

RE: Supplementary Representation – Demand for Restrictive "Owner-Occupier Principal Residence" Condition

I am writing to submit an urgent supplementary representation ahead of tomorrow's consultation deadline.

Without prejudice to my primary objections—which conclusively prove that the applicant's economic viability report is factually invalid and must be entirely disregarded—I am writing to demand that Wiltshire Council places the tightest possible legal restrictions on this site if permission is minded to be approved. **(CP1)(CP2)**

Because the applicant is seeking an unrestricted C3 residential classification, there is an immediate risk that this sensitive property, located directly on the banks of the River Avon SSSI, will be exploited as a speculative, high-intensity commercial holiday let or investor property on the open market.

If the Planning Authority determines that a residential conversion is necessary to safeguard this unlisted heritage asset, the Council **must eliminate the risk of short-term letting exploitation** by attaching the following strict conditions to any approval:

1. **Principal Residence Restriction:** The property shall be occupied solely as a permanent, primary residence by the legal owner-occupier and their immediate family. It shall at no time be used, let, or sub-let as commercial holiday accommodation, a short-term let, or a secondary home
2. **Personal Condition Framework:** Given the exceptional site constraints, high environmental sensitivity, and the applicant's reliance on unique viability claims, permission should be tied personally to the applicant/first occupier, preventing immediate flipping on the open market. **(CP39)(CP40)**
3. **Removal of Permitted Development Rights:** Complete removal of all Permitted Development rights (Part 1, Classes A–E) to prevent unmonitored physical expansion or intensified use right next to the River Avon Special Area of Conservation (SAC) and SSSI. **(CP50)(CP69)**

The applicant has utterly failed to satisfy Wiltshire Council's strict viability testing to justify an open-ended, unrestricted C3 market house. Tight residential occupancy conditions are the absolute minimum required to prevent unmanageable, harmful commercial exploitation of this highly restricted site.

Relevant Development Plan Policy References

Policy 1: Spatial Strategy

Policy 2: Delivery Strategy

Policy 39: Tourist Development

Policy 40: Loss-of-Use Testing

Policy 50: Biodiversity and Development

Policy 69: River Avon SAC/SSSI Protection

Please ensure this representation is formally logged against the application file today.

Yours sincerely,

Roberta Love

