

Calne Without Parish Council

Station House, Black Dog, Calne, Wiltshire SN11 0LU
Email: clerk@calnewwithout-pc.gov.uk Tel. 07771888956

Rose Fox
Planning Officer
Wiltshire Council

By email: developmentmanagement@wiltshire.gov.uk

15th September 2020

Dear Rose,

**20/06684/OUT Land to the South of Chilvester Hill, Calne, Wiltshire
Outline application (all matters reserved except for main vehicular access from Chilvester Hill only) for up to 32 dwellings and associated infrastructure, landscape and biodiversity enhancements**

Thank you for consulting the Parish Council on this application.

The Parish Council engaged with the developer during the pre-application consultation and is disappointed that the application has still been submitted outside of the Neighbourhood planning process.

The Parish Council wishes to object to the application on the following grounds:

1 Housing Need

The Parish Council has worked with Calne Town Council to produce the Calne Area Neighbourhood Plan and has ensured that Calne has more than played its part in meeting the areas housing needs.

As detailed in The Wiltshire Housing Site Allocations Plan Feb 2020 the Calne Area has provided well in excess of the 1605 dwellings that were required in the plan period to 2026. Completions 2006 – 2017 are 1130 with developable commitments 2017 to 2026 given as 1018, a total of 2148, 543 above the requirement set. The area will be accommodating over a third more dwellings than required to 2026 so the Parish Council does not consider that the Calne area has a housing need that should override the community's agreed and set out plans.

The Parish Council is very concerned that the additional housing growth that the Calne area has seen has not been matched by employment growth which has led to a continuance of the unsustainable out commuting identified in the Neighbourhood planning process. Out commuting is running at a level of 80% much of this going beyond the County boundary. This will be at the forefront of the Council's approach to the review of the Neighbourhood Plan to 2036.

The location of the proposed development is outside settlement boundary for Calne and as such raises concerns about the sustainability of the site given the likely reliance upon the private car.

2 Access

The access proposed is the minimum acceptable level in highways terms and local knowledge indicates that this would be likely to lead to accidents and injury. The Council believe that the access should be taken off the roundabout, if that is proven not to be achievable then consideration should be given to alternative designs for the access including consideration of a reduction in speed limit and use of islands, turning lanes and carriageway realignment. The Council has serious concerns over the impact of the proposed access on the safety of traffic in the area including the impact on the A4 /A3102 roundabout, the turning to Ratford and the access for the surrounding properties.

3 Pedestrian Access

Pedestrian access to the town amenities, the bus stops on the A4 and rural recreation routes will be required. The plans indicated that a footpath would be put in place to the east of the site to join with the existing path at the entrance to Curzon Park and along the western side of the entrance road to an unspecified point in front of Berhill cottage. The provision of tactile paving and dropped curbs is not considered sufficient to provide safe crossing at either location shown. The crossing point to Meadowsweet drive is considered particularly dangerous given the lack of visibility for vehicles from the A3102 turning left toward the town centre. There is no indication of a safe cycle routes to and from the site.

4 Listed Buildings

Berhill Farm House and The Stable Range to the north of Berhill Farm House are both Grade 2 listed buildings and the setting of these has not been given any consideration other than to screen them from the development. The opportunity to enhance the setting of these buildings through good design has not been addressed. The setting of the buildings as seen from across the valley from photo viewpoints 16b and 25 should also be considered. The high area of land beside the A4 and Berhill cottage is identified in the landscape assessment as requiring either to be left as open space or single storey development. In order to protect the setting of the listed building this land should not be considered appropriate for development and therefore the development potential of the site in terms of the number of dwellings it can accommodate is too high.

5 Existing Development

There has been no thought given to the overlooking of the bungalows at Walter Sutton Close the views shown in the landscape assessment indicate how dominant and overpowering 2 storey development would be on the existing bungalow in Walter Sutton Close.

6 Design

This site would form the entrance to Calne on the A4 and an important transition from the rural River Marden valley. The site if developed would require a bespoke design, well related to its surroundings and the Parish Council would seek to allow the community to engage in this process through the preparation of a design guide through the Neighbourhood Plan review.

In conclusion the Parish Council object to this development, Calne and its surrounding area has more than played its part in providing a range and mix of housing and any further developments should be brought forward through the review of the Neighbourhood Plan. The site is an important entrance to the Calne and will be highly visible and will impact on the setting of the grade 2 listed buildings at Berhill Farm House.

The proposed access is considered to be poorly located and designed to minimum standards with no account taken of local traffic conditions. The access for pedestrians and cyclists is also poorly designed and there is no provision of proper crossing points.

The Parish Council asks that this application be refused.

Yours sincerely,

S Glen

S Glen
Clerk