

19th June 2019

Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Mr Steven Lee
Inspector
c/o Ian Kemp
Programme Officer
Email: jdkemp@icloud.com

Dear Mr Lee,

Re: Wiltshire Housing Site Allocations Plan (WHSAP) Examination - Inspector's Post Hearing Findings and Advice

I refer to your letter dated 10th June 2019, the content of which is welcomed.

As discussed on the last day of the hearing sessions, the Council has been working with Historic England and the site promoter (Savills on behalf of Hallam Land Management) of site allocation H2.7 East of the Dene, Warminster to close the gap between all parties regarding heritage matters. It was intended that this would be in the form of an addendum to a statement of common ground to be submitted to you. That work has involved three parties and has continued in good faith post hearing sessions but unfortunately the finalisation of an addendum had not been achieved prior to receiving your letter. As such, we have in this letter sought to outline a summary of the position that had been reached for your consideration to the extent that you think appropriate.

At the hearing sessions, the Council acknowledged and were of the view that the site boundary could reasonably be extended as proposed by the promoter of the site to provide the local planning authority with greater control over the use of the additional land and the objective of preserving its openness. In terms of seeking to address the concerns in respect of access the position that had been reached between the Council and site promoter in terms of the scope of a suggested modification was to insert a policy parameter covering a sensitive approach to design. For example, using similar wording to that proposed for site H2.6 Southwick Court, Trowbridge in relation to access (paragraph 19, SOCG25).

All parties had agreed following the hearing session that the southern part of the site should be kept free from built form so that, notwithstanding the proposed access, it would remain as an open area of land and no housing should take place there. Therefore, all parties had agreed that the built form should be focused towards the north western part of the site (adjacent to the

existing residential area of the Dene) as set out in the LUC Heritage Impact Assessment (WHSAP05). Agreement had not been reached in terms of how far this could extend eastwards to minimise harm to a satisfactory extent.

If there is any further preliminary advice arising from the above matters you will no doubt notify us through the programme officer.

Subject to this, the Council will prepare, appraise and consult on a schedule of 'Additional Main Modifications' (AMMs) to address all the specific matters set out in your preliminary advice note. It is our intention to move quickly and provide you with a draft schedule of AMMs for your consideration before end July 2019. We will provide you with a more precise date if that would be helpful. In our submission we will set out wording to cover the matters you've identified and provide you with an update to our Sustainability Appraisal and Habitats Regulations Assessment that covers the proposed AMMs.

It is possible that the AMMs may affect the main modifications already before you that have been consulted on and as such we propose to identify where this is the case in the interest of clarity. If you are content with the material we present you with, we will then undertake a six-week consultation in line with our Statement of Community Involvement.

I trust that the information set out herein is helpful and if there is anything further you need please do not hesitate to contact us.

Yours sincerely

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

Alistair Cunningham
Executive Director
Wiltshire Council