Statement of Community Involvement

Outline planning application (with all matters reserved) for the development of up to 40 dwellings with associated works including infrastructure, open space, landscaping, and the construction of new vehicular and pedestrian access

Land off Freestone Grove, Westbury

On behalf of Roberts Hitchins Ltd.

Date: 14th June 2023 | Pegasus Ref: P22-2657
Author: Adam Jones

Document Management.

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1. Introduction

1.1. This Statement of Community Engagement has been prepared by Pegasus Group on behalf of Robert Hitchins Limited and their successors in title to the land in support of proposals for outline planning permission for up to 40 dwellings with associated works including infrastructure, open space, landscaping, and the construction of new vehicular and pedestrian access.

1.2. Applicants are encouraged to consult the local community in preparing development proposals to provide local people with the opportunity to shape new development in their area. They are also encouraged to engage with planning authorities and other stakeholders in pre-application discussions.

1.3. This Statement provides a full explanation of the consultation process and is accompanied by appendices, which contain evidence of the consultation process and summarise the outcome of feedback from respondents. The Statement also sets out how those responses have been taken into account in preparing the outline application.

1.4. The consultation process will also assist the Council and other stakeholders in the consideration of the application proposals and may provide a platform to apply appropriate planning conditions and/or Section 106 provisions, should planning permission be granted.

1.5. This Statement takes the following form:

- Section 2 – considers relevant planning policy relating to community engagement.
- Section 3 – outlines the consultation process and programme undertaken by the applicant.
- Section 4 – provides a summary of the consultation responses received.
- Section 5 – provides a summary and conclusions and sets out any changes made to the proposals as a result of the consultation process.

2. Planning Policy Framework

2.1. Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are required to encourage participation from local community groups when development is proposed.

2.2. The main planning policy references for pre-application consultation relevant to the proposals are:

- The revised National Planning Policy Framework (NPPF), last updated July 2021
- The National Planning Practice Guidance web-based resource, first published 6th March 2014, with updates.
- The Wiltshire Council Statement of Community Involvement (July 2020).

2.3. The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns, or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those who are engaged in designing the development project, or who are directly involved in the decision-making process.

National Planning Policy Framework (NPPF) (July 2021)

2.4. The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

2.5. In addressing the need for pre-application consultation, paragraph 39 of the NPPF (2021) states:

> **"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."**

2.6. Furthermore, paragraph 40 states that where they think it would be beneficial, local planning authorities should:

> **"…encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."**

2.7. The applicant is therefore encouraged to provide evidence of how the community have been involved in pre-application discussions concerning the proposed development.

2.8. National Planning Practice Guidance (PPG) (last updated 24th June 2021)

2.9. The PPG web-based resource further raises the importance of consultation in the planning process. The PPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

Wiltshire Statement of Community Involvement (July 2020)

2.10. Wiltshire's Statement of Community Involvement (SCI) was updated in July 2020.

2.11. Wiltshire Council, as the local planning authority, must maintain a Statement of Community Involvement (SCI) as a legal requirement under the Planning and Compulsory Purchase Act 2004. The SCI sets out how the local planning authority will engage with local communities and stakeholders on planning matters including both plan-making and decision taking.

2.12. The SCI states at paragraph 8.11 that:

> **"[Wiltshire Council] also encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application. A reasonable time frame should be allowed by the developer for feedback. This will enable the developer to consider amending the plans in response to such suggestions before submission."**

2.13. The SCI continues to explain that while such engagement is discretionary, it is nevertheless encouraged by Wiltshire Council prior to the submission of applications for ten or more houses, or other large development on sites of 1 hectare of more.

2.14. It is clear therefore that Wiltshire Council encourages applicants to carry out their own consultation programmes with local communities and key stakeholder groups before an application is submitted, particularly where the applications are large scale, complex or of public interest.

2.15. A key message is that early engagement can benefit both developers and the local community by engaging in early dialogue and enabling the creation of appropriate and comprehensive schemes.

