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Sent: 30 December 2025 08:37

To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>

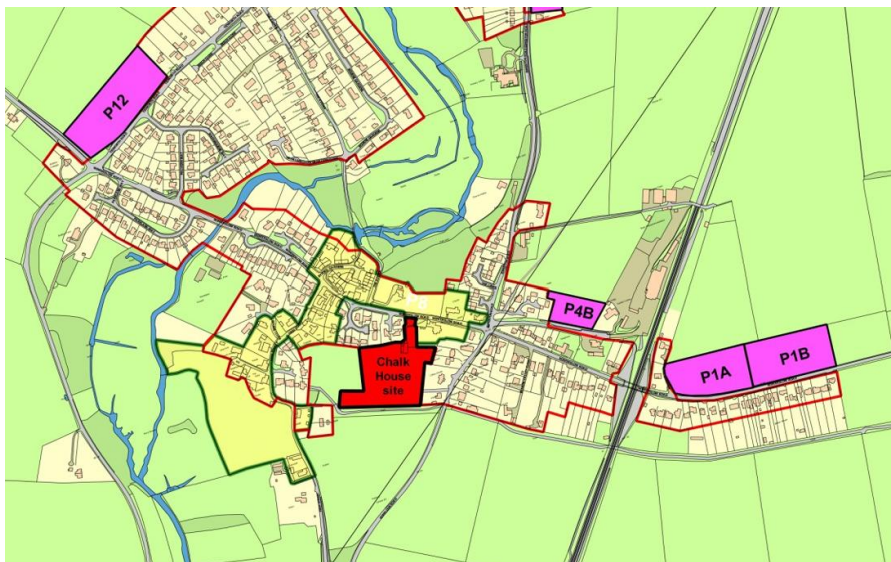
Subject: PL/2025/09067 : Land to the rear of the Old Railway Hotel (formerly the Porton Hotel), Winterslow Road, Porton, SP4 0JU

Hi Becky, hope you are well and that you had a good Christmas.

Please can you give me an update on the above application when you can? Thanks.

We have been monitoring the third-party comments on the application online and have seen the comments from the Parish Council and a couple of the neighbours. Whilst the comments are noted they repeat the comments made on the previous application and that were considered under the appeal and which, as you know, was dismissed solely on the nutrient neutrality matter. I won't go through all of the comments here, but to respond to the parish council comments in particular...

1. The site is within the settlement boundary as you know. This is confirmed by the Neighbourhood Plan itself, see below (red line the housing boundary). The suggestion from the Parish Council that the site is outside of the settlement boundary is wrong as a point of fact.



2. Being inside the settlement boundary there is no policy requirement for the development to meet exceptional needs. The appeal decision confirmed that the mix of unit sizes proposed is consistent with policy.

3. The Inspector was satisfied that the proposals are acceptable in terms of highway safety, and
4. Drainage and flood risk matters were dealt with under the previous application and those remain unchanged.

Of course, if there are any outstanding matters that need to be addressed do let me know and we will do so. I note that the highways and public protection officers have raised no concerns subject to conditions.

As said above, the one outstanding matter with the last application was nutrient neutrality. Would you still intend to deal with that by condition or should we do so now? Obviously we would not wish the application refused on this matter so please do let me know what the council's preferred approach on that would be.

Finally, I would be grateful if you could confirm whether the decision can be a delegated one this time or if the application would be referred to committee again? Thanks.

Kind regards

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Director



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