

# Strategic Planning Committee

27<sup>th</sup> May 2020

**7a) 19/11569/OUT Land South of Filands, Malmesbury, Wiltshire**

Outline planning application (all matters reserved except means of access only in relation to a new point of access into the site) for residential development, including the construction of up to 71 dwellings, the creation of new vehicular access with footways and cycleways and ancillary road infrastructure, public open spaces, children's play area, landscape planting, surface water attenuation and associated infrastructure.

**Recommendation: Approve with Conditions**



Site Location Plan



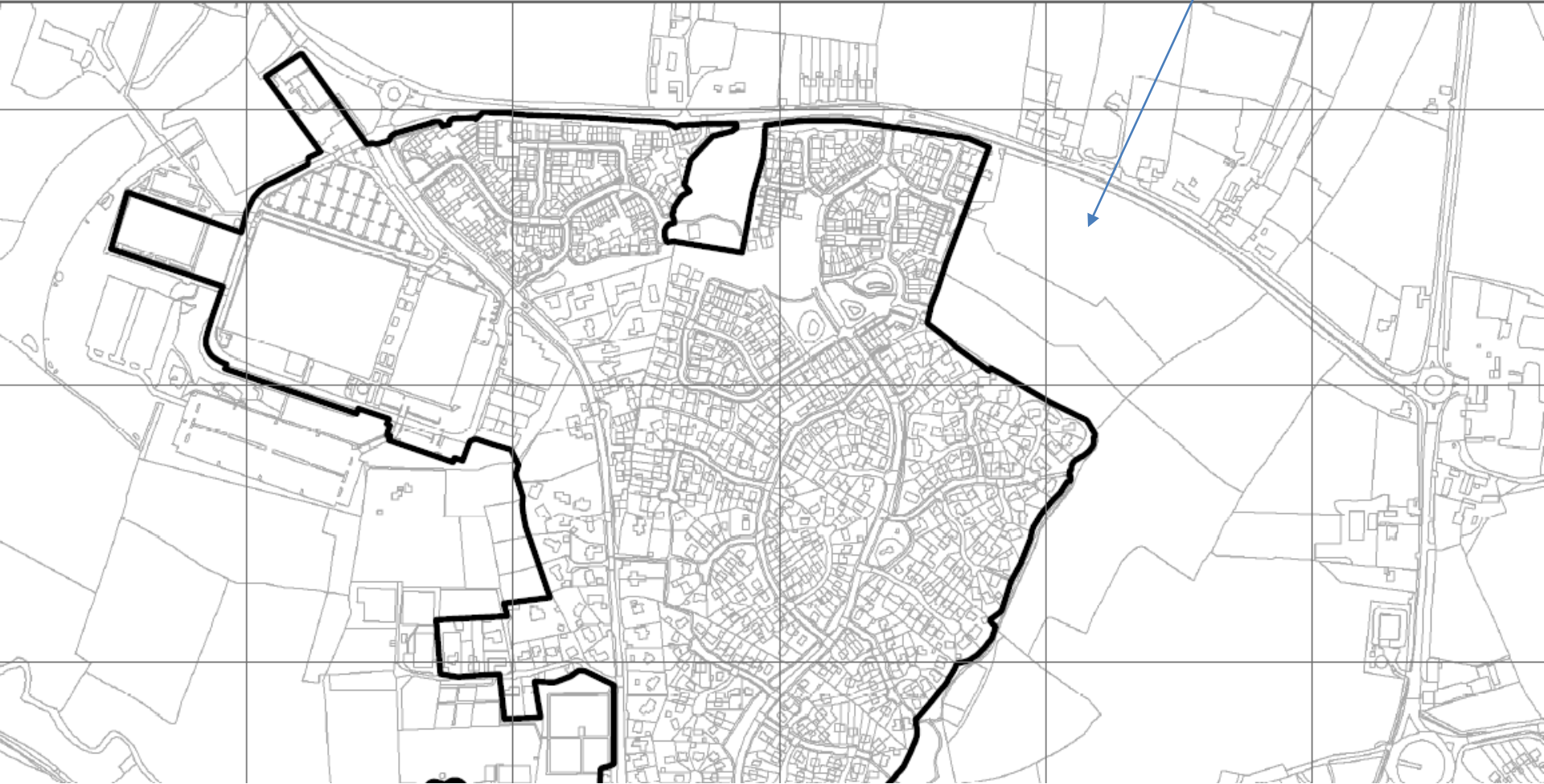
Aerial Photography

# Site Location Plan



# Malmesbury Limits of Development

Site







# Illustrative Masterplan



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NOTES: Based on Ordnance Survey information

- Site boundary
- Affordable housing

**LAND BUDGET**

Site area:	3.63ha
Developable area:	2.35ha
No. dwellings:	71 units
Density:	30 dph
Access arrangements:	0.30ha
