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

3 October 2025

FAO Andrew Thomas – Planning Officer

Dear Sir / Madam,

Planning Application PL/2025/06615 – revised plans
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

The above application was prepared and submitted in the context of a positive pre-application response from the Council. However, local resident and Parish Council representations so far received have been noted and the Applicant proposes the below initial positive response.

In this respect I enclose the following revised plans and information:-

- 2386-020Q Whole Site Plan – Proposed
- 2386-021J Site Plan - Proposed
- 2386-035C Block B - Floor Plans (NB: no longer a Block B first floor)
- 2386-036C Block B - Roof Plans
- 2386-045C Block B - E&W Elevations
- 2386-046C Block B - N&S Elevations
- 2386-05B Site Sections
- Revised Schedule of Floor Areas spreadsheet
- PHL-01/D Preliminary Access Layout
- SPA-01/C Swept path rigid HGV
- SPA-02/C Swept path Stable Courtyard access
- Transport Supplementary Technical Note October 2025

The applicant is happy to agree the requested extension of time to allow subsequently flagged Consultations and negotiation to be undertaken (NB: already confirmed by email).

The revised plans reduce the scale of Block B to a single ground floor only in response to concerns raised by a number of local residents. Further details are also provided in respect of floorspaces and the distances and heights of the context buildings to the proposed development, primarily the rear bedroom windows of the three nearest dwellings in The Courtyard (see submitted Section drawing).

The GIA (internal floor area) of Block B is reduced to 609m² and the total floorspace is reduced to 1,234m². This compares favourably with the originally proposed floorspaces, which were 1,016m² of Block B and total 1,641m².

The upgraded access route between Startley Road and the buildings is also realigned, reduced in width and the footway also realigned and additional landscaping introduced primarily in response to concerns raised by the residents of Oakhill House.

With consequently reduced floorspaces and as an initial response to representations received a short traffic and highway related Supplementary Technical Note is also submitted. It can also be re-emphasised that the intention is to reduce the existing commercial Henn Lane access to "emergency and pedestrian / cycle access" only. Also, job creation figures contained within the Planning Statement are estimates and are submitted simply as a guide and as a positive element of the socio-economic element of Sustainable Development (recognised by the Inward Investment Managers support for the proposal) and not as a basis to derive an assessment of traffic generation. In the context of the acknowledged need for employment development in Wiltshire these job creation and potential inward investment figures can be assessed, considered and weighed in the balance by the Planning Officer.

The location and spread of the Oakhill House "off site" trees has been checked and these are accurately plotted on the now submitted Whole site plan. The ground level of these trees is the same as the immediately adjoining land within the site. The arboricultural plans are being amended to reflect the above and the revised access track configuration alongside the preparation of an updated Appendix B AMS to reflect comments received.

These attached plans and the Supplementary Technical Note are submitted as a positive initial response to some of the Consultee and representations received but other amendments / additional information and commentary will be submitted to address some of the other Consultee responses so far received e.g. Public Protection (general noise query re Henn Lane access); Wiltshire Drainage and the recently received Ecology comments.

Work is underway by the applicants consultant team in respect of the above and I will provide a timeframe for submission of revised plans and support documents as soon as possible.

In the meantime we hope these positive amendments and significantly reduced scale of Block B are well received and we look forward to discussing the merits of the application moving forward.

Yours sincerely



Dale Evans BA(Hons) Dip DBE MRTPI