



18/12/2025

Our Ref: 25.9014

Planning Department
Wiltshire Council
Monkton Park Offices,
Monkton Hill ,
Chippenham,
SN15 1ER

21 Princess Victoria Street
Clifton
Bristol
BS8 4BX

T 0117 428 7970

Dear Sir/ Madam,

Re: Section 73 of the Town and Country Planning Act 1990 to vary Planning Condition No. 2 pursuant to application reference (PL/2023/09203) to facilitate minor amendments including revised design to the retail unit, reconfiguration of the retail plot layout, and associated landscaping works.

Boyer is pleased to submit a Section 73 Application on behalf of our client, Vistry Homes Limited & LSP Developments, in respect of the above site to vary planning condition no. 2 in order to allow a small number of minor material amendments to the permitted development at Wilton Gate (Land south of Netherhampton Road).

This Section 73 Application is made pursuant to Section 73 Application (PL/2023/09203), which was granted on 29th November by Wiltshire Council for the separation of the proposed retail unit originally proposed under an apartment block. The description of development reads:

"Variation of Conditions 1 and 2 of PL/2021/08735 - Proposed separate retail unit with an adjacent block of five apartments at the local centre

This Section 73 application seeks approval for the following:

"Variation of Condition No. 02 (approved plans) to seek a revised design to the retail unit, reconfiguration of the layout and associated landscaping works".

This application seeks approval for various minor material amendments to the approved development at Wilton Gate. The amendments sought are a result of ongoing scheme evolution and practical shortcomings in the consented drawings. Whilst Phase 1 of the wider residential development permitted under planning reference: PL/2023/09203 has lawfully already commenced on site, the changes proposed as part of this application simply intend to facilitate delivery of the local centre in line with the operational requirements sought by the developer and operators of the proposed retail unit.

In terms of the scope of amendments themselves these predominantly relate to updates in respect of layout, landscaping, and parking arrangements. All of which remain in accordance with the design principles permitted under Reserved Matters Application (PL/2023/09203).



With regards to the overall quantum of development, this will remain as approved, with the same footprint for the retail unit, albeit repositioned within the designated plot. The purpose of which is to facilitate a more efficient and cohesive form of development which provides betterments in respect of the operational layout, and landscaping.

For completeness the amendments sought as part of this application simply relate to the design of the local centre building/ convenience store and do not involve any alterations to the separate apartment block.

From a procedural standpoint the proposed scheme fully accords with and has been prepared with due regard to any Reserved Matters submissions for the wider site, which have been allowed since the previous Section 73 Application was granted.

Please find further information set out within the supporting Planning Statement attached for full details of the proposed development.

Application Documentation

The application has been submitted electronically via Planning Portal (Ref: PP-14409526) and includes the following documentation:

- Completed Application Form and Ownership Certificate;
- Community Infrastructure Levy (CIL) Form;
- Planning Statement;
- Design Statement;
- Updated Detailed Landscape Design;
- Technical Information, including:
 - Plant Noise Report
 - Refrigeration Plant Layout
 - Refuse Strategy
- Architectural Drawing Pack, including;

Retail Plot

- Site Location Plan
- Proposed Site Plan
- External Works Detail
- Vehicle Tracking Plan
- Proposed Floor & Roof Plan
- Proposed Elevations
- Proposed Site Sections
- Proposed Visualisations

Extended Site/ Phase 1

- Site Layout
- Affordable Housing Layout
- Boundary Materials Layout
- Dwelling Materials Layout

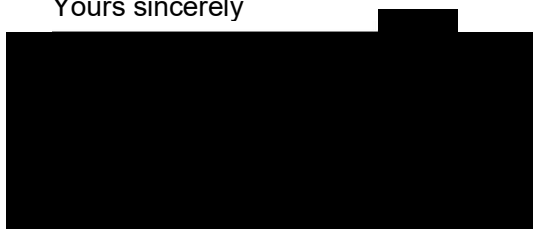


- Refuse Strategy Layout
- Electric Vehicle /charging Point Layout
- Bus Stop Walking Distances Layout

In addition to the above the requisite planning application fee has also paid to Wiltshire Council.

I trust the above is sufficient to successfully register the application and look forward to receiving confirmation of which accordingly. However, if you have any immediate queries, please do not hesitate to contact me.

Yours sincerely



Jamie Lewis
Principal Planner

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