

18 November 2025

Submitted via Planning Portal

Wiltshire Council
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

Our ref: CASS3002

Dear Sir or Madam

SUBMISSION OF OUTLINE PLANNING APPLICATION AT PENN HILL, CALNE

On behalf of our client, Castlewood Properties Ventures Ltd., we are pleased to submit an outline planning application for a mixed-use development at Penn Hill, Calne. The description of development is as follows:

Outline planning application with all matters reserved (except for access into the site) for the proposed development of up to 210 residential dwellings, and 0.75ha of employment land and ancillary uses, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition existing buildings and structure.

THE APPLICATION SITE

The site lies immediately north-east of Calne's built-up area and extends to around 15 ha. It is currently in agricultural use—mainly pasture—with a cluster of industrial units at its centre. An existing farmhouse also sits centrally but falls outside the application red line and will be retained with its current access. The site is visually well-contained, enclosed on all sides by mature hedgerows and trees.

The central industrial units host various light-industrial and automotive repair uses. They comprise a mix of single and two-storey brick and clad buildings on hardstanding used for vehicle and parts storage. These structures have no architectural merit and are visually contained by surrounding agricultural land, mature trees and hedgerows.

To the north and east, the site adjoins open agricultural fields, with further industrial uses beyond the north-east corner. Sand Pit Road forms the southern boundary, opposite recently built residential development forming the edge of Calne. Additional new housing lies at the south-east corner, while to the west the site borders a completed residential scheme, from which access from Oxford Road is provided.

THE PROPOSED DEVELOPMENT

This application seeks outline planning permission to deliver the following:

Turley (Southampton)
Mountbatten House
Grosvenor Square
Southampton
SO15 2RP

T 023 8072 4888 turley.co.uk

Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

- A mixed residential development scheme comprising up to 210 high quality dwellings with a mix of house sizes and types.
- A mix of both market and 30% affordable housing.
- The provision of 0.75ha hectare of employment land (Use Class E).
- More than 9 ha of land (60% of site area) set aside for green infrastructure including both formal and informal play areas, on-site attenuation features and landscape planting.
- Enhanced biodiversity, including uses such as community allotments, new woodland planting, wildflower meadows, wet pond and wetland habitats
- Appropriate SuDS infrastructure basins and attenuation ponds.
- Vehicular access taken from the Oxford Road / Sycamore Drive roundabout junction which provides an existing link to the site through the adjacent residential development that has recently been constructed.
- New footways alongside the maintenance of existing footpaths and rights of way to enable pedestrian safety and encourage sustainable modes of transport.
- Shared pedestrian and cycle access will be provided from the site onto Sandpit Road which will also accommodate emergency vehicles.

Additional details in relation to, and in support of the proposed development can be found within the Design and Access Statement, which also accompanies the application submission.

PRE-APPLICATION ENGAGEMENT

The Applicant has pro-actively engaged with Officers at the Wiltshire Council through the pre-application process in 2021 (ref. 20/07314/PREAPP) so as to support the preparation of this planning application. More recently public consultation has been undertaken October to November 2025 to seek feedback on the revised proposals. A summary of the engagement undertaken is set out in the submitted Statement of Community Engagement (SCE).

SUMMARY

This application has been submitted via the Planning Portal and the appropriate application fee has been paid. A list of supporting documents to the submission is set out at **Appendix One** of this letter.

We trust the above information is sufficient for the determination of the application, and we look forward to receiving acknowledgement of our submission and its validation.

If you have any queries in relation to the details submitted, or require an additional information, please do not hesitate to contact me.

Yours faithfully

L. Cornborough

On behalf of Turley (Southampton)

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Appendix 1: Application Documents

Document	Reference
Design and Access Statement	
Access Parameter Plan	3601_F
Framework Masterplan	3001_S
Green Infrastructure Parameter Plan	3602_F
Land Use Parameter Plan	3600_F
Masterplan Document	
Planning Statement including Affordable Housing Statement	
Air Quality and Odour Assessment	410.067010.00001
Archaeological Evaluation	
Desk Study and Ground Investigation Report	24863-HYD-XX-XX-RP-GE-1000
Ecological Assessment	1071.1
Biodiversity Net Gain Technical Note	1071.1
Biodiversity Metric	
FRA and Drainage Strategy	A325 – R004C
Heritage Impact Assessment	1413
Landscape and Visual Impact Appraisal	
Statement of Community Engagement	
Transport Assessment	422.065002.00001