

Statement of Community Involvement

Outline planning application for a Residential Development and Associated Infrastructure and Landscaping.

Land east of Spitfire Road, Calne

On behalf of Robert Hitchins Ltd

Date: 24th June 2025 | Pegasus Ref: P23-2672

Author: Jon Appleby

Document Management.

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1. Introduction

- 1.1. This Statement of Community Engagement has been prepared by Pegasus Group on behalf of Robert Hitchins Limited in support of proposals for outline planning permission for a residential development of up to 20 dwellings and associated works including infrastructure and landscaping, with vehicular access connecting from Spitfire Road, Calne.
- 1.2. Applicants are encouraged to consult the local community in preparing development proposals to provide local people with the opportunity to shape new development in their area. They are also encouraged to engage with planning authorities and other stakeholders in pre-application discussions.
- 1.3. This Statement provides a full explanation of the consultation and is accompanied by appendices, which contain evidence of the consultation process and summarises the outcome of feedback from respondents. The Statement also sets out how those responses have been taken into account in preparing the outline application.
- 1.4. The consultation process will also assist the Council and other stakeholders in the consideration of the application proposals and may provide a platform to apply appropriate planning conditions and/or Section 106 provisions, should planning permission be granted.
- 1.5. This Statement takes the following form:
 - i. Section 2 – considers relevant planning policy relating to community engagement.
 - ii. Section 3 – outlines the consultation process and programme undertaken by the applicant.
 - iii. Section 4 – provides a summary of the consultation responses received.
 - iv. Section 5 – provides a summary and conclusions and sets out any changes made to the proposals as a result of the consultation process.

2. Planning Policy Framework

2.1. Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are required to encourage participation from local community groups when development is proposed.

2.2. The main planning policy references for pre-application consultation relevant to the proposals are:

- The revised National Planning Policy Framework (December 2024 NPPF), last updated February 2025;
- The National Planning Practice Guidance web-based resource, (first published 6th March 2014), with updates;
- Wiltshire Council Statement of Community Involvement (July 2020).

2.3. The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns, or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those who are engaged in designing the development project, or who are directly involved in the decision-making process.

National Planning Policy Framework (NPPF) (December 2024)

2.4. The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

2.5. In addressing the need for pre-application consultation, paragraph 40 of the NPPF (2024) states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.6. Furthermore, paragraph 41 states that where they think it would be beneficial, local planning authorities should:

“...encourage any applicants who are not already required to do so by law to engage with the local community, and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

- 2.7. The applicant is therefore encouraged to provide evidence of how the community have been involved in pre-application discussions concerning the proposed development.

National Planning Practice Guidance (PPG) (first published 6th March 2014, with updates)

- 2.8. The PPG web-based resource further raises the importance of consultation in the planning process. The PPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

Wiltshire Council Statement of Community Involvement (July 2020)

- 2.9. Wiltshire Council's Statement of Community Involvement (SCI) was updated in July 2020.
- 2.10. Wiltshire Council, as the local planning authority, must maintain a Statement of Community Involvement (SCI) as a legal requirement under the Planning and Compulsory Purchase Act 2004. The SCI sets out how the local planning authority will engage with local communities and stakeholders on planning matters including both plan-making and decision taking.
- 2.11. Paragraph 8.11 of the SCI states:

"[Wiltshire Council] also encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application. A reasonable time frame should be allowed by the developer for feedback. This will enable the developer to consider amending the plans in response to such suggestions before submission."

- 2.12. The SCI continues to explain that while such engagement is discretionary, it is nevertheless encouraged by Wiltshire Council prior to the submission of applications for ten or more houses, or other large development on sites of 1 hectare or more. It is clear therefore that Wiltshire Council encourages applicants to carry out their own consultation programmes with local communities and key stakeholder groups before an application is submitted, particularly where the applications are large scale, complex or of public interest.
- 2.13. A key message is that early engagement can benefit both developers and the local community by engaging in early dialogue and enabling the creation of appropriate and comprehensive schemes.

3. Community Consultation Process

- 3.1. The consultation was concerned with a residential development of up to 20 dwellings, associated infrastructure and landscaping, with vehicular access connecting from Spitfire Road, Calne.
- 3.2. The community consultation process consisted of individual elements with a common purpose of informing local residents, Elected Members and stakeholders of the proposals and enabling opportunity to provide feedback and recommendations. These elements are summarised as follows: –
- Leaflet mail out
 - Consultation website
 - Newspaper Notice
 - Letters to relevant councillors
- 3.3. The chronology of the community consultation process and a summary of what the various elements included is provided below.
- 3.4. To advertise the public consultation, approximately 1,221 leaflets were prepared and delivered to properties (residential and commercial) on Monday 3rd February 2025. The leaflets provided local residents with information about the proposals, the concept Masterplan, a link to the consultation website and an opportunity to comment on the proposed development via freepost return.

APPENDIX 1 : CONSULTATION LEAFLET

APPENDIX 2 : LEAFLET DISTRIBUTION AREA

- 3.5. Direct emails were sent to local Councillors and Ward members on Friday 31st January 2025, providing details of the consultation and proposed development as well as electronic copies of the information leaflets.

APPENDIX 3: EXAMPLE LETTER TO ELECTED MEMBERS

- 3.6. The above step was taken to ensure that Councillors would receive the consultation leaflet prior to the consultation leaflet being mailed out to members of the public.
- 3.7. The consultation leaflet included an indicative masterplan of the proposed development.

APPENDIX 4: INDICATIVE MASTERPLAN

- 3.8. A consultation website was also set up which provided details of the proposed development and provided a facility to respond (<https://www.eastofspitfireroadcalne.co.uk/>).

