On Mon, 23 Oct 2023 07:50:16 GMT, PB Oak Framing wrote:

Dear Julie,

River Avon Catchment

As requested please find attached a completed nutrient budget for the proposed three bedroom dwelling using the Avon Nutrient Budget Calculator; this indicates a total annual phosphorus load of 0.37kg TP/year. I have also used the Budget Calculator to evaluate the current discharge from Flint Cottage, which is served by a traditionally built concrete septic tank. This indicates that Flint Cottage has a total annual phosphorus load of 1.46 kg TP/year.

To mitigate for the phosphorus load from the new dwelling and achieve nutrient neutrality it is proposed to install a new Package Treatment Plant that will serve both properties. I attach a brochure & certification for a Vortex 12 from WTE Ltd. This upgrade will give a combined annual phosphorus load of 0.74 kg TP/year, which is 50% of the current discharge and so comfortably exceeds the requirement for nutrient neutrality.

Site layout

Consultation revealed concerns that the proposed dwelling was located close to the boundary with Cobweb Cottage, thereby affecting the light available to the rooms at that end of the property. It can be observed that the reception room and bedroom of Cobweb Cottage both have windows that face out onto the road, in addition to the windows that face towards Flint Cottage. The kitchen to the rear has a window overlooking the rear garden, as well as a window facing in the general direction of the proposed dwelling, that is set well below the level of the existing 2m high boundary wall. The windows located in the front & rear elevations will provide adequate light to the habitable rooms noted.

Parking provision

I am grateful to Julie Cleave from the Highways Department for confirming that the proposal does comply with the parking standards of the Wiltshire parking strategy and providing such helpful comments during the consultation process.

Please find attached a revised plan showing the shared driveway with a minimum entry width of 4.5m for the first 5m from the edge of carriageway, this will now allow two vehicles to pass at the entrance. I have also noted Julie's comments about the parking and turning areas being 'rather tight'. In response the plans have been revised by increasing both the width of the turning area and the parking bays. These measures introduce more area for cars to turn and exit the site. Swept paths are added as requested.

Julie also stated that it would be 'preferable', for the reinstated roadside parking bay, to be located at the rear of the site. This does not take into account the amenity value of the respective spaces; the land at the front of the dwelling has limited amenity value to Flint Cottage, while the garden space to the rear has much higher amenity value. Having resided at Flint Cottage for over twenty years I know the statement that the layby parking will require a car to be 'turned within the highway' is not going to occur, as the local road layout provides obvious places to turn within the vicinity. The C294 and the C292 along with an unclassified lane form the three sides of what is locally known as 'The Triangle'. This road layout in effect acts as a bi-directional roundabout, so drivers of vehicles arriving at Flint Cottage can choose to arrive from either direction. A similar choice presents itself when leaving the property, in addition the generous highway junctions of the C294 at each corner of 'The Triangle' provide ample space to safely turn vehicles to proceed in the opposite direction. Taking into account the preceding observations I have retained the parking bay at the front.

Core policy 2 &

settlement strategy

While it is acknowledged in the Design & Access statement that Netton is not identified under Core Policy 2 as a small

village settlement, the applicants would contend that the proposal, surrounded by dwellings on all sides is quite clearly 'infill'. Durnford Parish Council has no objection to the development.

Wiltshire Council accepts it is unable to demonstrate a five year supply of deliverable housing sites, with supply stated at 4.7 years. Therefore under paragraph 11 (d) of the National Planning Policy Framework the presumption in favour of sustainable development is engaged.

Netton as a settlement compares favourably for sustainable development with similar sized settlements evaluated & identified as small villages within the Amesbury Area of the Wiltshire Core Strategy, e.g. Brigmerston. Both have a similar number of dwellings, with Netton having twice as many buses, at better times of the day. Netton is also closer to a shop, primary school, pub, many of the CP35 identified centres of employment such as Porton Down & High Post, along with both Amesbury town centre and Salisbury City centre. The considerably closer proximity to the latter, which is identified as a 'Principal settlement', due to being strategically important as an employment and service centre within the Wiltshire Core Strategy, should be of particular note.

I trust the above information, along with the attached documentation, is helpful to progress the application and look forward to hearing from you.

Kind regards

Phil Bonney