

Development Management
Wiltshire Council
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LPA ref:
My Ref: SWL/001/RG

21st March 2025

Dear Sir/Madam,

Re: Full Planning Application for the 'Change of Use of land and proposed buildings associated with Implemented Phase IV holiday accommodation to Class C3 Residential Use for Independent Older Persons, together with formalisation of footpath connection, car parking and associated works' at Phase IV, Oaksey Park, Golf and Leisure, Oaksey, Nr Malmesbury, SN16 9SB.

I am writing in connection to the above application, submitted to Wiltshire Council's Development Management Team on the 20th March 2025. The submitted documents comprise:

Document	Reference	Produced By
Application Form		Impact Planning Services Ltd
CIL Form		Impact Planning Services Ltd
Planning Statement	JC/006/RG-(PS)	Impact Planning Services Ltd
Location Plan	1630-120	NC Architects
Phase 4 Site Layout	1630-106 B	NC Architects
Plots 1-4 Floor Plans & Elevations	1630-010 A	NC Architects
Plots 5-7 Floor Plans & Elevations	1630-011 A	NC Architects
Plots 8-10 Floor Plans & Elevations	1630-012 A	NC Architects
Plots 11-12 Floor Plans & Elevations	1630-013 A	NC Architects
Preliminary Ecological Appraisal	3192 01 (20/12/24)	Focus Environmental Consultants
Biodiversity Net Gain Assessment	3192 01 (12/02/2025)	Focus Environmental Consultants
Biodiversity Net Gain Metric		Focus Environmental Consultants

The submission for full planning permission follows previous consideration of the Phase IV, implemented proposals under the terms of a 2005 permission for 12 holiday/tourism use properties¹, as well as two subsequent S73 submissions² seeking removal of an occupancy restriction of tourism use, to permanent residential occupation of the properties, with conditional restriction to persons aged 55 years+.

As per the findings of a subsequent appeal against the refusal of the original Section 73 variation of condition (ref: APP/Y3940/W/23/3317020), the Planning Inspector recommended that the

¹ Refs: 05/00643/FUL & APP/J3910/A/05/1183858

² Refs: PL/2022/03356 & PL/2023/00296

Town Planning & Environmental Consultants



appropriate procedure to consider the change of use from tourism to permanent residential for older persons, is made the submission of a full application. Therefore, the current proposal continues to deliver a previously considered acceptable scheme, with the single matter for consideration the change of use of the properties at the site from tourism use, to permanent residential occupation, with conditional restriction to residents aged 55 years+, plus dependent relatives and other associated persons (such as carers or family members).

The implemented 2005 permission established the principle of residential development at the site, albeit for holiday homes. That permission is extant and applies to Phase IV, that is the subject of this change of use application. The submitted material therefore must be considered in the context of the extant permission and accordingly the technical matters which were satisfied at that time of the approval remain relevant to the current proposals. The application does revise the car parking arrangements however the layout, scale, orientation and external appearance of the accommodation, disposition of open space, access arrangements and drainage proposals remain entirely consistent with the implemented permission.

As the site is the subject of an extant and implemented permission, there is no reasonable justification for the submission of further information relating to the principle of developing the site, such as an archaeological evaluation (desk-top or otherwise), as such matters were clearly satisfied through the previous grant of planning permission. An up-dated ecological survey to secure the necessary net gain in the value of the site is however provided, as the original has gone out-of-date.

Since the phase IV change of use proposal were last considered, Wiltshire Council's housing land supply position has severely deteriorated to just 2.03 years. As a result, the proposals are considered to benefit from the presumption in favour of development and the 'tilted balance' in favour of development, unless the impacts of doing so significantly and demonstrably outweigh the identified benefits of delivering these properties. Furthermore, this shortfall in supply, along with the wealth of evidence provided within the submitted Planning Statement, has identified Wiltshire as rural authority with an ageing population at a rate higher than national average, for which these homes may contribute towards supplying this unmet and growing need.

As the proposals relate to a previously approved and implemented scheme (as acknowledged as implemented by Wiltshire Council previously), the remaining detail comprises an adjustment to parking arrangement to accord with relevant standards, plus the change in occupancy of the units. Full details of the planning history of the site and relevant technical details previously considered by officers and technical consultees are set out within the submitted Planning Statement.

I trust that the above is acceptable and if any further matters require clarification or further discussion, please get in touch and I would be happy to assist.

Yours faithfully,



Antony Booth BA(Hons) MSc MRTPI
Project Manager