Ref Planning Application ref PL/2023/09303 Charlcutt Farm,Charlcutt Nr Calne

I wish to object to the above planning application.

I have lived in Charlcutt for over 40 years and although i fully appreciate that modern farming involves diversification i am very concerned about any development that could change the character of what is currently a quiet and very attractive rural settlement.

There is a general lack of detail in the application on a variety of issues. In particular my concerns are as follows,

1 SCALE There is no clarity as regards scale other than suggesting that there will be approximately 10 tents in use at any one time. Tent size will govern the number of people and traffic to the site ie will there be 10 x 2person tents of 10x6 person tents. Some camping sites have large tents in situ which can be used for event type uses ie weddings, large parties, music festivals etc. How will these issues be defined as part of any consent.?

2 AMENITY As a neighbour within about 100 meters from the site how will any amenity issues be dealt with as regards noise, light, disturbance as part of any consent?

3 SITE AREA The site is 0.77acres in extent and i cannot understand why it needs to be so large given the number of tent spaces proposed . Is there a need for any landscaping to mitigate any potential impacts or could the site be reduced in size to avoid over intensification of use?

4 ACCESS AND TRAFFIC

The road through Charlcutt is single lane and there are serious concerns about the increased levels of traffic in recent years involving large vehicles often travelling too fast for a narrow road. This proposal will increase traffic use particularly as it is highly likely that those using the site will travel to amenities such as shops, pubs etc by car.

The proposed access on to the frontage road is difficult and it is noted that a mirror will be installed. The application gives no detail as to the visibility splays that will be needed to ensure safe access to the frontage road and also the degree to which the hedgerow and hedgerow trees will be removed or altered.

5 PROVISION OF SERVICES AND GENERAL MANAGEMENT My understanding is that the success or failure of commercial camp site s depends on how well the site is to be managed. The application makes no mention as to how the site will be managed and what the site rules will be.

Services will have to be provided to the site There is no detail as regards the proposed toilet block or how sewage will be dealt with bearing in mind that there is no main sewer in Charlcutt. There is also no detail about waste disposal and also the provision of light power and water to the site.

6 INTENSIFICATION OF USE Given the positioning of the proposed site i am particularly concerned that this proposal, if permitted, could lead to further intensification of use to other areas adjacent to the proposed site.

T F Church

29th November 2023