

Planning Department Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
SN15 1ER

Ref: Residential development of 53no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.

Dear Richard Hughes,

I am pleased to provide a resubmission on the above application. The proposed description of development is proposed to be amended to:

Residential development of 41no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments

The revised proposals have been carefully designed to respond positively in design terms to comments provided by consultees to the first iteration of the scheme.

The main changes seen arising from the first submission was for the need of the proposals to respond to its surroundings and neighbouring uses, namely the football ground located adjacent to parcels A and F. Concerns centred around the impact of both noise and light arising from the football ground on the amenity of residents within the proposed development this has now been carefully considered and demonstrated within supporting assessments to not have significant impact.

The revisions include dwellings proposed to front onto the existing Roger Way providing a strong frontage with a looped access road to the rear providing access to parking. A similarly strong frontage is provided along the widened Bunting Lane with dwellings set back to allow for sufficient frontage landscaping. Along both aspects of highway corner turner units have been used where appropriate to ensure active frontage is retained to enhance the street scene on both vistas.

Adjacent to the football ground dwellings have been carefully designed and orientated to ensure that both noise and light emissions are mitigate sufficiently. Dwellings along this boundary include the following mitigation measures to limit the impacts:



- 2.5m enhanced weight rear close board fence
- Internal configuration to ensure habitable rooms are located to the front of the dwelling to ensure natural light and ventilation can be achieved
- Pitch of roof sufficient to shadow light spill from floodlights

Where dwellings are not proposed along the boundary with the football club, public open space has been incorporated that not only enhances the street scene but provides usable informal open space to residents and visitors.

The internal configuration of Block C has been redesigned to ensure all units are at least 85% NDSS compliant in line with requirements outlined by the Councils affordable housing officer. A new cycle and bin store is proposed within the curtilage of the local centre.

Attached to this application is a response log in relation to all consultee comments received, this outlines in further detail the revisions that have been proposed and how this addresses comments received. It is intended the revised resubmissions are read in conjunction with this response log to understand the proposals in full.

The application is supported by following documents;

Planning Documents	Design Response Log
Design Pack	Planning Layout (149.001 and 162.100)
	Materials Key Plan (162.102)
	Bin Storage and Collection Plan (162.103)
	Parking Plan (162.104)
	Fencing and Enclosures Plan (162.106)
	Enclosure Details (162.107)
	Street Scenes(162.110)
	House Types, Garages and Cycle Storage
	Block C Existing and Proposed Floor Plans (149.002 1 and 2)
	Block C Existing and Proposed Elevations (149.003)
	Block C Bin and Cycle Store (149.150)
Landscaping	Landscape Proposals (GL2113 01C)
Noise and Lighting Reports	Residential Noise Assessment (V8a)
Supporting Technical Pack	FRA and Drainage Strategy (1 of 2 and 2 of 2)
	Hydraulic Calculation (Issue 1)
	Flood Risk and Drainage Technical Note (Issue 1)
	Levels Strategy (Sheet 1 and 2)
	Drainage Strategy (Sheet 1 and 2)
	Fire Tender Vehicle Tracking



	Refuse Vehicle Tracking
	Impermeable Area Plan
	Visibility Spalts
	Ground Investigation (GEG-23-786)
	Travel Plan (Issue 3)

I trust the above is clear, however should there be any questions please let myself know.

Kind Regards

Barnaby Harris Bsc Msc
Planner
Persimmon Homes Wessex