3. Community Consultation Process

3.1. The consultation was concerned with a residential development of up to 40 dwellings with associated works including infrastructure, open space landscaping, and the construction of new vehicular and pedestrian access.

3.2. Owing to the size and scale of the proposed development (being over 10 new dwellings), the consultation was undertaken by ensuring all residents in the vicinity of the site were sent a consultation leaflet via courier/marketing and distribution specialists.

3.3. The community consultation process consisted of several individual elements with a common purpose of informing local residents, Elected Members and stakeholders of the proposals and enabling opportunity to provide feedback and recommendations. These elements are summarised as follows:

- Leaflet mail out
- Consultation website
- Newspaper Notice
- Public Exhibition Event
- Presentation and Q&A Session for Westbury Town Council

3.4. The chronology of the community consultation process and a summary of what the various elements included is provided below.

3.5. On 13th January 2023, elected Members of Westbury Town Council were informed by email advising that a public consultation event would taking place on 23rd January 2023 and that a consultation leaflet would be distributed to residents living in the vicinity of the site beforehand, on 16th January 2023.

3.6. A copy of the consultation leaflet was enclosed for the attention of Members, who were cordially invited to attend the public event. The above steps were taken to ensure that Local Members would have opportunity to receive the consultation leaflet the week prior to the consultation leaflet being mailed out to members of the public.

3.7. The consultation leaflet is attached at **Appendix 1** and an example letter to Clerks/Elected Members is attached at **Appendix 2**.

APPENDIX 1: CONSULTATION LEAFLET

APPENDIX 2: EXAMPLE LETTER TO ELECTED MEMBERS

3.8. On 16th January 2023, consultation leaflets were delivered to 887 addresses in the area surrounding the site. The consultation leaflet distribution area included all properties within the recent Millbrook residential development and surrounding neighbourhoods to the south

of Bitham park. Please refer to **Fig.1** below for the leaflet distribution area (application site outlined red and distribution rea outlined yellow):

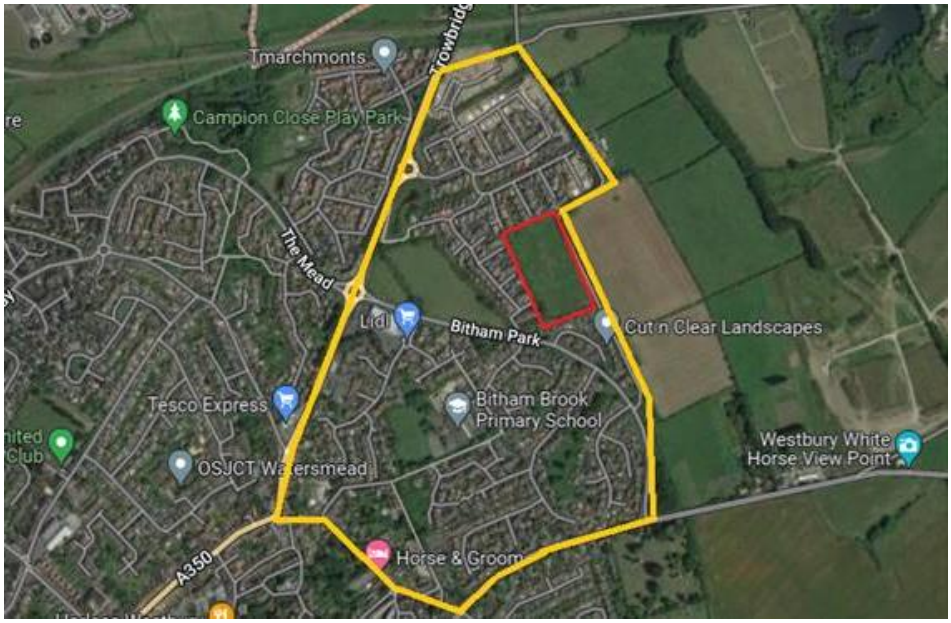

Fig.1 – Consultation Leaflet Distribution Area

3.9. The consultation leaflet included an invitation to a public exhibition to be held on Monday 23rd January 2023 at The Laverton in Westbury, for which members of the public, Elected Members and any other interested parties were invited to attend.