- 3.9. A dedicated email address for responses was provided (eastofspitfireroadcalne@pegasusgroup.co.uk), as was a Freepost tear off slip on the hard copy consultation leaflet sent to local residents.
- 3.10. A notice was placed in the Wiltshire Gazette & Herald on the Thursday 6th February edition advertising the public consultation event and providing details of the proposed development.

APPENDIX 5 : Evidence of Notice in Wiltshire Gazette & Herald

- 3.11. Between the 3rd February 2025 and 24th February 2025, Pegasus Group received a total of 26 responses to the public consultation.
- 3.12. All comments that were received (including any received after the 24th February 2025 deadline, but prior to submission) have been taken into consideration in the table of responses at Section 4 below.

4. Consultation Responses

- 4.1. The aim of the consultation was to provide local residents and stakeholders, including Calne Town Council and Calne Without Parish Council, with the opportunity to comment on the potential new development proposals in their area, to raise any issues that might otherwise have been missed and to make any further suggestions to improve the layout.
- 4.2. From the responses received it is apparent that there are mixed views regarding the proposals.
- 4.3. The main concerns related to the principle of development, flooding, traffic and infrastructure matters.
- 4.4. Residents raised specific concerns over the anticipated impact of the proposed development upon flooding in the local area.
- 4.5. Many residents expressed concern over the level of new development taking place in this location.
- 4.6. The comments forms received provide valuable local knowledge and opinion. The comments have been summarised and analysed and are set out in the tables below. The comments received are arranged to summarise the nature of the comment, the Applicant's response from the consultant team is then provided. It is intended not only to respond to the comments, but to also indicate, where possible, how the application proposals address the comments.
- 4.7. These issues are dealt with in brief below and are addressed more comprehensively through the technical and environmental reports submitted in support of the application, including the Design and Access Statement, the Transport Statement, and the Flood Risk Assessment and Drainage Strategy.

Planning	
Consultee Comment	Response
Calne does not need any more homes.	Wiltshire Council currently have a 5 year housing land supply of just 2.03 year-supply (as of March 2025). This represents a substantial shortfall in the supply of housing for the local area.
Will there be any affordable homes proposed as part of this development?	A policy compliant level of affordable housing will be provided. The mix and tenure will be determined through negotiations with the Council's Housing Officer.
Too many new homes have been allowed in Calne in recent times.	Residential schemes which have been granted planning permission and are in the process of being delivered are taken into account when calculating Wiltshire Council's housing land supply figure.
How does this proposal fit with the updated Neighborhood Plan?	The revised Calne Community Neighbourhood Plan has progressed without any housing allocations and was made part of the development plan on 3 rd March 2025. The policies within both the revised Neighbourhood Plan and adopted local plan have been carefully considered during the preparation of this planning application.
It's great to hear that you're planning more development in the area, more houses would be great to have.	Support noted.
Traffic, Highways and Access	
Consultee Comment	Response
Will a suitable road crossing be constructed as Spitfire Road/Gregor Road experiences heavy traffic making it difficult to cross during peak times?	The existing splitter island on Spitfire Road south of the Abberd Lane roundabout is to be widened to 3m to better accommodate pedestrians and cyclists crossing Spitfire Road to access the shared foot/cycleway on Abberd Lane to the west for trips to/from Calne town centre.

Concerns regarding the compounding impact on traffic due to recent housing developments within Calne.	The proposed development of up to 20 dwellings would only generate 11 (two-way) vehicle trips in the AM and PM peak hours. This level of traffic would not have any material impact on the operation or safety of the surrounding local highway network even when considering existing commitments.
Concerns relating to cars speeding on Gregor Drive/Spitfire Road and Sandpit Road and worries that the proposed development may exacerbate this.	The proposed development would not exacerbate cars speeding on Spitfire Road. The proposed site access, which will serve both the proposed development, and the adjacent consented developments to the north, will increase turning movements on Spitfire Road which would likely reduce vehicle speeds. A speed survey undertaken on Spitfire Road in the vicinity of the site recorded average means speeds of 25.1 mph for northbound traffic and 26.0mph for southbound traffic, both below the 30mph speed limit.
Flood Risk and Drainage	
Consultee Comment	Response
Concerns that there are big issues with flooding since the nearby housing estate has been erected including sewage overflowing drains and that more development will make this issue worse.	Existing drainage characteristics will be assessed as part of the site-specific flood risk assessment and drainage strategy to ensure there are no adverse impacts on existing infrastructure / properties.
Concerns that the proposed development will increase flooding from Abberd Brook and into the centre of Calne.	The site-specific flood risk assessment and drainage strategy will ensure there are no adverse impacts in terms of flood risk / drainage related issues.
Does the proposed development account for the fact the area is currently in a floodplain zone?	The site-specific flood risk assessment and drainage strategy outlines that all built form will be located within flood zone 1 and that the proposed development will ensure there are no adverse impacts in terms of flood risk / drainage related issues.

Infrastructure	
Consultee Comment	Response
How would the existing Health Centre cope when they are already struggling with appointments.	The provision of primary care (GP's) is the responsibility of the Integrated Care Board (ICB). It is for Wiltshire Council to work with the ICB to ensure adequate provision at Calne.
Concerns over a lack of spaces in local secondary schools to support the increased population.	This is a matter for the Council to consider through the determination of any planning application.
Environmental	
Consultee Comment	Response
Your proposed development will destroy a lot of habitats. The number of wild birds is in decline – how will you ensure their protection?	The proposals will introduce additional tree and hedge planting to create new green corridors and spaces for wildlife. An ecological assessment will address the biodiversity impacts in more detail.
It has not been made clear what measures will be put in place to support and protect the local wildlife in the area and to promote biodiversity.	The proposals will introduce additional tree planting to create new green corridors and spaces for wildlife. The proposed vegetation will strengthen and create new wildlife habitats. An ecological assessment supporting the planning application will address the biodiversity impacts in more detail.
Noise	
Consultee Comment	Response
Concerns over the noise impacts associated with the proposed development and their impact on local peoples mental health.	Noise Assessments have been prepared in support of the application. Matters of health will be considered by the council's Environmental Health Officer.

