

This development will provide a policy compliant mix of market and affordable housing to meet local needs, along with necessary infrastructure and green spaces.

The new homes will be energy efficient meeting the latest standards and offer a range of sizes, from 1 bed to 5 bed dwellings. 40% of these homes will be affordable tenure, potentially including First Homes, affordable/social rent, and shared ownership. The exact mix of affordable housing will be determined in agreement with the council and secured legally. The proposals would also deliver a net gain in biodiversity, through new planting, creating drainage features, and areas of ecological enhancement.

We have attached a plan illustrating the draft proposals and we would like to seek your feedback before a planning application is submitted to Wiltshire Council later this year.

Please respond by **Friday 6 December 2024** via:

email malmesbury@torandco.com
telephone **020 3664 6755**
writing **tor&co**, Everdene House, Deansleigh Road,
Bournemouth, Dorset **BH7 7DU**

gleeson land



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Gavin Grant Wiltshire Councillor for Malmesbury

No formal planning application has been made as yet to Wiltshire Council.

However, it is not unusual for a developer to "consult" before making a formal application. This is known as a "pre app" (pre application). Developers use the information they gather as part of their planning application submission. "Pre apps" are seen as good practice.

It is only after the formal planning application is made that the legally required consultation with the public and "statutory consultees" happens. Malmesbury Town Council is a "statutory consultee" and so are many others like the Highways Authority.

Once the developer makes their planning application, every document, public comment made in response to the planning application and the comments of the "statutory consultees" will appear on the Wiltshire Council planning portal.

Most planning decisions are made by the Council's professionally qualified planning officers. However councillors have the right to call their decision to be debated and decided by the Planning Committee, made up of elected Councillors. That is a public meeting where those supporting or opposing the application are heard before the debate and vote.

We are at the start of this process. But I am clear that should the yet to be appointed planning officer be minded to approve this application, I will be calling it before the Committee for a debate and vote. I hope this helps clarify where we are, what happens next and how matters will progress?

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