3.10. The consultation leaflet included an indicative masterplan of the proposed development for up to 40 new homes, which is attached at **Appendix 3**.

APPENDIX 3: INDICATIVE MASTERPLAN

3.11. The consultation leaflet also advised of the consultation website which provided details of the proposed development and provided a facility to respond (www.freestonegrove.co.uk).

3.12. A dedicated email address for responses was provided (freestonegrove@pegasusgroup.co.uk), as was a Freepost tear off slip on the hard copy consultation leaflet sent to local residents.

3.13. A notice was also placed in the Wiltshire Gazette and Herald on Thursday 19th January 2023 advising of a public exhibition event.

3.14. The public exhibition was held at The Laverton in Westbury between 3:30pm – 7:30pm on Monday on 23rd January 2023 which provided opportunity for interested parties to discuss the scheme with project team members, ask question and provide written comments.

3.15. Following earlier discussions with some of the Town Councillors in winter 2021 and summer 2022, project team members met again with Westbury Town Council on Monday 20th March 2023 to discuss the scheme at The Laverton. A short presentation took place followed by a

Q&A session. Points were raised about access and construction traffic, number of car journeys, lack of public transport, percentage of affordable housing (if delivery could be guaranteed), matters of detail in respect of the ecology of the site, and the timescale for submission of the application.

3.16. Between 16th January 2023 and 31st January 2023 Pegasus Group received 50 responses (33 email responses and 17 responses by leaflet responses slips by post). No further comments were received after 31st January 2023 but had any further comments been received, they would have been taken into consideration and summarised in Section 4 of this report.

4. Consultation Responses

4.1. The aim of the consultation was to provide local residents and stakeholders, including Westbury Town Council, with the opportunity to comment on the potential new development proposals in their area, to raise any issues that might otherwise have been missed and to make any further suggestions to improve the layout.

4.2. From the responses received it is apparent that there are mixed views regarding the proposals.

4.3. The main concerns related to the highway safety, traffic and the residential amenity of adjacent occupiers residing in the recent Millbrook development. Residents raised specific concerns over the anticipated impact of the proposed development upon the existing road network surrounding the site, the proposed site access, the potential for increased levels of traffic and disturbance anticipated to arise from the construction phase of the development.

4.4. The responses received from residents provide valuable local knowledge and opinion. The comments have been summarised and analysed and are set out in the tables below. The comments received are arranged to summarise the nature of the comment, and then set out the Applicant's response. It is intended not only to respond to the comments, but to also indicate, where possible, how the application proposals address the comments.

4.5. These issues are dealt with in brief below and are addressed more comprehensively through the technical and environmental reports submitted in support of the application, including the Design and Access Statement, the Transport Assessment, and the Flood Risk Assessment and Drainage Strategy.

Planning	
Consultee Comment	Response
Concerns that Westbury cannot accommodate any further residential development.	The Site is located within the Market Town of Westbury which is a sustainable location for residential development in accordance with the settlement hierarchy of the Wiltshire Core Strategy. Wiltshire Council also cannot demonstrate a five-year housing land supply and the proposals would help support the authority's five-year housing land supply.
Considers that Westbury has sufficient housing provision.	The Wiltshire Housing Allocations Plan (WHSAP) was adopted on 25th February 2020. The WHSAP sets out the indicative housing requirements (2006-2026) in Table 1, the indicative figure for the total Westbury Community Area is 1,615 homes. The Spatial Strategy Consultation Document (January 2021) states that the new strategy proposed a requirement of 1,820 homes for the plan period 2016-2036. Once completions and commitments were taken into consideration a requirement for an additional 710 homes to be accommodated up until 2036.
Questions whether the proposed housing will be genuinely affordable for local people.	The application proposals will provide a policy compliant level of affordable housing, with social rented and shared ownership tenure options to cater to local needs.
Questions why "unused buildings" in Westbury cannot be used for accommodation.	Wiltshire Council does keep an up-to-date brownfield site register but the housing needs of Wiltshire cannot be met through the re-use or redevelopment of brownfield sites alone.
Concerned that the population of Westbury is now too large and is unsustainable.	The Site is located within the Market Town of Westbury which is a sustainable location for residential development in accordance with the settlement hierarchy of the Wiltshire Core Strategy.
Agrees that new housing is needed in Westbury and that the location is acceptable, subject to technical design considerations.	Comments noted.