5. Summary and Conclusion

- 5.1. The applicant has undertaken pre-application consultation with the local community as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement (July 2020).
- 5.2. The public consultation exercise has allowed local residents and stakeholders to consider the proposals before the planning application has been finalised and offer suggestions and recommendations to help shape new development in the area, which have been taken into account by the applicant.
- 5.3. It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity for the local community to review and discuss the proposals and provide feedback to the developers and their consultant team to help shape new development.
- 5.4. The concerns raised above have been noted and considered and where appropriate addressed through the application and supporting documentation. A revised Masterplan is included under Appendix 6 of this document which was amended following the public consultation exercise.

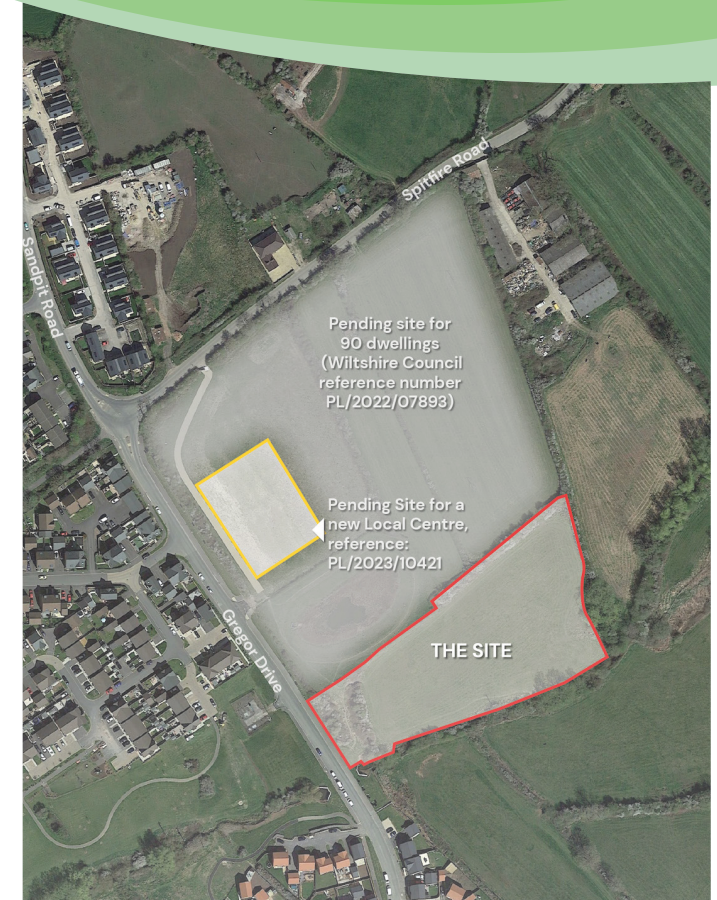
APPENDIX 6: REVISED MASTERPLAN

- 5.5. Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.

Appendix 1 – Consultation Leaflet

Land East of Spitfire Road, Calne

PUBLIC CONSULTATION



INTRODUCTION

An Outline planning application for a residential development of up to 20 dwellings, associated infrastructure and landscaping, with vehicular access connecting from Spitfire Road, Calne is being prepared. As part of this the views of local people are being sought on the proposals.

CONTEXT

The site extends to 1.83ha and is located to the east of Calne immediately to the northeast of the area identified for growth in the made Calne Community Neighbourhood Plan (February 2018). The application site lies wholly within Calne Without Parish.

The site is proposed to meet the housing land supply shortfall of Wiltshire Council and will provide a range of affordable housing.

SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, landscape, flood risk, drainage and ecology.

Before the application is submitted to Wiltshire Council, we are seeking the views of the local community on the draft proposals.

WHAT HAPPENS NEXT

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council.

WE VALUE YOUR OPINION

We welcome your thoughts and feedback on our proposals, if you have any comments feel free to contact us by email: eastofspitfireroadcalne@pegasusgroup.co.uk or make use of the Freepost comments form.

Further information is available on the project website www.eastofspitfireroadcalne.co.uk

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P23-2672 | January 2025

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Pegasus Group
33 Sheep Street
Cirencester
Gloucestershire
GL7 1RQ

Land East of Spitfire Road, Calne

PUBLIC CONSULTATION

Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission. All comments must be provided by **Monday 24th February 2025**.



CONCEPT MASTERPLAN

PROPOSED SITE

The site for the proposed development is situated to the east of Spitfire Road, Calne and is broadly rectangular in shape.

THE PROPOSAL

The illustrative masterplan for the proposed development shows an area to provide up to 20 dwellings.

As shown on the illustrative masterplan the proposed development also includes landscaping enhancements, drainage attenuation, and vehicular access connecting from Spitfire Road.

The illustrative masterplan shows how the site could be laid out to accommodate the proposed development.

By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application.

*please visit www.pegasusgroup.co.uk to access our Privacy Notice

Should you wish for your details to be deleted at any point please contact us via email.

Appendix 2 – Leaflet Distribution Area



Appendix 3 – Example Letter to Clerk/Members

JA/ P23-2672

31st January 2025

XXX
Clerk to XXX
and Councillors.

Email: [XXX](#)

By email to local Councillors

Dear Councillor

Town and Country Planning Act 1990

Pre-application Public Consultation – Land East of Spitfire Road, Calne

Outline application for a residential development of up to 20 dwellings, associated infrastructure and landscaping with vehicular access connecting from Spitfire Road, on land east of Spitfire Road, Calne.

