

Persimmon Homes Wessex

Verona House

Tetbury Hill

Malmesbury

SN16 9JR

Tel: 01666 824721

Dear Sally,

RE: Reserved matters application for access, appearance, landscaping, layout & scale for NEAP and MUGA following application ref. P17/V3130/FUL. Discharge of outline conditions 11(Construction and Environmental Management Plan), 22(Landscape Management Plan) and 26(Landscape Management Plan) in relation to this parcel only. (Variation of condition 7 of Planning Permission P12/V0299/O to provide the development brief prior to the occupation of the 250th dwelling rather than before the submission of reserved matters adjoining the Local Centre (Outline application for residential development of about 2,500 dwellings with associated services and facilities including secondary school, primary schools, local centre (including uses falling within use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), open space including community park, and the realignment of Denchworth Road to the south. As amended by description and additional information from agent/applicant dated 23/10/2012)).

Please see attached the resubmission for the above application.

It is important to note that the application originally sought the provision of a NEAP and MUGA as per the requirements of the S106. Through the planning process it has become clear that the application cannot accommodate the MUGA at this time, in this location, due to the specification outlined in the S106 which includes the provision of vehicular emergency access and disabled parking.

It is important to note that in this location and in line with the masterplan there will eventually be residential development to the north of this application which will provide the required specification as per the S106 and allow the MUGA to be delivered. However, at present this is not possible due to the phasing of the site and current land ownership. Other locations have been proposed to allow for the provision of the MUGA to allow for this to be brought forward at the present time, however on consultation with the Parish Council, the desired location remains as per the masterplan. Therefore the MUGA has been removed from the application at present and is shown only indicatively on the plan to give context to the application. The occupation trigger for the MUGA will be reviewed and a deed of variation sought to be inline with the residential parcel to the north.

There has been requests for the removal of the footpath that passes through the south of the parcel. The land surrounding this is currently not within Persimmons ownership, as to future proof this route this section would be built in part thus avoiding any further issues in the future for the connectivity through this parcel.

Any questions on the application please let me know.

Kind Regards,

Barnaby Harris

Planner