

BRIMBLE LEA

Chartered Planning Consultancy and Architecture

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F.A.O: Mr Adam Madge

Planning Team Leader, Southern Area
Planning (Development Management)
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our Ref: JU/LJ/24115

Your Ref:

19th February 2025

Submitted Via Planning Portal Only

Dear Mr Madge,

RE: Erection of a Replacement Dwelling & Detached Outbuilding at The White Cottage, Miles Common, Semley, Shaftesbury, Wiltshire, SP7 9JX

Please find enclosed a full planning application for the erection of a replacement dwelling and outbuilding at ***The White Cottage, Miles Common, Semley, Shaftesbury, Wiltshire, SP7 9JX***.

The application has been submitted on behalf of our client, ***Ms S. Bascombe***.

The following documents are provided to accompany this application:

- Completed Full Planning Application Form
- Covering Letter (24115)
- Planning Statement (24115)
- Drawing No. 24115-1 - Access - Existing Site Survey
- Drawing No. 24115-2 - Existing Site Survey
- Drawing No. 24115-3 - House - Existing Elevations
- Drawing No. 24115-4 - Outbuilding - Existing Elevations
- Drawing No. 24115-5D - Proposed Site Plan
- Drawing No. 24115-6F - Proposed Plans & Elevations
- Drawing No. 24115-7A – Location Plan
- The White Cottage, Semley - PEA Report, November 2024
- Nutrient Neutrality Assessment and Mitigation Statement (24115)
- Site Photographs (24115)
- EA Flood Map (24115)
- CIL Form 1 - Additional Information
- CIL Form 2 – Assumption of Liability
- CIL Form 7 - Self Build Exemption Claim, Part 1
- The requisite planning application fee of £578, plus £70 Planning Portal fee

The current scheme proposes to demolish the existing dwelling and detached outbuilding and replace them with a sensitively designed new dwelling and detached outbuilding, which is supported under the provisions of Saved Policy H30 of the Salisbury District Local Plan.

The replacement dwelling is proposed as a '*Self-Build*', for the Applicants to live in as their sole residence, as such the development is exempt from *CIL* (Community Infrastructure Levy) and *BNG* (Biodiversity Net Gain).

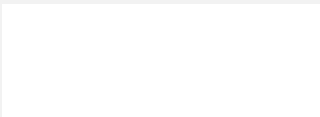
The Planning Statement provided demonstrates that the proposed development complies with relevant development plan policies, and the Council's current lack of 5-year housing land supply add great weight to the acceptability of the proposal.

The Council is therefore respectfully invited to grant planning permission in accordance with the presumption in favour of sustainable development.

Should you wish to discuss this proposal further, please do not hesitate to contact me. Otherwise, I would be grateful if the planning case officer could please provide me with some feedback following the expiry of the publicity period, and before a recommendation/ decision is made.

Many thanks.

Yours sincerely,



James U'Dell BSc (Hons) MSc RTPI

Planning Consultant

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