Traffic, Highways and Access	
Consultee Comment	Response
Considers that the design of the existing road network within the Millbrook estate is inadequate, with limited turning/maneuvering opportunities for additional vehicles.	It is proposed that vehicular access will be from a new street linking Freestone Grove in the north to Cheviot Road in the west creating a 'loop' arrangement which will reduce the need for cul-de-sacs and turning movements. The Transport Assessment reviewed the number of new vehicle movements of the proposed developments, based on recent development of a similar nature on the TRICS database. The proposed development would generate 21 two-way vehicle trips in the morning peak hour and 20 two-way vehicle trips in the evening peak hour. This equates to a maximum of 1 extra vehicle trip moving through the development every 3 minutes in peak hours, a negligible impact on streets. Private vehicle trips shall be minimised through the implementation of a Residential Travel Plan which aims to support and encourage residents to make trips by foot, cycle and public transport rather than private vehicle.
Queries whether Coach Road will be closed during construction phase or because of the development.	Coach Road will not be closed during the construction phase of the development.
Concerns that the existing road network within the Millbrook housing estate is too narrow for two cars to pass one another.	The streets of Millbrook development were designed to the standards required by Wiltshire Council and as such provide adequate width for two vehicles to pass one another.
Considers that construction access via the Millbrook estate is not feasible, particularly larger construction, and delivery vehicles.	A construction traffic management plan will be a condition to any planning consent which will ensure construction traffic is managed appropriately avoiding sensitive roads and ensure deliveries outside of peak hours.
Concerns that on-street parking within the Millbrook housing estate are presently causing obstruction and difficulties for existing residents and that this will be exacerbated by the proposed development.	Car parking will be provided in accordance with the Wiltshire Council's adopted standards. This should provide adequate on-plot parking for new residents alleviating any need to park on-street on surrounding roads.

Concerns about the impact on residential amenity of construction traffic and personnel accessing the site via Millbrook housing estate.	A construction traffic management plan will be a condition to any planning consent which will ensure construction traffic is managed appropriately avoiding sensitive roads and ensure deliveries outside of peak hours.
Concerns about highways safety as children currently play on the cul-de-sacs within the Millbrook housing estate.	The proposed development will offer benefits to local children by providing attractive new open spaces and play provision.
Considers that the condition of the road surfaces within and surrounding the Millbrook housing estate are poor and worsening and that this will be exacerbated by the proposed development.	The surfacing of the surrounding roads on the adjacent development will need to be made good by the developer for adoption by the highway authority.
Has Coach Road been considered for construction access?	It is unlikely that Coach Road would be used for construction access given its narrow width and its use by pedestrians and cyclists. This will however be considered as part of the construction management plan.
Could Coach Road be used for access instead of Freestone Grove/Cheviot Road?	Coach Road is not suitable for regular vehicular traffic movements, particularly along its southern aspect where it is a narrow single-track lane with no passing places. Additionally, Coach Road is identified on the Westbury Cycle Map as a recommended cycle route and currently a low-trafficked walking route to White Horse Country Park. An increase in usage by vehicles would be of detriment to these users.
Could access be achieved off Bitham Brook instead of Freestone Grove/Cheviot Road?	The access off Bitham Park is currently for pedestrians and cyclists only to provide these users with a direct and traffic-free link towards Bitham Brook Primary School and into Westbury Town Centre. Providing a direct link such as this helps make it easier for people to make trips by active means and leave their car at home. The Cheviot Road/Bitham Park link has been constructed as a route for pedestrians and cyclists only, there is insufficient width to enable access for motor vehicles.
Concerns about increased levels of on-street parking because of the proposed development.	Car parking will be provided in accordance with the Wiltshire Council's adopted standards. This should provide adequate on-plot parking for new residents alleviating any need to park on-street on surrounding roads.
Concerns about the level of additional traffic generated by the proposed development.	The Transport Assessment reviewed the number of new vehicle movements of the proposed developments, based on recent development of a similar nature on the TRICS database. The proposed development would generate 21 two-way vehicle trips in the morning