Please find enclosed a leaflet advertising public consultation relating to a forthcoming planning application being prepared by Pegasus Group on behalf of Robert Hitchins Ltd for an outline application on land east of Spitfire Road, Calne. The application is for a residential development of up to 20 dwellings, associated infrastructure and landscaping with vehicular access connecting from Spitfire Road.

The attached leaflet is being delivered to dwellings and businesses in the vicinity of the site on 3rd February 2025 to advise of the consultation. Further details of the scheme can be viewed on our designated website www.eastofspitfireroadcalne.co.uk. The website provides a dedicated section for comments to be submitted in relation to the proposal. Responses to the consultation can be made via the consultation website, by email to eastofspitfireroadcalne@pegasusgroup.co.uk or by using the tear off slip on the attached leaflet. The closing date for comments is Monday 24th February 2025.

Comments provided during the consultation period will be taken into account in preparing the planning application before it is submitted to the Council.

If you wish to discuss the proposals, then please do not hesitate to contact me.

Yours sincerely

33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ
T 01285 641717 E Cirencester@pegasusgroup.co.uk
Offices throughout the UK.

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Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Appendix 4 – Indicative Masterplan



- KEY**
- RED LINE BOUNDARY
 - SITE ACCESS
 - DWELLINGS (UP TO 20)
 - EXISTING VEGETATION
 - PROPOSED STREET TREE
 - PROPOSED AMENITY TREE
 - PRIVATE DRIVEWAY
 - INDICATIVE SUDS
 - CYCLE/PED ACCESS
 - INTERNAL ROAD



0 10 50m

Site Name: CALNE 6A		Drawing Number: 381.UD.01		Revision: C	 Robert Hitchins The Complete Development Solution The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk
Drawing Title: ILLUSTRATIVE MASTERPLAN		Drawn By: LD	Checked By: GRJ	Date: 20/12/24	

Appendix 5 – Evidence of Notice in Wiltshire Gazette & Herald

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984

Notice is hereby given that the Wiltshire Council intends to make Orders to close temporarily to all traffic: A) **Paddock End, Kingston St Michael**; from its junction with Honey Knob Hill for its entire length to enable Gigaclear to carry out blockage clearance works and other associated works. **No alternative route is available.** This Order will come into operation on 05 March 2025 and the closure will be required between the hours of 08:00 and 18:00 for 2 days. The Order will have a maximum duration of 18 months. For further information please contact Gigaclear on 02382 012670. B) **Wood Street (Part), Clyffe Pypard**; from its junction with C120 for a distance of approximately 40m in a north easterly direction to enable Thames Water to carry out works to install pillar for pressure monitoring and other associated works. Alternative route via Wood Street (unaffected length) – Withy Bed – C120 and vice versa. This Order will come into operation on 04 March 2025 and the closure will be required for 3 days. For further information please contact Thames Water on 0800 316 9800. C) **Old Road (Part), Calne Without**; from its junction with A4 for a distance of approximately 100m in a south westerly direction to enable Openreach to carry out overhead cabling works and other associated works. Alternative route via Old Road (unaffected length) – Studley Lane – A4 and vice versa. This Order will come into operation on 04 March 2025 and the closure will be required between the hours of 09:30 and 15:30 for 1 day. For further information please contact Openreach on 0800 023 2023. D) **The Fiddle, Cricklade**; from its roundabout junction with B4040 to its junction with The Forty to enable Gigaclear to carry works to clear blockages in the carriageway and other associated works. Alternative route via The Forty – Purton Road – B4040 and vice versa. This Order will come into operation on 03 March 2025 and the closure will be required between the hours of 06:00 and 18:00 for 2 days. For further information please contact Gigaclear on 0186 559 1131. E) **Savernake Court (Part), Marlborough**; from its junction with A346 for a distance of approximately 30m in an easterly direction to enable Gigaclear to carry out cut from carriageway pot into property. **No alternative route is available.** This Order will come into operation on 03 March 2025 and the closure will be required for 2 days. For further information please contact Gigaclear on 07710 098623. F) **Manor Lane (Part), Baydon**; from its property known as BYPA in a distance of approximately 45m in a westerly direction to enable Thames Water to carry out fire hydrant exchange. Alternative route via Ermin Street – Aldbourne Road and vice versa. This Order will come into operation on 04 March 2025 and the closure will be required for 3 days. For further information please contact Thames Water on 07747 648554. G) **Castle Lane (Part), Devizes**; from its junction with St Johns Street for a distance of approximately 80m in a south westerly direction to enable Giganet to carry out blockage clearance works and other associated works. **No alternative route is available.** This Order will come into operation on 03 March 2025 and the closure will be required for 3 days. For further information please contact Giganet on 0330 333 3006. H) **B4040 (Part), Malmesbury**; from its junction with Gloucester Road to its junction with Mill Lane to enable BT to carry out pole replacement works and other associated works. Alternative route via B4040 (unaffected length) – A429 – B4014 – Tetbury Hill – Gloucester Road and vice versa. This Order will come into operation on 02 March 2025 and the closure will be required for 1 day. For further information please contact BT on 0800 023 2023. Notice is hereby given that the Wiltshire Council has made Orders to close temporarily to all traffic: I) **Hill Hayes Lane (Part), Hullavington**; from its junction with Belfry Drive to its junction with C33 to enable Wessex Water to carry out sewer relining works and other associated works. Alternative route via C33 – C1 – C27 – UC 878301 – Hill Hayes Lane (unaffected length) and vice versa. This Order will come into operation on 10 February 2025 and the closures will be required for 5 days. For further information please contact Wessex Water on 0345 6003600. J) **A346 (Part), Marlborough**; from its junction with A4 to its junction with Silverless Street. K) **The Green (Part), Marlborough**; from its junction with A346 for a distance of approximately 30m in an easterly direction to enable Openreach to carry out collaborative working with SSEPD. Alternative route via A346 (unaffected length) – A4259 – A4361 – A4 and vice versa. This Order will come into operation on 15 February 2025 and the closures will be required until 21 February 2025, likely due to the nature of the works. The Order will have a maximum duration of 18 months. For further information please contact Openreach on 01732 442210. L) **C197 (Part), Shalbourne and Great Bedwyn**; from its junction with Harding Farm Road to its junction with C74 to enable Wiltshire Council to carry out verge overrun works to stabilise and improve the roadside verges. Works will also involve other highway remedial works where necessary (patching, sign repairs etc). Alternative route via C74 – A338 – C197 (unaffected length) and vice versa. This Order will come into operation on 10 February 2025 and the closures will be required between the hours of 08:00 and 15:30 for 5 days. For further information please contact Wiltshire Council on 0300 456 0105. N) **Marlowe Way (Part), Royal Wootton Bassett**; from its junction with A3102 to its junction with Kingsley Avenue to enable Wiltshire Council to carry out carriageway, verge and kerblinere configuration work to widen existing footway and other associated works. Alternative route via Marlowe Way (unaffected length) – Stoneover Lane – Longleaze – A3102 and vice versa. This Order will come into operation on 14 February 2025 and the closure will be required until 17 March 2025. For further information please contact Wiltshire Council on 0300 456 0100. O) **A361 (Part), Devizes**; from its junction with Sussex Wharf for a distance of approximately 150m in a westerly direction to enable Wiltshire Council to carry out footway resurfacing work and other associated works. Alternative route via A361 (unaffected length) – A342 – A360 – C40 – Bitham Park – A350 – A361 (unaffected length) and vice versa. This Order will come into operation on 10 February 2025 and the closures will be required between the hours of 19:00 and 06:00 until 15 February 2025. For further information please contact Wiltshire Council on 0345 6004600. P) **C90 (Part), Oaksey**; from its junction with C85 for a distance of approximately 200m in a northerly direction to enable Wessex Water to carry out works to replace a small cover in the carriageway and other associated works. Alternative route via C90 (unaffected length) – C184 – Old Mil House to The Cross Poole Keynes – Poole Keynes to Sandpold Farm – C182 – C85 and vice versa. This Order will come into operation on 10 February 2025 and the closure will be required between the hours of 08:00 and 16:00 for 2 days. For further information please contact Wessex Water on 0345 6004600. Orders A) to P) will have a maximum duration of 18 months. **The closures and diversion routes will be clearly indicated by traffic signs.** It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984
THE COUNTY OF WILTSHIRE (VARIOUS ROADS, VARIOUS PARISHES)
(TEMPORARY PROHIBITION OF TRAFFIC) ORDER (NO.51) 2024
(REF TTRO 10085)

