

Statement of Community Engagement

Penn Hill, Calne

November 2025

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1. Introduction

1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Castlewood Properties Ventures (the Applicant) in October 2025.

1.2 This SCE is submitted as part of an outline planning application for:

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 structures.

1.3 Further details relating to the assessments undertaken as part of the planning application are provided in the accompanying technical reports. This SCE should be read alongside these other technical documents.

Consultation overview

1.4 The Applicant has undertaken a programme of stakeholder and public engagement, using both traditional and digital methods to ensure that a meaningful consultation has been conducted.

1.5 A period of pre-application consultation was undertaken for the site in December 2022. Following this, an application was submitted to Wiltshire Council and later withdrawn. The Applicant has evolved the plans to respond to feedback received from consultees and the community in 2022 and 2023. A summary of the changes made includes:

- Reduction in homes from up to 240 to up to 210.
- The access to the south of the site is now only accessible by foot or bike, with the plans now including only one point of vehicular access.
- Cycleways on Sandpit Road and Oxford Road may be linked together to better support active travel.
- Additional allotments for existing and future residents.
- Proposed development has moved further back from the south east corner of the site, providing additional green space and landscaping.
- A greater emphasis on preserving the Public Rights of Way, through changes made to the primary street running through the site.
- Evolved drainage design incorporating a smaller western basin and using the eastern basin for water run off.

1.6 A second period of engagement was undertaken in October – November 2025 to seek feedback on the revised proposals.

- 1.7 To ensure there was opportunity to feedback on the plans, several engagement methods were used including a meeting with key stakeholders; distributing a postcard to surrounding properties; and hosting a project website.
- 1.8 Since launching, the consultation website has received 415 visits from over 370 unique users.
- 1.9 Since the second period of engagement, design changes to the scheme layout has facilitated an increase in the frontage surveillance on the northern play area alongside an increase in the distance between the play area and attenuation ponds, responding to stakeholder feedback received.
- 1.10 In summary, the Applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

2. Policy Context

- 2.1 The Applicant recognises that National Planning Policy places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines relevant policy was reviewed in full.
- 2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the National Planning Policy Framework (NPPF) (December 2024) ("the Framework") and the Planning and Compulsory Purchase Act (2004). Wiltshire Council provides guidance on pre-application consultation in their Statement of Community Involvement (2020).

National Planning Policy Framework (2024)

- 2.3 The National Planning Policy Framework (December 2024) ("the Framework") sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.
- 2.4 Paragraph 40 specifically promotes early pre-application engagement and the frontloading of consultation and explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 42 states that as a result, the outcomes for the community are improved and the planning system is able to function more effectively and efficiently.
- 2.5 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

Wiltshire Council's Statement of Community Involvement (2020)

- 2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Involvement. Wiltshire Council sets out its expectations for pre-application engagement in their Statement of Community Involvement (SCI) 2020 document.¹
- 2.7 The SCI states that "We 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."
- 2.8 The project team have fully reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in Chapter 3.

¹ Wiltshire Council's [Statement of Community Involvement](#)

3. Stakeholder Engagement

3.1 Stakeholders were contacted to provide an update on the proposals following engagement in 2022 on the previous application. Identified stakeholders included:

- Cllr Ian Thorn, Leader of the Council
- Cllr Adrian Foster, Cabinet Member for Strategic Planning, Development Management and Housing
- Cllr Ashley O'Neill, Ward councillor for Calne Rural division, substitute member for the Northern Area Planning Committee
- Calne Town Council
- Compton Bassett Parish Council

3.2 Emails were sent to identified key stakeholders on 10 October 2025 to update them on the plans, together with inviting questions and feedback. A second email was issued to stakeholders on 23 October 2025 to confirm the launch of community consultation, including a link to the project website and digital copy of the neighbour postcard.

3.3 A summary of the feedback received, and meetings held is included below. No responses were received from Cllr Ashley O'Neill or Compton Bassett Parish Council.

Leadership councillors

3.4 Cllr Thorn enquired how the scheme had been shaped by the previous feedback.

3.5 Cllr Foster enquired whether the plans accounted for the 2025 NPPF; affordable and social housing; suitable active travel routes; biodiversity; and flood mitigation strategies. It was confirmed that these are all priorities for the new administration.