<table>
<tr><td></td><td>peak hour and 20 two-way vehicle trips in the evening peak hour. This equates to a maximum of 1 extra vehicle trip moving through the development every 3 minutes in peak hours, a negligible impact on streets.
It is proposed that vehicular access will be from a new street linking Freestone Grove in the north to Cheviot Road in the west creating a 'loop' arrangement which will help the distribution of any new vehicular trips more evenly across the development.

Private vehicle trips shall be minimised through the implementation of a Residential Travel Plan which aims to support and encourage residents to make trips by foot, cycle, and public transport rather than private vehicle.</td></tr>
<tr><td>Suggests that Coach Road could become a one-way road, providing access to the proposed development, and creating a bypass.</td><td>Coach Road is not suitable for regular vehicular traffic movements, particularly along its southern aspect where it is a narrow single-track lane with no passing places. It currently provides two-way access route to White Horse Country Park for vehicles over 12"9" (which are unable to pass under the railway bridge), it is also used as a two-way access for a few properties along the Coach Road.

Additionally, Coach Road is identified on the Westbury Cycle Map as a recommended cycle route and currently a low-trafficked walking route to White Horse Country Park. An increase in usage by vehicles would be of detriment to these users.</td></tr>
<tr><td>Concerns about on-plot parking and whether there would be sufficient parking spaces for each dwelling.</td><td>Car parking will be provided in accordance with the adopted standards at the time of the reserved matters applications. Currently it is understood that these standards are set out in Table 7.1 of Wiltshire Local Transport Plan 2011-2016, Car Parking Strategy, an extract of which is shown below:
Table 7.1 Minimum parking standards (allocated parking)
<table><tr><th>Bedrooms</th><th>Minimum spaces</th></tr><tr><td>1</td><td>1 space</td></tr><tr><td>2 to 3</td><td>2 spaces</td></tr><tr><td>4+</td><td>3 spaces</td></tr><tr><td>Visitor parking</td><td>0.2 spaces per dwelling (unallocated)</td></tr></table></td></tr>
<tr><td colspan="2">Infrastructure</td></tr>
<tr><td>Consultee Comment</td><td>Response</td></tr>
<tr><td>Concerns about an increase in pressure on existing amenities and services in Westbury, such as schools, doctors, and dentists.</td><td>The provision of primary care (GP's) is the responsibility of the Integrated Care Board (ICB). It is for Wiltshire Council to work with the ICB to ensure adequate provision. Wiltshire Council can request contributions towards the provision of education through any S.106 negotiated through the planning process.</td></tr>
</table>

Considers that new shops and facilities should be provided in Westbury before any further housing.	Comment noted. There are facilities and services within walking distance of the site. The scale of development does not necessarily support the provision of further shops and facilities on this site.
Environmental	
Consultee Comment	Response
Concerns about ecological impact of the development, particularly on wildlife.	A detailed Ecological Assessment has been completed to accompany the proposals which addresses any potential effects on protected/notable species and/or habitats and ensure any existing ecological interest is safeguarded or otherwise appropriately mitigated/compensated for with the aim of achieving a biodiversity net gain overall.
Considers that air quality would be impacted upon by the proposed development.	An air quality assessment has been undertaken considering the impact of the proposed development on local air quality. The assessment demonstrated that future residents of the proposed development will experience acceptable air quality, with pollutant concentrations below the air quality objectives. The assessment also demonstrated that the development-generated traffic movements on the local road network will be below published screening thresholds, and thus there will be no significant effects at any existing, sensitive receptor.
Concerned about noise/vibration/dust disturbance as a result of construction works in close proximity to existing residents.	It is anticipated that a Construction Environmental Management Plan (CEMP) will be a condition of planning permissions. The CEMP will describe the measures that will be put in place during construction to minimise emissions. With these measures in place, there are unlikely to be significant effects during construction.
Design	
Consultee Comment	Response
Suggests that children's play areas should not be located at the edge of developments for highways safety reasons.	The play facility location has been reconsidered in the latest masterplan revision.
Suggests that biodiversity friendly measures could be incorporated such as hedgehog gates/passages and pollinator friendly planting.	A detailed Ecological Assessment has been completed to accompany the proposals which addresses any potential effects on protected/notable species and/or habitats and ensure any existing ecological interest is safeguarded or otherwise appropriately mitigated/compensated.
Flood Risk and Drainage	

