

*Willis & Co.*

**Chartered Town Planners  
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**Our ref: MW/**

29<sup>th</sup> February 2016

Clare Fabray  
Clerk to Nettleton Parish Council  
149 High St  
Marshfield  
Chippenham  
SN14 8LU

Dear Ms Fabray,

**Land at Nettleton Road, Burton, Nettleton, Wiltshire**

I write on behalf of Greg Clark, who will know is the owner of Burton Farm, Burton. Greg and I have been discussing the recent survey undertaken in connection with the development of a Neighbourhood Plan for the Parish (which I understand has now been shelved) and the proposals for a play area at Burton proposed by the Burton Community Association. (Please note that I am writing to the BCA separately.)

I understand that there is a need for some affordable 'social' housing within the Parish of Nettleton and a plan for enhanced leisure facilities at Burton. However, funds to provide these facilities are limited and may prevent these projects from coming to fruition.

You may be aware that the Government has recently indicated in paragraph 54 of the National Planning Policy Framework that there may be opportunities for community-led projects to deliver affordable housing on exception sites outside of the settlement framework where an element of market housing is permitted to cross-subsidise the affordable housing.

Greg and I have been giving this matter some thought. It seems that perhaps the best location for new affordable housing and a play area would be off Nettleton Road, just to the south of The Meads. It would be sensible if the affordable housing was managed by Greensquare/Westlea and for management and access reasons this location would be ideal. I attach a very basic sketch plan - for illustrative purposes only - to show how this might work.

Of course, the actual design, layout and numbers of dwellings would need to be determined by the identified local need for the affordable housing and in consultation with the community, the Parish Council, the Burton Community Association, nearby residents, Greensquare/Westlea and

Contd.../

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Nettleton Parish Council

29<sup>th</sup> February 2016

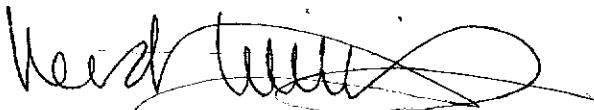
## **Land at Nettleton Road, Burton, Nettleton, Wiltshire**

Wiltshire Council. The intention would be that the capital cost of the affordable housing and the capital cost and the on-going maintenance of the play area would be met from the proceeds of the market housing development, at no cost to either Wiltshire Council or the Parish Council.

It is clear that to be successful this type of project must be genuinely community-led and achieve benefits for the whole community. We invite the Parish Councils comments on this proposal. We would be very pleased to discuss this project with members of the Parish Council, and to attend a meeting of the Parish Council to explore the options, without obligation.

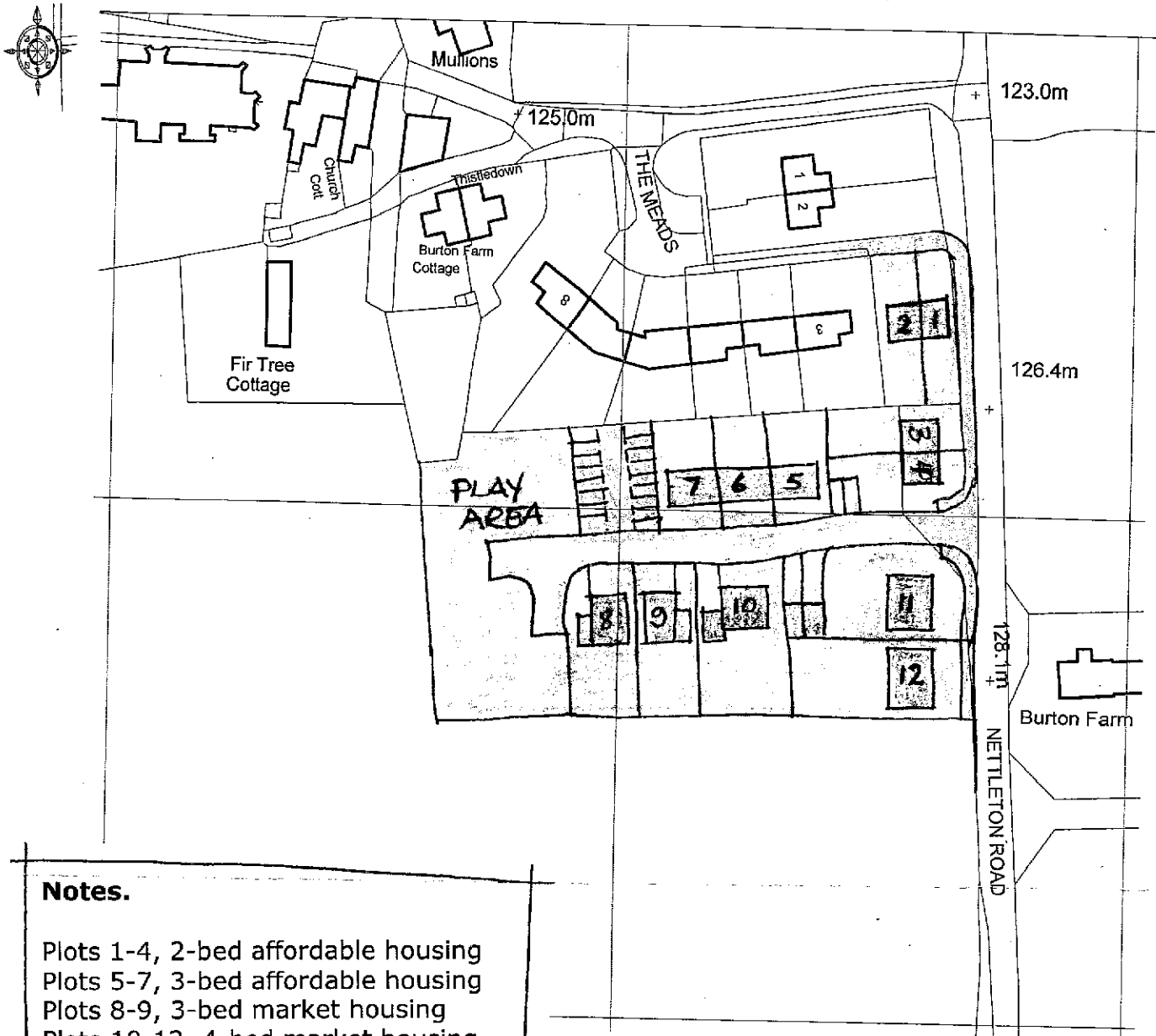
I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marc Willis', with a large, stylized flourish at the end.

Marc Willis

FOR ILLUSTRATIVE PURPOSES ONLY.



**Notes.**

Plots 1-4, 2-bed affordable housing  
Plots 5-7, 3-bed affordable housing  
Plots 8-9, 3-bed market housing  
Plots 10-12, 4-bed market housing

Total 7 affordable housing units  
and 5 market housing units

Play area approximately 1,500sq.m.,  
Equipped with play equipment.

New footway along Nettleton Road.

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**Title;** Land at Nettleton Road, Burton, Nettleton, Wiltshire  
Location plan – Sketch plan as proposed

**Scale;** 1/1,250 @ A4

**Date;** February 2016

**Plan No;** 2718/01

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