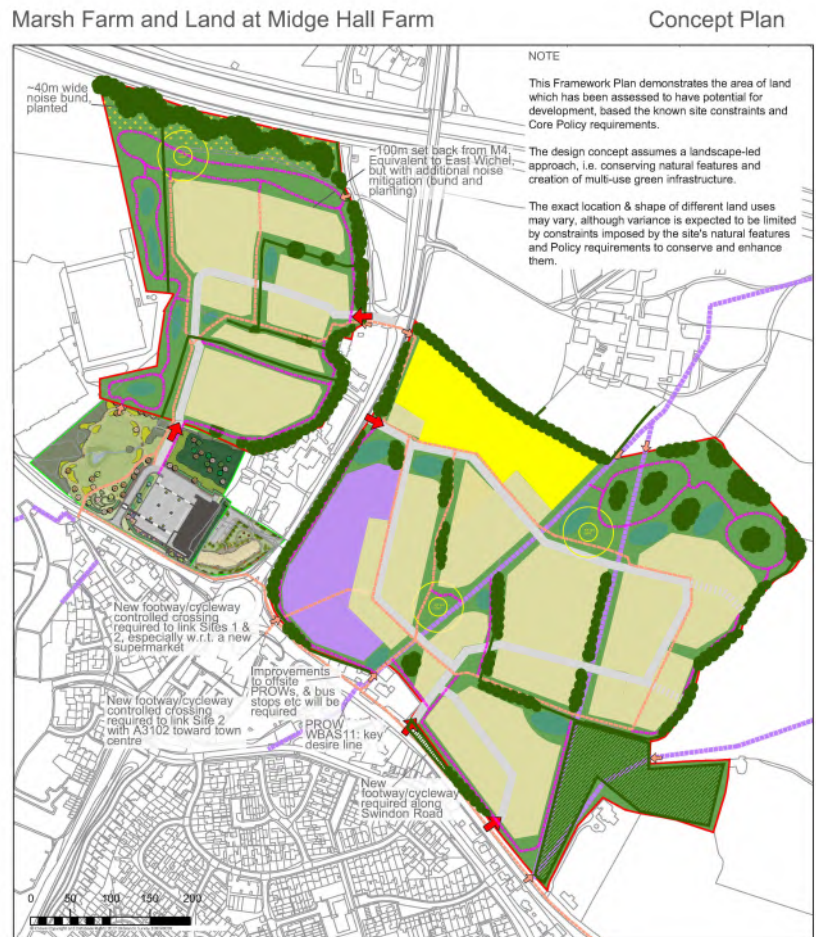
Figure 4.33

**NB. ALL AREAS ARE APPROXIMATE!**

Site 1	
Boundary	10.7 Ha
Residential*	4.0 Ha = 150 homes @ 37dph(average)
Highway (non dev)	~0.04 Ha
Remaining GI	~6.7 Ha (~62% gross area)
Indicative SUDs	0.2 Ha (~5% of dev. area)
Existing & proposed woodland planting	
* excluding 10m width for primary corridor to account (approximately) for additional spatial features of primary street.	
Site 2	
Boundary	24.3 Ha
Residential*	11.2 Ha = 415 homes @ 37dph(average)
Highway (non dev)	~0.15 Ha
School	2.0 Ha
Employment	1.8 Ha
Remaining GI	~11.4 Ha (~47% gross area)
Indicative SUDs	0.7 Ha (~5% of dev. area)
Existing & proposed woodland planting	
* excluding 10m width (as above, Site 1)	
** Need for this nursery is TBC	

	Vehicular Access
	Foot/Cycle access
	Existing PROW/bridleway
	Proposed new PROW
	Proposed cyclepath
	Primary street (5m wide + 2x2m tree-lined verges)



## Land at Maple Drive

- 4.251** Land at Maple Drive, Royal Wootton Bassett is allocated for the development of approximately 70 dwellings.
- 4.252** The site has a close relationship with Jubilee Lake Local Nature Reserve and Jubilee Lake Fields County Wildlife Site. A proposed development layout will secure the woodland setting to Jubilee Lake and provide additional green space that reduces pressure on the designated areas. New buildings will be restricted to the southern part of the site in a layout that does not compromise the on site habitat and biodiversity.
- 4.253** The site is reasonably well connected to the town centre, albeit improvements will be needed to secure sustainable transport options to reach employment sites, and other services and facilities at the town.

## Policy 50

### Land West of Maple Drive

Land at West of Maple Drive, as identified on the Policies Map, is allocated for residential development of approximately 70 dwellings. Development should come forward in accordance with the Concept Plan.

Infrastructure and mitigation requirements include:

- primary vehicular access to be provided from Maple Drive. Secondary access via unclassified Lucerne Close;