Notice is hereby given that Wiltshire Council has made an Order to close temporarily, to all vehicles, the lengths of roads specified in the Schedule to this notice. The Order which previously came into operation on 04 November

2024 will now recommence on 10 February 2025. It is required to enable carriageway patching, surface dressing and associated maintenance works. The Order has maximum duration period of 18 months. It is anticipated that advance signs will be deployed 2 weeks prior to the closure dates. Access will be maintained where possible although delays are likely due to the nature of the works. The closures are anticipated to take place between 10 February 2025 and 17 March 2025. Schedule 1. **A346 (Part), Marlborough, Ogbourne St Andrew and Ogbourne St George**; from its junction with C6 to its junction with C189. 2. **B4039 (Part), Nettleton**; from its junction with C161 to its junction with Marsh Lane. 3. **B4003, Avebury**; from its junction with A4361 to its junction with A4. 4. **C104 (Part), Brinkworth**; from its junction with C106 to its junction with C66. 5. **C197 (Part), Shalbourne**; from its northern junction with A338 to its southern junction with A338. 6. **C66 (Part), Great Somerford**; from its junction with C77 to its junction with Somerbrook. 7. **C88 (Part), Brinkworth**; from outside its property known as Penns Lodge Farm for a distance of approximately 600m in a northerly direction. 8. **C190 (Part), Aldbourne**; from its junction with C191 to its junction with The Butts. 9. **C154 (Part), Grittletton, Stanton St Quintin and Kingston St Michael**; from its junction with C151 for a distance of approximately 2.5km in a southerly direction. 10. **C198 (Part), Ham**; from outside its property known as Hill House to its junction with Hungerford Road. 11. **C74 (Part), Great Bedwyn**; from its junction with C197 to its junction with A338. 12. **C84 (Part), Luckington and Alderton**; from its junction with C94 to its junction with Alderton Road. 13. **Highway Common, Hilmarton and Compton Bassett**; from its northern junction with C15 to its southern junction with C15. 14. **UC 326402, Shalbourne**; from its junction with A338 to its junction with Annetts Lane. 15. **UC 847401, North Wraxall, Biddestone and Slaughterford**; from its junction with C151 to its junction with C179. 16. **C6 (Part), Ramsbury**; from its junction with Stock Lane for a distance of approximately 1km in a south westerly direction. 17. **C503, Devizes**; from its junction with A361 to its junction with A342. 18. **C8 (Part), All Cannings**; from its western junction with Allington Lane to its eastern junction with Allington Lane. 19. **C248, Urchfont**; from its junction with A342 to its junction with B3098. 20. **C351 (Part), North Newton and Rushall**; from its junction with A345 for a distance of approximately 1km in a south westerly direction. 21. **A4 (Part), Chippenham and Calne Without**; from its junction with London Road to its junction with A342. 22. **C1 (Part), Easton Grey**; from its junction with B4040 to its county boundary. 23. **C139, Cherhill**; from its junction with A4 to its junction with Back Lane. 24. **C71 (Part), Grittletton and Nettleton**; from its junction with B4039 to its junction with C173. 25. **St Paul Street, Chippenham**; from its junction with Park Lane to its junction with Marshfield Road. 26. **Leafield Way (Part) Spur Road, Corsham**; from its junction with Leafield Way to outside property known as Unit 5, Leafield Way. Alternative routes (vice versa) 1. via A346 (unaffected length) – A4259 – B4006 – A4361 – A4. 2. via B3089 (unaffected length) – A420 – A46 – B4040 – A346 (unaffected length). 3. via A4 – A4361. 4. via C66 – B4042 – C104 (unaffected length). 5. via A338. 6. via A4 and A4361. 7. via C88 (unaffected length) – C76 – B4042 – C88 (unaffected length). 8. via C190 (unaffected length) – B4192 – C6 – C190 (unaffected length). 9. via C154 (unaffected length) – Allington Lane – B4039 – The Street. 10. via Ashley Drove – New Road – C196 – C197 – Ham Road – C198 (unaffected length). 11. via A338 – High Street – Savernake Road – Forest Hill – Brook Street. 12. via Alderton Road – The Street. 13. via C15. 14. via Annetts Lane – Six Acres Lane – A338. 15. via C179 – C164 – A420 – C151. 16. via C6 (unaffected length) – A346 – Marlborough Road – Copse Drove – B4192 – Whites Hill. 17. via A342 – A361. 18. via C8 (unaffected length) – C51 – C60 – C50 – C8 (unaffected length). 19. via B3098 – A342. 20. via C351 (unaffected length) – A342 – A345. 21. via A342 – A3102 – Eastern way – A365 – A350 – A4 (unaffected length). 22. via C1 (unaffected length) – Whitehouse Lane – The Street – Hedgeditch Lane – B4040. 23. **No alternative route is available.** 24. via C173 – B4039. 25. via A420. 26. **No alternative route is available.** All works will be published on Wiltshire Council website <https://one.network/public> when confirmed dates are known. For further information please contact Atkinsrealis on behalf of Wiltshire Council on 01225 730360.