Consultee Comment	Response
Concerned about flood risk, particularly surface water drainage capacity.	A site-specific Flood Risk Assessment and Drainage Strategy will be submitted in support of the outline planning application to demonstrate how flood risk to existing properties and infrastructure will not be increased.
Concerns about capacity of the proposed SuDS/attenuation ponds being insufficient.	The proposed attenuation pond will be sized to meet with the current national requirements, including an allowance for climate change and still have some freeboard (spare capacity) to ensure its fit for purpose and will not present a flood risk to existing or proposed properties.
Considers that locating SuDS/attenuation ponds close to children's play areas is dangerous.	The attenuation ponds are designed with suitable side slopes to mitigate risk. Vertical drops (e.g. adjacent to headwalls) will be fenced accordingly. In addition, the play facility location has been reconsidered in the latest masterplan revision.
Concerns that existing mains drainage issues at the Millbrook housing estate (which have required the road to be dug up several times) will be exacerbated by the proposed development?	The existing drains have been designed to receive flows from the application site and sized accordingly.
Will mains water/sewage be connected to Millbrook estate?	Yes, see above.
Other	
Consultee Comment	Response
Disappointed that future plans to build additional houses on this site was not communicated when purchasing properties at Millbrook.	Comments noted.
Suggests that the site could be used for an alternative purpose such as an overspill carpark for Lidl or as a play area with café.	Comments noted, but alternative uses such as an overspill carpark are not being considered as part of these proposals.

5. Summary and Conclusions

5.1. The applicant has undertaken pre-application consultation with the local community as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement (2020).

5.2. The public consultation exercise has allowed local residents and stakeholders to consider the proposals before the planning application has been finalised and offer suggestions and recommendations to help shape new development in the area, all of which have been taken into account by the applicant.

5.3. It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity for the local community to review and discuss the proposals and provide feedback to the developers and their consultant team to help shape new development.

5.4. The concerns raised above have been noted and considered and where appropriate addressed through the application and supporting documentation. A revised Masterplan is included under **Appendix 4** of this document which was devised following the public consultation exercise.

APPENDIX 4: REVISED MASTERPLAN

5.5. Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.

Appendix 1 – Consultation Leaflet

Business Reply Plus
Licence Number
RRYE-KZHJ-GLZC

Pegasus Planning Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT

PEGASUS GROUP

2

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SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, landscape, flood risk, drainage and ecology.

Before the application is submitted to Wiltshire Council, we are seeking the views of the local community on the draft proposals.

WHAT HAPPENS NEXT

The public consultation event is to be held on 23rd January 2023 between 3:30pm to 7:30pm at Main Hall, The Laverton, Bratton Road, Westbury, BA13 3EN.

You are invited to attend, and we look forward to seeing you there.

Even if you can't attend, your views are still important to us, and we would appreciate it if you could take the time to complete a comments form and return using the Freepost tear off section of this leaflet. If you wish you can also comment via our website page at:

www.freestonegrove.co.uk

Please send any comments by 31st January 2023.

Alternatively, you can email:
freestonegrove@pegasusgroup.co.uk

All comments received will be carefully reviewed and considered by the development team in the preparation of the planning application. .

