

From: Colin Danks

Sent: Monday, September 29, 2025 2:56 pm

To: andrew.thomas@wiltshire.gov.uk <andrew.thomas@wiltshire.gov.uk>

Subject: Upper Seagry House (App PL/2025/06615).

Dear Andrew,

I called and left a message this afternoon in respect of the proposals at Upper Seagry House (App PL/2025/06615). You will have seen Copperfield's letter submitted with technical appendices on behalf of the neighbour at Oak Hill House which highlight relevant planning matters that may have been raised after your received reports from some of the technical consultees, in particular drainage and arb. I therefore wanted to confirm if you would discuss this with them.

The drainage engineer confirmed surface water flooding at the entrance to the site where a road is proposed. Development in an area liable to any form of flood risk is liable to sequential testing and no mention of the NPPF2024 requirement has been made in this regard. Is this something that, as the planning officer, you will pick up with the applicant or will the ?

With regard to trees, you will have seen the letter highlights inconsistencies between access plans and the impact on both TPO and non-TPO trees. I cannot see that this or the impact on TPO trees has been picked up and therefore the full impacts do not seem to have been explored. Impermeable tarmac (access road) is proposed within RPZs to varying degrees depending on which submitted highway alignment is considered.

Both drainage and arb are important matters which currently do not align with the Council's policy or National Planning Policy. I would be grateful if you could give me a call to discuss the above. There is a separate matter of legal impediment which impacts planning and which the owner of Oak Hill House will explain in due course (with his RICS has on).

Yours sincerely

Colin

COLIN DANKS MRTPI

Director

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