Re Planning PL/2023/05350 Churchill Place, Coombe Bissett, Salisbury.

Dear Planning Officer,
This application is within the area of Cranbourne Chase AONB which means any development should not harm the natural beauty or environmental significance of the area. The area is also an International Dark Skies Reserve and part of the Chase and Chalke landscape Partnership which protects the unique Chalke Valley and area. We live in a very special part of the country and any large development should be considered carefully.

The overdevelopment of Churchill Place is not in keeping with the quiet rural area of Coombe Bissett. Because of the huge cost of developing a difficult vertical site, the plans include as many dwellings as possible that can be squeezed in to make it viable. We question the size of the living areas of the 4/3 bed dwellings.
The close proximity of the development overpowers existing properties destroying their privacy and enjoyment of their homes. With 17 double beds in this development there could be 34 people living in close proximity which is going to increase the noise, light and vehicular movement to those living nearby.

Prominent in the design statements the Architect makes use of the words “derelict post-industrial contaminated brownfield site.”to describe the site. Google Earth pre 2019 will show a site covered with mature trees that have not been disturbed for many years, and home for badgers and deer and many other creatures.
The contamination of trace elements suggested in the plans are, according to the Environment Agency, natural levels from existing soil biodiversity and not a problem for residential dwellings especially as there are no allotments. Any contamination from the council site came from road-chippings stored at the lower end that has since been built over.
Any instability could have been caused by stripping the area of all growth pre application and as well known solid chalk is a good foundation for building. Chalk was extracted many years ago and was hardly classed as large industry. This paints a very different picture of this site which was never sold for building.

Drainage from soakaways and surface water is a cause for alarm. The floor plan shows 7 bathrooms and 9 ensuites producing a sizable amount of grey water. There is no Wessex Water drainage along the Old Blandford Road. Surface water runs down the hill to drains at the bottom that flow into the river. However because of the huge amount of surface water the drains silt up quickly and the water flows across the main A354 causing problems. Green roofs are great as we know from our own, but they reach saturation and the water needs to be channelled safely away.

The vehicular trip calculation of movement has been measured for 6 dwellings in 2019 and is not correct. There will be considerably more vehicle movement. Most families will have to travel to work as there is little available in this rural area. Getting all vehicles out at a similar time could be difficult especially as we occasionally have power cuts!
The Old Blandford Road does not have passing places except on private land. We still have issues with the exit on to the A354 for a substantial increase of traffic. Often dog walkers’ cars are parked at the entrance causing difficulty in turning from the Blandford direction making a shunt necessary to get round. Although visibility is reasonable, the traffic is very fast as our traffic wardens have recorded.

A development of this size and proximity to other properties should not be accepted.

Louise and Peter Hartgill