

From: Richard <richard@benchmarkplanning.co.uk>

Sent: 27 March 2026 13:32

To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>; Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>; Verrion, Shane <Shane.Verrion@wiltshire.gov.uk>; Hall, Amanda <Amanda.Hall@wiltshire.gov.uk>; Morse, Trish <Trish.Morse@wiltshire.gov.uk>

Cc: Jayne Lomax <>; Matt Rous <m >; Clare King <>; Paul Stevens <>; Dale Lambert <>; Nick Hellis <>; Ian Roberts <>

Subject: RE: Noise. Heritage, Trees and Highways ~ PORTWAY HOUSE ~ Class MA: PL/2025/09973 and PL/2026/00652: New Access etc

Importance: High

Dear Becky and Andrew (and Shane and Amanda)

This email includes Update Information on:

1. Noise (Trish Morse (AM))
2. Trees (Shane Verrion (AM)), and
3. Highways and parking etc (Amanda Hall, (AM))

NOISE:

As previously mentioned, we now have the final version of the Acoustic Report (enc) in response to Trish's holding comments on 16/02/26. The professional advice is forensic and robustly supports the Class MA application (PL/2025/09973):

Extract from Executive Summary: Noise Report (enc) on p3/33:
--

“Subject to the recommended glazing and ventilation measures being secured, the report supports the conclusion that the Class MA proposal can provide acceptable living conditions.

The client is proposing the following reasonable acoustic planning condition:

No dwelling hereby permitted shall be occupied until the noise mitigation measures identified in the approved Noise Impact Assessment have been installed in full and are available for use. The mitigation shall include the glazing and ventilation performance necessary to achieve the façade attenuation assumed in the approved report. The approved measures shall thereafter be retained and maintained for the lifetime of the development.

Reason: *To secure acceptable living conditions for future occupiers.”*

TREES:

On 05/02/26 Shane Verrion asked for further Tree information on the Class MA application ([PL/2025/09973](#)) but NB he has no objection to the new access planning application - PL/2026/00652 - on 10/03/26 he wrote: “No objection subject to provision of a satisfactory Tree Protection Plan and Arb Method Statement by condition“.

Our Arboriculturist – Nick Hellis – has packaged-up all the further tree information for ([PL/2025/09973](#)) but please do add this to the planning application, PL/2026/00652, too) – for completeness. Nick concludes:

Extract from Summary: Tree Survey & Arboricultural Impact Assessment (enc) on p3/29:

“It will be necessary, prior to the commencement of any construction activity, to provide Wiltshire Council with an Arboricultural Method Statement, a Tree Protection Plan, and a Schedule of Arboricultural Supervision in order to safeguard the retained trees.

The construction activity should not adversely impact upon any retained trees if the specified precautions to be detailed within an Arboricultural Method Statement (please see section 10.0) and on the Tree Protection Plan are followed.

Nicholas Hellis MArborA”

Highways, Access, Parking, Bins etc – detailed response to holding comments to proposed access (PL/2026/00652) from Amanda Hall – LPA’s Highways + DM Engineer – dated 02/03/26.

NB Amanda’s consultation response to the Class MA (PL/2025/09973) on 16/02/26 was supportive and she commented: “Having regard to the above, it is considered that the use of the buildings could be reasonably changed from commercial to residential, and therefore **no highway objection is raised**.”

Extract from our highway experts Bellamy Roberts, responding to Amanda’s comments on PL/2026/00652:

“Thank you for forwarding the Highway Authority’s consultation response on the above. I note that they are advocating a holding objection and have requested further

information, as such I attach my response dealing with the points in the same order as they have been raised:

Drawing 1171/06A – Emergency Access (enc)

The architect illustrates that the existing access of Lysander Road is closed off by gates and will be an emergency access only – the authority asked how this is going to be managed.

I would suggest that the gate is closed, not used by residents. It doesn't have to be locked, but the residents would be aware that it would be emergency use only. Alternatively, one could do away with the gates and provide removable bollards which is a recognised method of defining an emergency access with limited use.

Refuse vehicles

As mentioned previously, refuse vehicles would be able to access the area via Lysander Road. I attach the swept path of the refuse the vehicle. This area is used to serve the site currently.

Connecting access road

The plan has been amended to illustrate a suggested passing bay where vehicles can give way to one another.

Means of control of access gate along access road

There are no gates proposed in this location. I believe the architect's plan is based on a topographical survey and the gates shown are existing not proposed.

Access drawing

The access drawing 6221/001 Rev. E has been amended to show the full length of required visibility splays of 2.4m x 120m in each direction. This plan has been updated and attached as 6221/001 Rev. F.

I believe these comments address the response of the Highway Authority.

If you need any further clarification, please do not hesitate to contact me.

Kind Regards

Ian Roberts MCIHT

Director

Bellamy Roberts

Highway Transportation and Infrastructure Consultants

Please can I ask for this email and all the enclosures to be uploaded to both applications on your Portal, as the information, largely overlaps.

Kind regards

Richard Greenwood BA(Hons) BPI MRTPI

Director

Benchmark Development Planning Ltd
chartered town planners + development advisers

Salisbury Civic Society – Conservation Scheme 2024 Award Winners:

Manor Farm, Sutton Mandeville

www.benchmarkplanning.co.uk