A planning application will then be submitted to Wiltshire Council. As part of the application package, we will be preparing a statement summarising the feedback received, together with the response to any issues raised.

Once the application has been registered by Wiltshire Council you will have a formal opportunity to comment on the proposals.

PEGASUS GROUP
Expertly Done.

P22-2657 | January 2023

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Prepared by Pegasus Graphic Design

Land off Freestone Grove, Westbury.

PUBLIC CONSULTATION



INTRODUCTION

An application for outline planning permission (with all matters reserved) for a residential development of up to 40 dwellings on Land off Freestone Grove, Westbury is being prepared. As a part of this the views of local people are being sought on the proposals.

PROPOSED SITE

The site for the proposed development is a parcel of land situated on the eastern edge of Westbury. The site is bound to the east by Coach Road, beyond which lies agricultural land. The site is bounded to the north, west and south by recent residential development



ILLUSTRATIVE MASTERPLAN

THE PROPOSAL

The proposal, which will be in outline (with all matters reserved), is for residential development (up to 40 dwellings) associated works including infrastructure, open space, landscaping and the construction of new vehicular and pedestrian access off Freestone Grove and Cheviot Road.

The Illustrative Masterplan shows how the site could be laid out to accommodate the proposed residential development.

CONTEXT

The site for the proposed development is situated on the eastern edge of Westbury.

The site is a proposed allocation in the emerging Westbury Neighbourhood Plan (Policy DHH5). The proposed development will help to meet some of the housing land supply shortfall of Wiltshire Council and will provide a range and mix of housing including affordable homes.

Land off Freestone Grove, Westbury .

PUBLIC CONSULTATION

Your comments are important to us and form part of the public consultation process for the proposals

Please send any comments by 31st January 2023.

P22-2657

Appendix 2 – Example Letter to Clerks/Members

P22-2657/AJ

Friday 13th January 2023

E-MAIL ONLY:
Councillor [redacted]

BY E-MAIL: [redacted]

Dear Cllr [redacted]

Town and Country Planning Act 1990
Pre-application Public Consultation – Land Off Freestone Grove, Westbury
Outline planning application (with all matters reserved) for a residential development of up to 40 dwellings and associated works

I am writing to advise you that a public consultation on a proposed outline planning application at the site described above is taking place in January 2023.

The application will seek outline planning permission (with all matters reserved) for up to 40 dwellings and associated works including infrastructure, open space, landscaping, and the construction of new vehicular and pedestrian access off Freestone Grove and Cheviot Road.

A public consultation event for members of the public is to be held on Monday 23rd January 2023 between 3:30pm and 7:30pm at Main Hall, The Laverton, Bratton Road, Westbury, BA13 3EN.

The attached leaflet is being delivered to dwellings and businesses in the vicinity of the site on Monday 16th January 2023.

The proposals can also be viewed, and comments made via our website at www.freestonegrove.co.uk from Monday 16th January 2023. The website provides a dedicated section for the submission of responses in relation to the proposal. Responses to the consultation can be made via the consultation website, by email to freestonegrove@pegasusgroup.co.uk or by using the tear off slip on the attached leaflet.

