



## **Planning Application for up to 86 homes on land at Middleton Road**

**Winterslow Parish Council would like to draw your attention to planning application number 2021/03018 which is the proposed Primetower development of up to 86 dwellings on land on Middleton Road between the Village Hall, Brown's Copse and Highfield Crescent.**

All residents are encouraged by the Parish Council to forward their views to Wiltshire Council via their website: [www.development.wiltshire.gov.uk/pr/s](http://www.development.wiltshire.gov.uk/pr/s) by the consultation deadline of 1st July.

You will need to fill in the above application number in the Keyword Search box and once you have displayed and viewed all of the associated files, there is a drop-down menu under the Comments tab for responses whether in support, petition, object, no objection or just to comment. Details of 'material considerations' on which to comment can be found below.

In addition, we are holding an extraordinary meeting solely to discuss and vote on this application at the Village Hall at 7.00 pm on Thursday 1<sup>st</sup> July. This may be subject to Covid restrictions and therefore numbers attending may be limited. If arrangements change details will be on our website:

[www.winterslow.org.uk/news/parish-news.php](http://www.winterslow.org.uk/news/parish-news.php)

### **Relevant issues when applications are considered include:**

- Development Plan Policy
- Government Guidance
- Highway safety and traffic
- Design, appearance, and layout
- Effect on the level of daylight and privacy
- Conservation of buildings, trees and open land
- Need to safeguard the countryside
- Noise disturbance and smells

### **The following are NOT relevant planning matters and cannot be considered:**

- Effect on the value of property
- Loss of a private view
- Inconvenience or other problems caused by building works
- Matters covered by other laws
- Private property rights
- Possible future development
- The fact the development may have started
- Trade objections based on competition
- Moral objections

## **Planning Application for development off Middleton Road, Middle Winterslow**

An outline planning application has been registered by Wiltshire Council and full details are available on their website. Google Wiltshire Council Planning and then enter 2021/03018 in the search box.

### **The application comprises of the following key proposals:**

Up to 86 dwellings made up of:

4 x 1 bedroom bungalows, 17 x 1 bedroom houses, 3 x 2 bedroom bungalows, 27 x 2 bedroom houses, 26 x 3 bedroom houses, 9 x 4 bedroom houses.

40% of the dwellings will be Affordable Social Housing across a range of size and tenure (low rental or shared ownership) arrangements, subject to Wiltshire Council's specific requirements.

Small scale developments scattered throughout the village boundary are unlikely to provide any affordable housing and will therefore not address local needs.

Various and connected green infrastructure is designed to (in an ecological consultant's view) enhance and protect Brown's Copse. A funded management plan is proposed to ensure that the copse is maintained appropriately.

A new children's play area adjacent to the Village Hall and pre-school.

A new footpath/cycleway to remove the need to use Middleton Road plus an off-road network of footpaths/cycleways.

Drainage solutions to address the risk of winter overland flows of surface water and create wildlife friendly wetland areas.

A contribution of approximately £120,000 to be made towards additional pre-school provision (this figure is subject to Wiltshire Council's funding calculation).

Generate sufficient requirement for primary school places to ensure that the well-regarded local school is fully subscribed by local children. At present the school is not full and approximately 40% of children attending do not live in the village catchment area.

Contributions towards additional Secondary School provision as determined by Wiltshire Council to ensure that adequate spaces are available.

A contribution of £195,000 for enlargement works to the Village Hall.

Community Infrastructure Levy (CIL) of approximately £450,000 to Wiltshire Council, of which approximately £68,000 will be retained by Winterslow Parish Council for local infrastructure projects.

A full suite of technical reports addressing such issues as traffic, drainage, visual impact, and ecological matters.

**Please do access the application on the Wiltshire Council website where you will find all the relevant documents including a detailed Planning Statement and a proposed Site Plan.**

**Your comments are very much appreciated.**