SECTION 14(1) AND 14(7) OF THE ROAD TRAFFIC REGULATION ACT 1984

Notice is hereby given that Wiltshire Council has made an Order to close temporarily to all traffic: A) **Commercial Road (Part), Devizes**; from its junction with Couch Lane to its junction with New Park Road. B) **New Park Road (Part), Devizes**; from its junction with Commercial Road to its junction with New Park Street. And to temporarily suspend the existing One Way Order on Couch Lane to facilitate a diversion for traffic to enable Wiltshire Council to carry out carriageway resurfacing work and other associated works. Alternative route via Couch Lane – New Park Street – Link between New Park Street Roundabout and Commercial Road Roundabout – Commercial Road (unaffected length) and vice versa. **The closures, restriction and diversion route will be clearly indicated by traffic signs.** This Order which previously came into operation on 10 October 2024 will now recommence on 13 February 2025 and the closure will be required between the hours of 19:00 and 23:59 until 17 February 2025. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order has a maximum duration of 18 months. For further information please contact Wiltshire Council on 0300 456 0100.

ROAD TRAFFIC REGULATION ACT 1984
TRAFFIC MANAGEMENT ACT 2004

1. THE COUNTY OF WILTSHIRE (CALNE AND CALNE WITHOUT) (PROHIBITION AND RESTRICTION OF WAITING, PROHIBITION OF STOPPING, TAXI RANK CLEARWAYS AND ON STREET PARKING) CONSOLIDATION ORDER 2021 EXPERIMENTAL ORDER 2025
2. THE COUNTY OF WILTSHIRE (HIGH STREET, CALNE) (ONE WAY TRAFFIC) EXPERIMENTAL ORDER 2025
3. THE COUNTY OF WILTSHIRE (HIGH STREET, CALNE) (PROHIBITION OF ENTRY) EXPERIMENTAL ORDER 2025
4. THE COUNTY OF WILTSHIRE (HIGH STREET, CALNE) (PROHIBITION OF RIGHT-HAND TURN) EXPERIMENTAL ORDER 2025
5. THE COUNTY OF WILTSHIRE (HIGH STREET, CALNE) (WEIGHT RESTRICTION) EXPERIMENTAL ORDER 2025
6. THE COUNTY OF WILTSHIRE (HIGH STREET, CALNE) (20MPH SPEED LIMIT) EXPERIMENTAL ORDER 2025

Notice is hereby given that Wiltshire Council made the above-mentioned Experimental Orders on 29 January 2025 under the Road Traffic Regulation Act 1984 ("the Act") and the Traffic Management Act 2004. The Orders have a maximum duration of 18 months and during that time consideration will be given to introducing permanent Orders. The effect of the Experimental Orders will be as follows. **Order 1** – The County of Wiltshire (Calne and Calne Without) (Prohibition and Restriction of Waiting, Prohibition of Stopping, Taxi Rank Clearways and On Street Parking) Consolidation Order 2021 will be amended by the suspension of Map Schedules DA54 dated 05/04/2021 and DB54 dated 14/06/2021 and the insertion of new Map Schedules DA54 and DB54 dated 17/02/2025 for the duration of the Experimental Order. The effects of which will be as follows; To revoke the existing Disabled badge holders only at all times Mon-Sat 9am-6pm

