

DE Planning Ltd

**2 Downs Road
Westbury on Trym
Bristol
BS9 3TX**

07859 889961

dale@deplanning.co.uk

Development Management
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
Wiltshire
SN15 1ER

07 August 2025

Dear Sir / Madam,

Planning Application

Erection of building comprising 4No. flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage and estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access

Building and land south east of Seagry House, off Henn Lane and Startley Road, Upper Seagry, Wiltshire

I refer to the above site and enclose a Planning Application for the redevelopment of the above site to provide ancillary buildings / uses for the Seagry Estate and 4No. commercial units for B8 and/or Class E(g) uses. Essentially the estate building complex will be a mixed use and a flexible use is proposed for the 4No. commercial units.

The following documents are submitted to support the application:-

- Topographical survey Sheets 1 and 2 Rev A
- The following drawings
 - 2386-001B Location Plan
 - 2386-010A Site Plan - Existing
 - 2386-020M Whole Site Plan – Proposed
 - 2386-021E Site Plan - Proposed
 - 2386-030C Block A - Ground Floor Plan
 - 2386-031C Block A - First Floor Plan
 - 2386-032A Block A - Roof Plan
 - 2386-035A Block B - Floor Plans
 - 2386-036A Block B - Roof Plans
 - 2386-040A Block A - E&W Elevation
 - 2386-041A Block A - N&S Elevations

- 2386-042A Block A - Parking & Stable Elevations
- 2386-043A Block A - Parking & Stable Elevations 2
- 2386-045A Block B - E&W Elevations
- 2386-046A Block B - N&S Elevations
- 2386-050 Site Sections
- 2386-060 Bin Store
- 2386-061 Boundary detail
- Schedule of Floor Areas spreadsheet
- Soft Landscaping Proposals – PR12455211
- Soft Landscaping Specification - PR124552 Spec
- Hard Landscaping Proposals – PR12455212
- Preliminary Access Layout – PHL-01/C (and see Transport Statement)
- Drainage Strategy (see drawing PDL-01/B and PDL-02/A in FRA Appendix G)
- Tree Constraints Plan – 250603-SH-Comm-RCP-NB
- Tree Protection Plan Base – 250603-SH-Comm-TPP Base-NB
- Tree Schedule (also Appendix A in Arboricultural Impact Assessment Report)
- Arboricultural Impact Assessment / Arboricultural Method Statement / Tree Protection Plan Report (and in Appendices Tree Schedule, Arboricultural Method Statement and Tree Protection Plan)
- Design and Access Statement (in two parts)
- Planning Statement and Appendix
- Phase 1 & 2 Desk Study & Ground Investigation (and Appendices)
- Landscape and Visual Appraisal
- Construction Management Plan (draft) and Appendix 3 Phase1 site plan (draft)
- Flood Risk Assessment and Drainage Strategy (see drawing PDL-01/B and PDL-02/A at Appendix G)
- Archaeology & Heritage Assessment
- Transport Statement (Including Swept Path analysis at Appendix C)
- Ecological Impact Assessment (EclA)
- Biodiversity Metric Spreadsheet (submitted by email)
- District Level Licence Impact Assessment & Payments Certificate
- Sustainability Energy Strategy

The application fee will be paid under separate cover.

Please note that the figures provided on the Application Form for proposed floorspaces and for job creation are indicative. Precise floorspaces are provided in the DAS / floorspace spreadsheet and a discussion on existing and proposed job creation is contained within the Planning Statement.

The existing building is in lawful B8 Storage use (see 05/00532/CLE) but is roofed and clad in fibre cement sheeting (some contamination) and is in a dilapidated condition. The building is beyond repair and this application seeks planning permission for its replacement (the redevelopment of a previously developed land site) with 4No. flexible B8 or Class E (g) commercial units (Block B).

Alongside this a second building (Block A) is proposed to provide ancillary and support facilities for the longstanding Seagry Estate business.

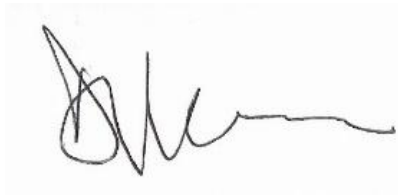
The application was proceeded by a Pre-Application Enquiry and as a result of advice received the initially proposed B2 General Industrial use has been deleted from the application. The

planning history, general background and policy context of the site within the Seagry Estate, the Client Brief, Constraints and Opportunities and the general background to the development of the proposed scheme are set out in the submitted Planning Statement and the Design and Access Statement and other supporting plans and reports.

This is a positive proposal to redevelop a previously developed land site while also supporting the Seagry Estate and delivering significant socio-economic gains.

We would be happy to discuss any matters arising.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dale Evans', written on a light-colored background.

Dale Evans BA(Hons) Dip DBE MRTPI