

8 July 2016



Richard Hughes  
Planning department  
Wiltshire Council

**VIA PLANNING PORTAL**

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Dear Mr Hughes

**Town And Country Planning Act 1990, submission of planning application  
Yard and buildings to the rear of Neal Close / Gibbs Close**

On behalf of my client, Trustees of The D J Pearce 1998 Settlement, I submit the below scheme for outline planning permission, via the Planning Portal (reference number PP-05168657). The description of development is as follows:

*“Demolition of existing buildings/ structures and erection of 14 residential dwellings, with modified access from Roman Road.”*

Rationale for development

As discussed at the pre-application stage, we see this site as an opportunity to deliver a small but locally significant number of dwellings, in a sustainable location that Wiltshire Council has already signalled (in the emerging Site Allocations DPD) is suitable for residential uses. Key benefits of the proposal are listed below:

- it will positively deliver housing in a location acknowledged to be sustainable through preliminary work on the DPD;
- there will be visual enhancement with the removal of the existing buildings and delivery of a high-quality development;
- there will be a reduction in the risk of crime and antisocial behaviour on the site;
- there is an urgent need to deliver housing in suitable locations, given the provisions of the NPPF, delays to the Allocations DPD and risks to 5 year supply;
- Community Infrastructure Levy (CIL) and New Homes Bonus (NHB) payments would be significant.

For these reasons, we believe that in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in line with the National Planning Policy Framework, planning permission should be granted.

Submission documents

The application submission includes the following documents:

*Architectural plans (Savills)*

- Site Location Plan (reference SL001)

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Registered office: 33 Margaret Street, London, W1G 0JD



- Illustrative Masterplan (reference UD001)
- Access plan (reference 4814-SK-008)

#### *Planning reports*

- Application form + certificate
- Design and Access Statement (*Savills*)
- Planning Statement (*Savills*)
- Statement of community engagement (*Meeting Place Communications*)

#### *Technical plans and documents*

- Archaeological desk-based assessment (CgMs)
- Ecological Impact Assessment (*Ecological Consultancy Services Ltd*)
- Flood Risk Assessment (*WSP Parsons Brinckerhoff*) (includes topographical survey)
- Tree survey and constraints plan (*Mark Hinsley Arboriculture*)
- Utility Statement (*WSP Parsons Brinckerhoff*)
- Preliminary geo-environmental risk assessment (*WSP Parsons Brinckerhoff*)
- Transport Statement (*WSP Parsons Brinckerhoff*)

To save paper I do not propose to submit documents in hard copy, unless you specifically request this.

#### Affordable Housing and Community Building

As discussed at the pre-application stage the Applicant does not consider it appropriate for this site to incorporate on-site affordable housing; instead a commuted sum would be provided for in a S.106 agreement. This is due to the relatively small size of the site and the effect of deducting Vacant Building Credit (VBC), the combined effect of which would be to render any on-site provision extremely small, below that which would be appropriate for management/transfer to a Registered Provider. This point was confirmed by the WC New Housing Team at the pre-application stage.

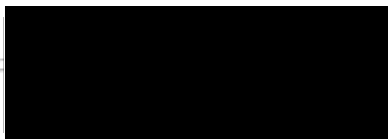
I should further note that it remains the Applicant's intention to transfer the freehold of the Hampton Park Pavilion building to an appropriate community-related organisation, upon grant of outline permission.

#### Application fees and registration

Based on the Planning Portal's assessment for an outline application over the site area, a fee of £7,700 is due to Wiltshire Council and a cheque for this amount will shortly be posted to the Council.

I trust that you will have sufficient information to validate this application, but should you require any further information please do not hesitate to contact me.

Yours sincerely



**Jon Gateley MRTPI**  
Associate