2 hours No return within 4 hours on the south side of **The Square/Wood Street** at its junction with High Street, a length of approximately 20 metres; To revoke the existing Parking Mon-Sat 9am-6pm 30 mins No return within 1 hour on the following lengths of road: **Wood Street** – east side – from a point 42.5 metres south from its junction with Oxford Street/North Street for a distance of 19 metres; **A4 Curzon Street** – north side – from a point 30 metres west of its junction with High Street for a distance of 13 metres. To revoke the existing Loading Goods vehicles only At all times on the north side of **A4 Curzon Street** – at its junction with High Street, a length of 13 metres. To introduce **Disable badge holders only at all times Mon-Sat 9am-6pm 2 hours No return within 4 hours** on the eastern side of **Wood Street** – from a point 42.5 metres south from its junction with Oxford Street/North Street for a length of approximately 20 metres. To introduce **Loading Goods vehicles only At all times** on the northern side of **A4 Curzon Street** – from a point 30 metres west of its junction with High Street for a length of 13 metres. To introduce **No waiting at any time** on both sides of **High Street** – from its junction with Wood Street for a distance 66 metres to its junction with A4 Curzon Street. **Order 2** – To introduce **one way traffic on High Street** from its junction with Wood Street to its junction with A4 Curzon Street with direction of permitted travel in a southbound direction from Wood Street to A4 Curzon Street. **Order 3** – To introduce a **prohibition of entry on High Street**, prohibiting vehicles entering High Street from A4 Curzon Street. **Order 4** – To introduce a **prohibition of right hand, turn on High Street**, prohibiting vehicles turning right from High Street onto A4 Curzon Street. **Order 5** – To introduce a **3 tonnes maximum gross weight limit on High Street** – from its junction with Wood Street to its junction with A4 Curzon Street. **Order 6** – To introduce a **20mph Speed Limit** on the complete length of **High Street**. A copy of the Experimental Orders, plans and Statement of the Council's Reasons for making the Experimental Orders may be inspected at the offices of Wiltshire Council, County Hall, Bythesea Road, Trowbridge during normal office hours and details of the proposed scheme may also be seen at Calne Library, The Strand, Calne during the hours of 10am - 7pm Monday, 9.30am - 5pm Tuesday and Thursday, 9.30am - 7pm Friday and 9.30am - 4pm Saturday. Documents can also be viewed online at <https://www.wiltshire.gov.uk/troconsultations> Wiltshire Council will be considering in due course whether the provisions of the Experimental Orders should be continued in force indefinitely. Objections to the making of an Order for the purposes of such indefinite continuation should be made in writing to reach the Traffic Order Team, Highways Asset and Commissioning, County Hall, Bythesea Road, Trowbridge, BA14 8JN by email to TrafficOrderConsultations@wiltshire.gov.uk or via the website at <https://www.wiltshire.gov.uk/troconsultations> stating the grounds on which they are made (quoting reference HKB/TRO/CALNExp): (a) within a period of six months beginning with the day on which the Experimental Order came into force; or (b) if that Order is varied by another Order or modified pursuant to section 10(2) of the Road Traffic Regulation Act 1984, within a period of six months beginning on the day on which the variation or modification or the latest variation or modification came into force. Any person aggrieved by the Experimental Orders and desiring to question the validity of the Orders or of any provision contained in the Orders on the grounds that it is not within the powers of the relevant section of the Act or on the grounds that any requirement of that Section or of Part III of schedule 9 of the Act or any regulation made under the said Schedule has not been complied with in relation to the Orders, may, within six weeks of the date on which the Orders were made, make application for the purpose to the High Court. The Experimental Orders will come into operation on 17 February 2025.

NOTICE OF CONFIRMATION OF A MODIFICATION ORDER SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 THE DEFINITIVE MAP AND STATEMENT FOR THE DEVIZES RURAL DISTRICT COUNCIL AREA DATED 1952 AS MODIFIED UNDER THE PROVISIONS OF THE WILDLIFE AND COUNTRYSIDE ACT 1981THE WILTSHIRE COUNCIL PARISH OF MARKET LAVINGTON PATH NO.56 DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER 2024

The above order was confirmed on 28 January 2025 as made, it will modify the definitive map and statement for the area by recording a restricted byway over the route known as Drove Lane, Market Lavington, Wiltshire, SN10 4NT from its northern junction with the U/C 7092 at OS grid reference SU 01078 55320 leading in a broadly south easterly direction along Drove Lane for approximately 500 metres to its southern junction with the U/C7097 at SU 01426 54970. The order also records its width as between 4 and 14 metres. A copy of the order and the order plan may be seen free of charge at the Definitive Map and Highway Records, Wiltshire Council, County Hall, Trowbridge, BA14 8JN, 0900-1700 weekdays by appointment. To make an appointment please email craig.harlow@wiltshire.gov.uk. Electronic copies may also be requested by emailing craig.harlow@wiltshire.gov.uk. The Order became operative as from 28 January 2025 but if any person is aggrieved by the Order and desires to question the validity on the ground that it is not within the powers of section 53 or that any of the requirements of Schedule 15 to the Wildlife and Countryside Act 1981 have not been complied with in relation to it, they may within 42 days from 6 February 2025 make an application under paragraph 12 (1) of Schedule 15 to the 1981 Act, to the High Court.

NOTICE OF MAKING A PUBLIC PATH DIVERSION AND DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER HIGHWAYS ACT 1980 SECTION 119 AND WILDLIFE AND COUNTRYSIDE ACT 1981
THE WILTSHIRE COUNCIL PARISH OF CHILTON FOLIAT PATH 6 DIVERSION AND DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER 2025

The above order, made on 27 January 2025, under section 119 of the Highways Act 1980, will divert Footpath Chilton Foliat 6 situated at Lackbridge Cottage, Littlecote Lane, Chilton Foliat in the parish of Chilton Foliat, leading from OSGR SU 3168-7020, in broadly south south easterly direction for approximately 100M to OSGR SU 3171-7011, to a new route at OSGR SU 3168-7020 leading in a broadly west south westerly direction, over a footbridge, then south south easterly direction for approximately 97m to OSGR SU 3168-7012, the path having a width of 2-3m and the footbridge having a width of 1.4m. And thereupon the Marlborough and Ramsbury Rural District Council Area Definitive Map dated 1952 shall be modified accordingly. A copy of the order and the order map may be seen free of charge at, Wiltshire Council, County Hall, Trowbridge, Wiltshire, BA14 8JN from 9am to 5pm Monday to Friday by appointment. To book an appointment to view the order or receive an electronic copy of the order please contact Ali Roberts at ali.roberts@wiltshire.gov.uk 01225 756178. Any representations about or objections to the order may be sent in writing to Ali Roberts, at the above address or via email at ali.roberts@wiltshire.gov.uk not later than 5:00pm on 6 March 2025. Please state the grounds on which they are made. If no such representations or objections are duly made, or if any so made are withdrawn, the Wiltshire Council may confirm the order as an unopposed order. If the order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the order. 6 February 2025