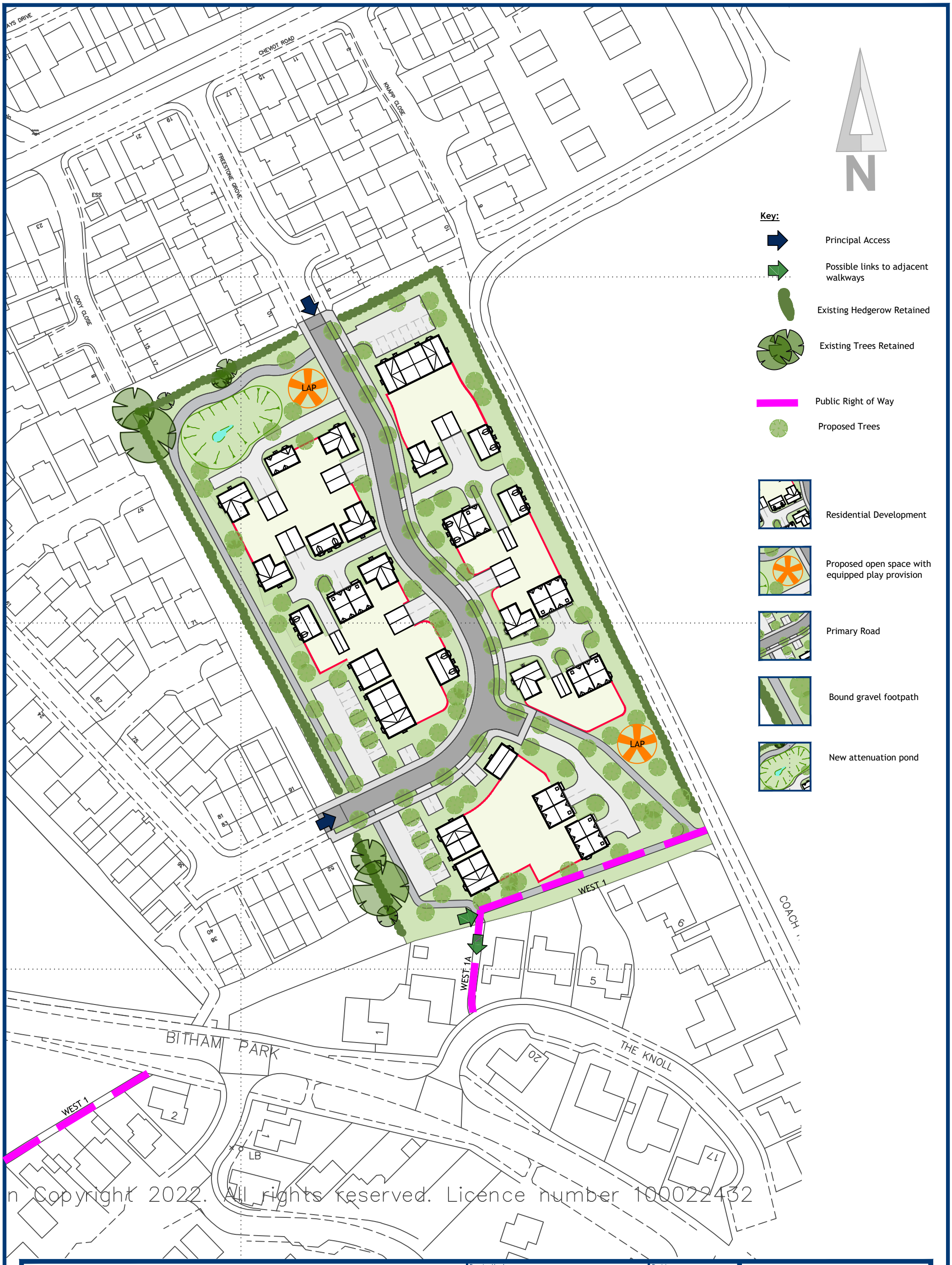
Please do not hesitate to contact us should you have any queries or questions.

Yours sincerely,

[redacted]

Adam Jones
Senior Planner
adam.jones@pegasusgroup.co.uk

Appendix 3 – Indicative Masterplan



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Site Name: Land off Freestone Grove,Westbury			Drawing Number: 361.P.3.1		Revision: B
Drawing Title: Illustrative Masterplan	Drawn By: POK	Checked By: GRJ	Date: 15.08.2022	Scale: 1:1000@A3	

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Tel: 01242 680694
www.robert-hitchins.co.uk

Appendix 4 – Revised Masterplan



Site Name: Land off Freestone Grove,Westbury	Drawing Number: 361.P.3.1			Revision: G
Drawing Title: Illustrative Masterplan	Drawn By: POK	Checked By: GRJ	Date: 15.08.2022	Scale: 1:1000@A3

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Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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Offices throughout the UK & Ireland

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