

21 August 2026

**Adrian Smith**  
**Senior Planning Officer**  
Development Management  
Wiltshire Council,  
Bythesea Road,  
Trowbridge,  
Wiltshire,  
BA14 8JN.

Dear Adrian,  
**PL/2026/00782 The erection of 8 dwellings and associated infrastructure.**  
**Land at Sling Road, Bulford, Wiltshire, SP4 9AP**

Following our meeting on 13 July 2026, it was agreed that we would provide a set of additional information and clarification to address the points raised during the discussion. This letter provides an update, and the following documentation has been prepared as part of an updated package of information:

- BNG Report
- BNG Metric
- Stone Curlew Survey Report
- Reptile Survey Report
- Great Crested Newt eDNA Report
- Site of Special Scientific Interest (SSSI) Assessment
- Report to inform a Habitats Regulations Assessment (HRA)
- Summary of proximity to Scheduled Ancient Monument
- Revised drawing - Plot 1 HT 4B-8P-V1 1-100 1-50 rev P2a

### **Ecology**

At the time of submission, it was agreed that additional species-specific surveys would be undertaken during the relevant survey windows and submitted to the Council for review. The surveys are now complete and all of the species-specific surveys have confirmed absence at the site.

The pack includes an update to the BNG assessment following the recommendation to resurvey in the optimal habitat window. This survey was undertaken in May 2026 and revealed that the shortfall has reduced from 7.61 biodiversity units a -33.36% net change, to 3.7 biodiversity units and a -17.77% net change.

As the proposals will not achieve a 10% uplift in biodiversity units through on-site measures, it is anticipated that the shortfall will be delivered through an offsite contribution by purchasing credits from a BNG credit bank.

### **Heritage Impact**

Historic England raised concerns on 20th March 2026 regarding potential impacts on the setting of the bowl barrow scheduled monument located to the east of the site. During our meeting with the Council, it was explained that Historic England had calculated distances from the site

boundary to the scheduled monument (30m), rather than from the location of the closest proposed dwelling, which increases the distance to 58m.

To address these concerns, WSP have prepared a technical note titled "*Summary of proximity to Scheduled Ancient Monument*" accompanied by a plan. The note provides an assessment of the scheduled monument's setting on the nearest of six barrows forming a grouped asset, concluding that whilst the proposed development would have some impact, this would constitute less than substantial harm. This is based on the finding that the asset's relationships as part of the grouped barrows would not be materially impacted.

The WSP assessment demonstrates that the bowl barrow exists as the southernmost element of a group of six monuments. The grouped assets are defined and experienced through their relationship with each other, as well as their location within the wider Salisbury Plain landscape. The proposed development site does not form a principal part of the landscape in which the asset is experienced, and the open views onto Salisbury Plain to the north and the spatial relationships between the barrows themselves would be preserved and unchanged.

It remains our intention to retain the location of the homes as per the submitted proposals as any marginal positive impact arising from the increased distance from the barrows would result in other negative impacts including the loss of trees within the site.

### **Noise Assessment**

In response to the application, a consultation response from the Public Protection officer was received on 13 July 2026, which sought justification for the noise monitoring location, analysis regarding the potential impact of military activity and clarification for the  $L_{Amax}$  levels used.

#### ***Representativeness of Monitoring Location***

It is acknowledged that the measurement location sits marginally outside the site boundary. In absence of access to the residential properties, an unattended measurement location was adopted to allow continuous measurements to be undertaken to establish baseline noise levels considered to be representative of those across the site, as opposed to short-term measurements over selected periods.

Based on observations made during the survey, the dominant source of noise across the site was considered to be road traffic on Sheepbridge Road which is located approximately 130m to the north of the proposed residential dwellings. There were minimal road traffic movements on the internal road to the east of the site. The measured levels are therefore considered representative of the proposed development area.

#### ***Military Activity***

As noted within the assessment, the nearest firing ranges are located over 1km from the site. Whilst distant shooting noise was audible during the installation of the equipment, it occurred infrequently and was not a major contributor to the overall environmental noise climate at the site. Consequently, it was not considered necessary to consider this further in the assessment.

#### ***$L_{Amax}$ Levels***

As stated in the table footnote within the Noise Assessment, the night-time  $L_{Amax}$  levels of 59 - 61 dB presented in Table 3-2 represent the typical  $L_{AFmax}$  noise levels, defined as the 10<sup>th</sup> highest  $L_{AFmax}$  recorded during the night-time period in accordance with WHO guidance, and are considered representative of typical night-time conditions.

The 70 dB  $L_{Amax}$  value referenced in Section 4.1 relates to the 10<sup>th</sup> highest individual noise event recorded during the survey period. This was a one-second period, worst-case event and is not representative of the typical conditions. The assessment of internal noise levels was based on the values reported in Table 3-2 to assess the typical night-time acoustic environment. However,

even if the 70 dB  $L_{Amax}$  maximum noise level was adopted, it should be noted that internal noise criteria would still be met with the recommended glazing and ventilation specification.

### **Drainage**

The preferred surface water drainage solution for the site is using soakaways based on known ground conditions and an outline drainage strategy proposing infiltration was submitted as part of the application.

During the consultation, the drainage officer raised a holding objection subject to additional information including the soakage test results to demonstrate that this solution was appropriate at the site. There is an expectation that soakaways will prove to be a suitable drainage solution for this development as surface water drainage for the residential properties in the immediate area is exclusively via soakaways.

The MOD has alternative drainage options available and controls the surrounding land, should the infiltration testing demonstrate soakaways cannot be used. This would be through providing on-site attenuation with a surface water drain following the former railway line to discharge into the existing Bulford Barracks surface water drainage system. As such, it is considered that a condition requiring detailed drainage assessment prior to commencement of development is appropriate in this instance as there is both a preferred and fallback option which accord with Wiltshire's drainage hierarchy.

### **Amended Plans**

During the meeting, it was identified that one of the application plans required a minor alteration. This submission therefore includes a revised drawing and clarifications following queries raised during the meeting.

#### *Revised Drawing*

The drawing for Plot 1 (Drawing ref: Plot 1 HT 4B-8P-V1 1-100 1-50 rev P2a) has been updated to clarify the ground floor side elevation materials. The area beneath the tiles that was previously shown as blank will now clearly indicate brickwork as per the other side elevations.

#### *Clarifications*

The three horizontal lines with dotted black markings shown on the rear elevation sections of Plots 7 and 8 represent flint set in blocks as flintwork detailing.

Plot 8 has no windows on the rear elevation due to its corner design. Windows have been positioned in the flanks to ensure adequate internal space for furniture placement. Any concerns regarding blank walls being used for wall games will be addressed through the SFA management arrangements.

All other drawings remain unchanged.

**Next steps**

We trust this additional information addresses the matters raised and look forward to your determination of this application. Please do not hesitate to contact us should you require any further clarification

Should you have any questions or wish to discuss the additional documentation in further detail, we would be happy to facilitate this and set up a call.

Yours sincerely



**Chris Dadds**

**Director – Planning**

For and on behalf of

Jones Lang LaSalle Limited