From:	Martin English
To:	Sims, Steven
Cc:	Jamie Brown
Subject:	16105_Thoulstone_PL_ Chapmanslade Parish Council
Date:	23 July 2018 14:01:50
Attachments:	image002.png image003.png

Dear Steven,

We note the very welcome note of support of Chapmanslade Parish Council that has been uploaded to the planning portal.

Within the response we noted the comments regarding future information on cycleways and footpaths. As noted in Sections 2.2 and 6.2 of the Design and Access Statement we have had extremely positive discussions with both Chapmanslade and Upton Scudamore Parish Councils about pedestrian and cycle connectivity. It had been discussed and agreed with both parishes that the connectivity be progressed as part of a more comprehensive grouping of the interested parties once a planning application has been determined.

In Chapmanslade in particular, there is a strong desire to restore connections from the village across the A36 to the wider countryside in a safe manner. This connection would be strongly supported by the applicant and the prospective operator but would require connections across land outwith the applicant's control. A foot path group is already active in pursuit of such a connection.

Both the applicant and the prospective operator, Natural Retreats, share the aspirations of both parishes to work to facilitate better pedestrian and cycle connectivity should the proposals be granted a consent. We can confirm that the operator is keen to fully engage in such a process and to resolve mutually agreeable access points and routes through their land holdings. All the discussions to date have reflected the current reality on the ground and the lack of current infrastructure from Chapmanslade across the A36 giving access to the wider countryside.

We note that the pre-application process and the current detailed application have been prepared based on the current situation and we believe they are entirely workable as proposed, we would therefore strongly resist the imposition of any condition which might render the proposal undeliverable due to issues beyond the applicant's control.

We are aware that you will be awaiting the other consultation reports by the month end, we would very much appreciate some dates early next month when we could meet with you to fully review the above and any other pertinent matters pursuant to the application.

Regards
Martin

Martin P English
Architect - Director

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From: Jamie Brown
Sent: 10 July 2018 14:51
To: Steven.Sims@wiltshire.gov.uk
Cc: Martin English <Martinpenglish@trailarchitects.co.uk>
Subject: 16105_Thoulstone_PL_Retail Assessment

Dear Steven,

When we spoke just before the Thoulstone Eco-Leisure Proposal planning application was submitted I explained that the Retail Impact Assessment was outstanding – I'm writing now to submit that document (attached).

Martin called earlier today and left a voicemail – mentioning the RIA along with the following points.

We received notice last week from the Environment Agency to say that they had no objections to the proposals, which is good news.

We also received confirmation that the EIA wouldn't be required. There was a comment on the letter saying that the Wiltshire Council Ecologist had suggested a Habitats Regulation Assessment may be required in relation to a Special Area of Conservation (for horseshoe bats). The consultant ecologist in our team (Crossman Associates) had considered that to be unnecessary in preparing their information for the planning submission. Crossman Associates are currently seeking to review some additional data, and hope to speak to the WC Ecologist – it's unclear whether the comment on the EIA Screening was carried out in sight of the planning submission, as opposed to just the EIA Screening. Once that has been clarified further I'll contact you to discuss.

The other thing I noticed today was that the period for consultation / representation has been extended from the 20th of July to the 26th of July. Do you know why this may have happened?

Kind Regards,

Jamie Brown
Architect

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