Our Ref: JB/98862

Date: 20 December 2023

Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir/Madam,

ASPRIS CHILDREN'S SERVICES LTD
ASHLEIGH GROVE RESIDENTIAL CARE HOME, 19/20 ASHLEIGH GROVE, TROWBRIDGE
APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE
PLANNING PORTAL REF: PP-12689010

On behalf of our client, Aspris Children's Services Ltd, we are pleased to submit an application seeking a Certificate of Lawful Existing Use in connection with the use of Ashleigh Grove Residential Care Home, 19/20 Ashleigh Grove, Trowbridge.

The application relates to the occupation of the property as a single residential care home (Class C2) for eight residents.

The building and land in question, as identified in the submission documents, have been used continuously by Aspris Children's Services Ltd (previously part of the Priory Group) since 2010 as a single residential care home for eight young people who have attended the applicant's local schools and colleges.

The purpose of this application is, therefore, to seek a Certificate of Lawful Existing Use for the use of the building identified as a residential care home (Class C2).

Accordingly, the application comprises the following information, in addition to this letter:

- Completed application form
- Completed CIL questions form
- Site Location Plan (Dwg. No. 98862/Plan 1)
- Existing Ground Floor Plan (Dwg. No. 23:159/01)
- Existing First Floor Plan (Dwg. No. 23:159/02)
- Supporting Statement, including Statutory Declarations

The application fee of £578 has been paid via the Planning Portal.

The evidence submitted is precise and unambiguous, as required by Planning Practice Guidance, and it is clear that, on the relevant legal test of the 'balance of probability', the only conclusion that can be reasonably reached is that a Certificate of Lawful Existing Use should be issued in the terms sought by the applicant.

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NPPG states that if a Local Planning Authority has no evidence itself, or from other sources, to contradict the applicant's case then there is no good reason to refuse an application which is sufficiently precise and unambiguous to justify the issue of a certificate.

We, therefore, trust that the certificate will be issued in due course and, in the meantime, we look forward to receiving confirmation of registration of the application.

Yours faithfully

JULIAN BOLITHO
Partner