Landscape buffer:	0.25ha
POS:	0.55ha
- Amenity:	0.40ha
- Play:	0.05ha
- Green space:	0.10ha
SuDS:	0.18ha

**ACCOMMODATION SCHEDULE**

Type	No.
1bed flat	4 (6%)
1bed flat (elderly)	6 (9%)
2bed flat	8 (11%)
2bed house	8 (11%)
3bed house	36 (50%)
4bed house	9 (13%)

<b>Total</b>	<b>71 units</b>
<b>Affordable (40%)</b>	<b>28 units</b>
<b>Market (60%)</b>	<b>43 units</b>

NOTES:  
 \*Cycleway to be a no-dig construction incorporating permeable surfaces controlled by an Arboricultural Method Statement that can be agreed at the detailed design stage. Use of collapsible bollard for emergency access only.

Rev	Description	Date

**Planning**

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**Client**

**Gleeson Strategic Land Ltd**

**Project**

**Land South of Filands**

**Drawing Title**

**Illustrative Masterplan**

Drawn	Checked	Approved	Date
SR	EM	RM	
15.019	1:1250	AS	21/10/2019

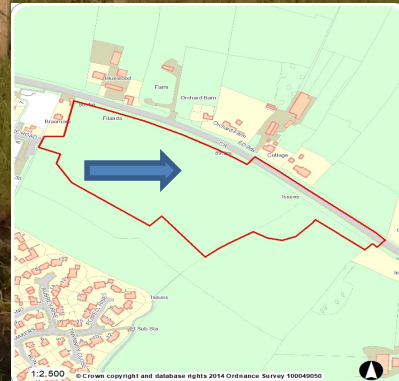
**Drawing Number**

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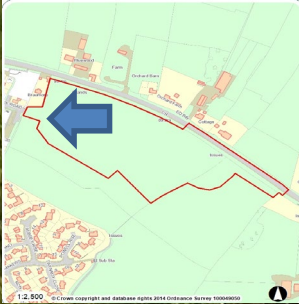










