

## Compton Bassett Parish Council

---

Chairman Compton Bassett Parish Council

11, Briar Leaze

Compton Bassett

Calne

Wilts SN11 8RQ

Email: [chairman@comptonbassettparishcouncil.gov.uk](mailto:chairman@comptonbassettparishcouncil.gov.uk)

Tel: 01249 815006

26.08.25

Mr Jonathan James  
Planning Officer  
Wiltshire Council

### Re Planning Application PL/2025/05943, Land East of Spitfire Road, Calne

Dear Mr James,

#### Re: Additional Comments on Planning Application PL/2025/05943 – Land East of Spitfire Road, Calne

Further to our original letter of objection, Compton Bassett Parish Council wishes to submit the following additional comments for consideration:

1. **Cumulative Development and Piecemeal Applications**

This application, together with PL/2023/1042 and PL/2022/07893, has been brought forward in a piecemeal fashion by the same developer. Considered individually, they obscure the true cumulative scale of development in this area. A coordinated, comprehensive masterplan would be more appropriate and would enable joined-up planning for infrastructure, green spaces, and transport links to the benefit of all residents.

2. **Children's Play Provision**

The application lacks sufficient detail on children's play facilities. Play areas should be overlooked by nearby housing to ensure natural surveillance and children's safety. Clarification is required on what type of play equipment or facilities are proposed.

3. **Highway Safety and Public Transport**

There is no evidence of a safe pedestrian crossing across Spitfire Road, which raises significant concerns given anticipated traffic levels. Additionally, no provision appears to have been made for bus shelters along Spitfire Road, which would be essential to support sustainable transport choices.

4. **Parking Arrangements**

The proposals are unclear on parking provision. The Parish Council strongly recommends that parking should be provided within the curtilage of each dwelling. Remote or communal parking areas often become unsightly and poorly maintained, and can lead to congestion on surrounding streets.

5. **Cycle Storage**

The application does not specify how or where secure cycle storage will be accommodated. Given local and national planning policy priorities for active travel, this should be addressed in detail.

6. **Flood Risk and Environmental Considerations**

The proposed development lies very close to a designated high flood-risk area. The Parish Council is not satisfied that adequate mitigation measures have been identified to protect both the new development and existing communities downstream. Furthermore, in line with **Policy C2 of the Calne Community Neighbourhood Plan**, we emphasise that environmental considerations — including sustainable drainage, biodiversity enhancement, and the protection of natural habitats — must be integral to the design and delivery of any development on this site.

7. **Pedestrian and Cycle Connectivity**

A pedestrian and cycle access point should be provided at the south-west corner of the site, as this would most directly serve the likely routes of residents. All footpaths should also be well lit to promote safety and usability.

**Conclusion**

For the reasons outlined above, Compton Bassett Parish Council maintains its objection to this outline application. We strongly urge Wiltshire Council to consider the cumulative impact of these developments and to require a more comprehensive and sustainable approach before any approval is granted.

Yours faithfully,

*Pete Szczesiak*

Pete Szczesiak  
Chair Compton Bassett Parish Council

---

Parish Clerk

D. Zeitzen

parishclerk@comptonbassettparish  
council.gov.uk

Chair

P. Szczesiak

Chair@comptonbassettparish  
council.gov.uk

Vice Chair

C. Reis