

BRIMBLE LEA

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F.A.O: Hayley Clark (Planning Officer)

Planning (Development Management - South)

Wiltshire Council

Bythesea Road

Trowbridge

BA14 8JN

Our Ref: 24115

Your Ref: PL/2025/01833

18th December 2025

Dear Hayley,

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

Further to our ongoing dialogue regarding current planning application **PL/2025/01833**, 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**, with revised covering letter and application form, as requested.

The application is now submitted in the name of '**Mr Edward Robert McLean**'.

The following documents are provided to accompany this application:

- Completed Full Planning Application Form
- Covering Letter (24115) – Amended 18.12.2025
- Planning Statement (24115) – Amended 18.12.2025
- 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. 24115-6G - Proposed Plans & Elevations
- Drawing No. 24115-7A – Location Plan
- 24115-8A - Proposed Landscaping and Lighting Plan
- GL-203-Bransford-Wall-Light-with-PIR-Photocell (External Lighting)
- The White Cottage, Semley - PEA and Bat Survey Report July 2025
- The White Cottage, Semley - Wildlife Mitigation and Enhancement Scheme (Nov 2025)
- 250224-26550-WCI-NNAMS - Nutrient Neutrality Assessment
- 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 has already been paid under PL/2025/01833

Mrs J Montgomery B.Sc (Hons.) MRICS MRTPI. **P.D.M. Carpendale** MA DIP (Arch.Cons) MRTPI IHBC

R. Campbell RIBA ARB MA Arch Dip Arch. **M Williams** DipTP MRTPI.

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).

A relevant Unilateral Undertaking has been completed (to secure the development as a 'Self-Build') as part of planning application **PL/2025/01833**, which is nearing completion.

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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