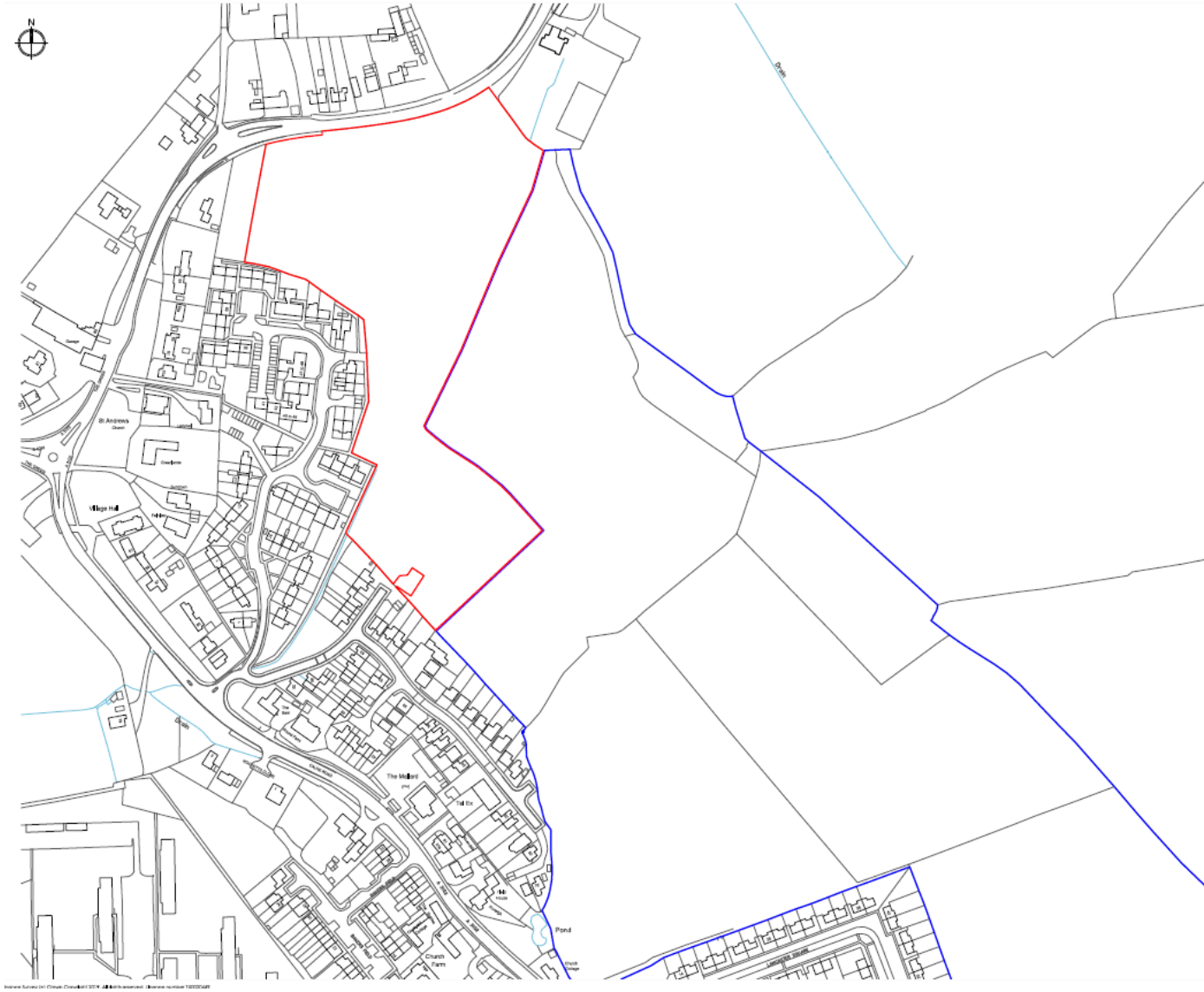








# Site Location Plan



Aerial View

Site







# Lyneham Limits of Development

Site



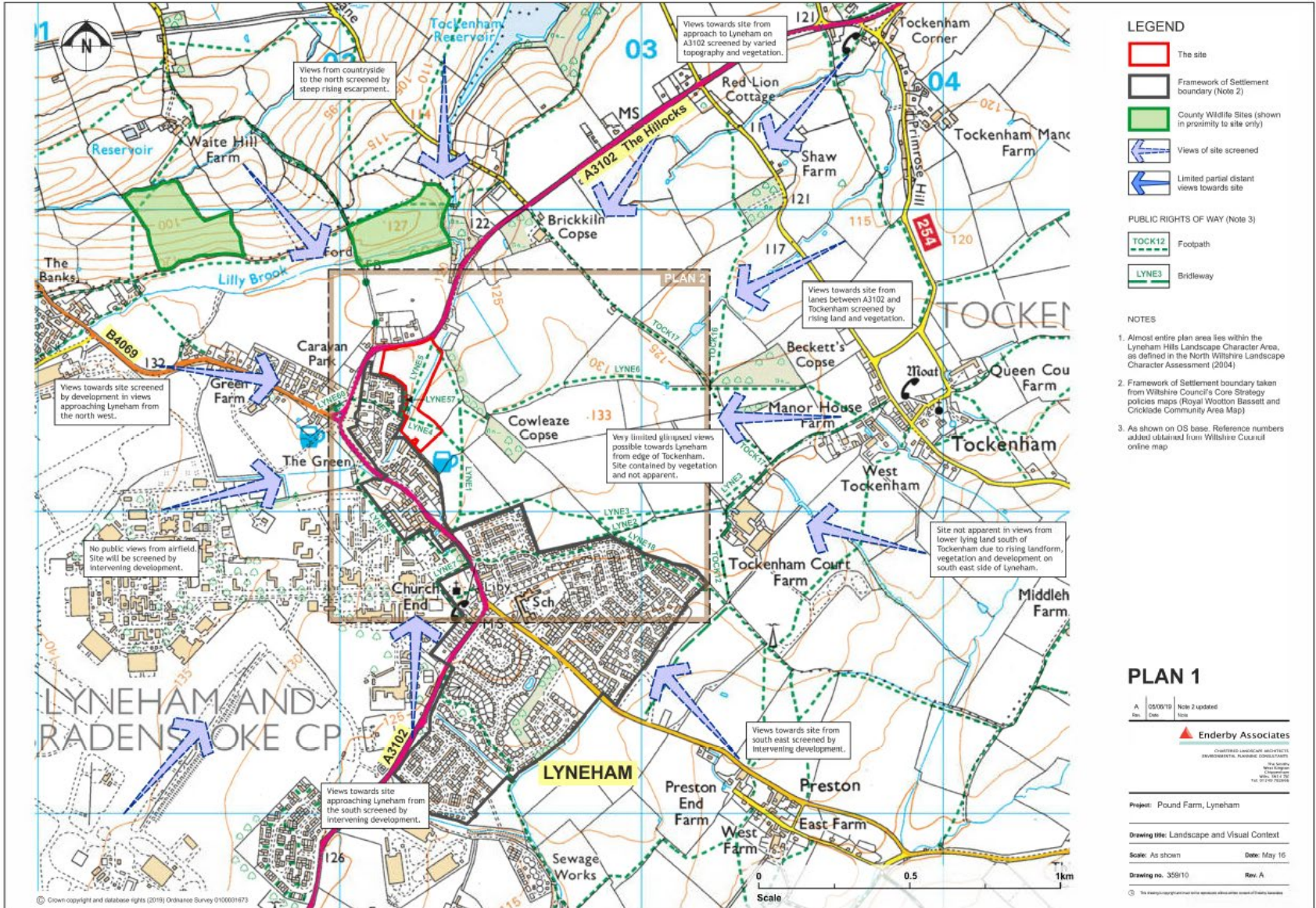


# Illustrative Site Layout Plan





# Landscape & Visual Context















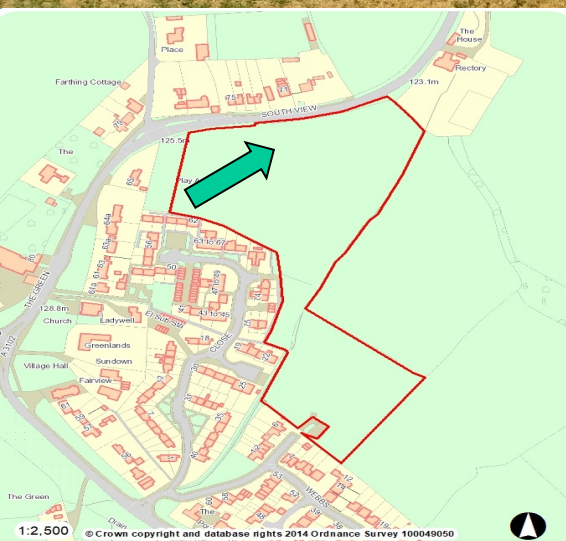












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