

10th November 2022

Councillor Kim Power
Mayor of Malmesbury
Malmesbury Town Council
Town Hall
Cross Hayes
Malmesbury
Wiltshire
SN16 9BZ

Dear Cllr Power

LAND AT FILANDS, MALMESBURY

Firstly, I wanted to thank you and fellow Malmesbury Town Council Members for meeting with myself and the project team on 7th November 2022 to discuss our proposals at Filands. This followed an earlier initial meeting with Councillors on 10th October 2022.

Secondly, we were grateful for your positive feedback on our initial masterplan work that we are undertaking across the Filands site as a whole.

As we discussed, we do see much merit in planning for the two sites comprehensively compared to our earlier separate proposals. The initial masterplanning work that we have presented to you is the first stage towards the submission of a full planning application covering both the northern and southern parcels which we expect to submit to Wiltshire Council early in the New Year. We look forward to continuing to work with you as our proposals are further developed and we hope to share more detailed layout plans with you at our next meeting in December. We are also aware of the recently allowed appeal (31st October) adjoining our sites which shares an access point. The intended layout for that scheme appears to take account and complement our emerging proposals. We will consider the relationship between the sites as far as we are able in the preparation of our joint application.

I also wanted to confirm our intentions regarding the northern parcel (for which our planning application for reserved matters approval was refused on 4th August this year) and our southern parcel (which was the subject of an allowed appeal decision on 5th January of this year).

50 YEARS
& COUNTING

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Starting with the southern parcel, planning condition 3 of the appeal decision requires a reserved matters application to be submitted within 1 year of the decision i.e. by 5th January 2023. Whilst our intention is to continue to work with you to progress and submit a full planning application on our Filands site as a whole, I am sure you will appreciate that we cannot afford to lose our ability to submit reserved matters against the outline permission (which, if not progressed, would lead to the permission lapsing) and so we do need to proceed with a reserved matters submission on the southern parcel to ensure that requirements of that condition are met.

We did previously submit a reserved matters application to Wiltshire Council in March of this year, but it was not validated by Wiltshire Council pending a request for additional information. We now intend to provide that information to the Council and to ask them to now proceed to validate the reserved matters application.

Similarly for the northern parcel, if we are to appeal against the decision of Wiltshire Council to refuse our reserved matters application then we have 6 months in which to do so. This will fall on 4th February 2023. Again, in the interests of ensuring we do not lose our ability to appeal against that decision, we expect to need to submit an appeal ahead of the appeal deadline.

I do hope that the need and reasons for us to submit and progress a reserved matters application for the southern parcel and to lodge a potential appeal on the northern parcel are understood. To confirm, it does not change our intention to continue to work with the Town Council and to develop and progress a full application for the whole site. Our preference is to achieve a positive local decision on those full application proposals and to progress with that development. If a prompt local decision can be obtained, then we will be able to then make a decision on the need to continue to pursue separate proposals on the northern and southern parcels.

I trust that this letter is helpful. I and the wider team look forward to meeting with you again in December.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Spencer Claye', written in a cursive style.

Spencer Claye
Senior Planning and Development Director