OTHER

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS (AMENDMENT) (ENGLAND) REGULATIONS 2010

The following planning applications are those affecting the setting of a Listed Building, a Conservation Area, a Public Right of Way, or major applications and are available to view on our website. Views relating to the planning applications listed below should be made by **27 February 2025** quoting the reference number. All views expressed regarding a planning application will be considered and placed on a file, which is open to the public. **BREMILL** PL/2025/00399 – Old Brewers, Pinnigers Farm, East Tytherton, Variation of condition 2 of PL/2024/01949; **CHIPPENHAM** PL/2024/11691 – Land at Saltersford Lane, Approval of reserved matters (layout, scale, appearance & landscaping) following PL/2022/06612; PL/2025/00612 – 1A, Audley Road, Variation of condition 2 on PL/2023/01509; **COLLINGBOURNE KINGSTON** PL/2024/11399 – Manor View Cottage, 54 Collingbourne Kingston, Replacement front door; **CORSHAM** PL/2024/11536 – 4 Lancefield Studios, Lancefield Place, Pickwick, Change of use into a nano brewery & Tap-room with a pottery painting studio & café; PL/2025/00599 & PL/2025/00934 – Ivy House, 2 Priory Street, External repairs & alterations; **CRICKLADE** PL/2024/11720 – 97 High Street, Replacement of shopfront & window; PL/2025/00689 – 23 High Street, New bathroom; **GREAT BEDWYN** PL/2025/00652 – Accommodation, Tottenham House, Savernake, Internal repairs & alterations; **LYDIARD TREGOZE** PL/2025/00700 – Land at Junction 16 M4, Swindon Road, Royal Wootton Bassett, Car dealership & ancillary preparation centre with associated works; **POULSHOT** PL/2024/11446 – Cooks Orchard, The Green, Change of use of annexe to ancillary accommodation & holiday accommodation; Email: developmentmanagement@wiltshire.gov.uk



PLANNING

VALE OF WHITE HORSE DISTRICT COUNCIL

The Town and Country Planning Act requires the following to be advertised:
P25/V0153/HH Installation of freestanding electric vehicle charger to driveway of listed cottage. Vale Cottage High Street Uffington **Faringdon** SN7 7RP **(CA/LB)**
P25/V0163/HH Erection of a walled garden glass house. Kingston Lisle House Kingston Lisle Park Kingston Lisle **Wantage** OX12 9QQ **(LB)**
P25/V0164/LB Erection of a walled garden glass house. Kingston Lisle House Kingston Lisle Park Kingston Lisle **Wantage** OX12 9QQ **(LB)**
P25/V0182/LB Removal of internal wall and the addition of two new windows to proposed kitchen. 4 Longcot Road Shrivenham **Swindon** SN6 8AL **(LB)**
KEY: (CA/LB) Proposed work may affect character/setting of Conservation Area and setting of a Listed Building. **(LB)** Proposed work may affect the setting of a Listed Building. **/LB** Proposed work to a Listed Building.
Representations in writing by 27.02.25
Applications can be viewed at www.whitehorsedc.gov.uk or at the Council's Office.
Comments can be made online, via email to registration@southandvale.gov.uk or by post to Planning, Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE.
Comments are not confidential and will be available for both inspection and copying.

PRE-APPLICATION PUBLIC CONSULTATION
PROPOSED DEVELOPMENT
Land East of Spitfire Road, Calne

An Outline planning application for a residential development of up to 20 dwellings, associated infrastructure and landscaping, with vehicular access connecting from Spitfire Road, Calne is being prepared. As part of this the views of local people are being sought on the proposals.

A public consultation website has been created which gives information on the proposal and provides an opportunity to discuss and give feedback.

The website can be found at the following address: **www.eastofspitfireroadcalne.co.uk**
We welcome your thoughts and feedback on our proposals, if you have any comments feel free to also contact us by email: eastofspitfireroadcalne@pegasusgroup.co.uk
Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission. All comments must be provided by **Monday 24th February 2025.**

Stay informed...

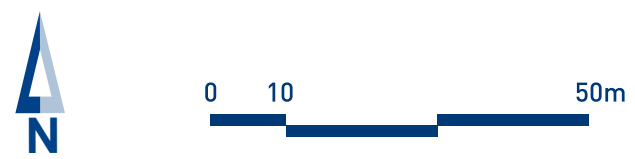
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Appendix 6 – Revised Masterplan



- KEY**
- SITE ACCESS
 - DWELLINGS
 - EXISTING VEGETATION
 - PROPOSED STREET TREE
 - PROPOSED AMENITY TREE
 - PRIVATE DRIVEWAY
 - INDICATIVE SUDS
 - INFORMAL FOOTPATH
 - INTERNAL ROAD
 - PLAY AREA



Site Name: LAND EAST OF SPITFIRE ROAD		Drawing Number: 381.UD.01		Revision: G
Drawing Title: ILLUSTRATIVE MASTERPLAN		Drawn By: LD	Checked By: GRJ	Date: 19/06/25
				Scale: 1:1000 @ A3
 Robert Hitchins The Complete Development Solution The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk				

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cirencester

33 Sheep Street, Cirencester,
Gloucestershire, GL7 1RQ
T 01285 641717
E Cirencester@pegasusgroup.co.uk
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