Calne Town Council briefing

3.6 A meeting was held with councillors representing Wiltshire Council and Calne Town Council on 29 October 2025. Attendees of the meeting were:

- Cllr Mike Sankey (Wiltshire Council, Calne North, and Calne Town Council)
- Alison Robinson (Calne Town Council clerk)
- Cllr James Green (Calne Town Council)
- Cllr Celia Stevens (Calne Town Council)
- Cllr Samuel Pearce-Kearney (Calne Town Council)

3.7 A summary of the meeting is broken down by theme below, which has been organised by alphabetical order.

Access

- 3.8 Cllr Mike Sankey asked if the proposed access from Sandpit Road was removed on the advice of Wiltshire Council Highways officers and what the intentions were for this access.
- 3.9 The project team confirmed that, as a result of advice from Wiltshire Council Highways, the proposed access from Sandpit Road would be cycle / pedestrian and emergency vehicle access only, with vehicle access coming from Oxford Road only.

Affordable and typology of housing

- 3.10 Cllr James Green asked what proportion of housing would be affordable, and whether new homes provided would be larger homes as was the case in neighbouring developments.
- 3.11 Cllr Celia Stevens said there was a demand for 2-bedroom homes locally, and that the emerging Local Plan included a 40% affordable homes policy.
- 3.12 The project team confirmed that affordable housing would be at least 30% of the total homes provided in-line with existing policy, and that housing in the development would have a mix of typologies and sizes, noting that the plans are Outline at this stage.

Businesses on site

- 3.13 Cllr Celia Stevens asked what was planned for the current businesses on the site.
- 3.14 It was confirmed by the project team that, as part of this Outline application, no tenants would be moved in the short term and there would be an appetite to work with current tenants to keep them on-site as plans are fixed.

Highways

- 3.15 Cllr Celia Stevens noted that Sandpit Road is not a good road to walk or cycle on and asked whether there were any improvements proposed as part of this scheme.
- 3.16 Cllr Celia Stevens asked why a tactile crossing was proposed on Oxford Road, rather than a formal road crossing.
- 3.17 The project team confirmed this detail would be provided following the meeting via email.

Local infrastructure

- 3.18 Cllr Samuel Pearce-Kearney felt there was a lack of infrastructure locally and asked whether a new doctors surgery or dentist could be provided on the site.
- 3.19 Cllr Celia Stevens asked whether additional infrastructure could be provided on site and asked what public benefits would be provided.
- 3.20 The project team confirmed that the development would raise funding that can be used for local community infrastructure, and that there are sufficient school places to meet the needs of the development. The site is also a proposed allocation in the

emerging Local Plan which is currently at Examination and therefore part of the planned growth for Calne.

- 3.21 The provision of new market and affordable homes on a proposed allocation, alongside the opening up of public open space, are considered significant local benefits.

Play areas

- 3.22 Cllr Celia Stevens asked if the play areas would be overlooked and if they would be near the attenuation ponds.
- 3.23 The project team confirmed that whilst they are close to the attenuation basins these basins are designed to be safe with gentle slopes, and the play areas would be overlooked by houses fronting onto them.
- 3.24 Following this meeting, design changes to the scheme layout has facilitated an increase in the frontage surveillance on the northern play area alongside an increase in the distance between the play area and attenuation ponds.

Public consultation

- 3.25 Cllr Samuel Pearce-Kearney queried how a public consultation was being conducted, and whether any in-person consultation events were scheduled.
- 3.26 The project team outlined how the public consultation was being conducted and confirmed no public consultation events were currently proposed.

Correspondence following meeting

- 3.27 Following the meeting, Calne Town Council provided a letter detailing their comments on the application. The letter is included at **Appendix 3**.

4. Community Engagement

- 4.1 Engagement with the community focused on spreading awareness of the revised proposals through a postcard drop to near neighbours and hosting a project website.
- 4.2 A full summary of our engagement activities is provided below.

Information postcard

- 4.3 To promote the public consultation, a double-sided A5 postcard (see Appendix 1) was issued to 1,225 addresses.
- 4.4 The distribution area, shown below in **Figure 4.1**, was the same as that used for the earlier consultation held in 2022.

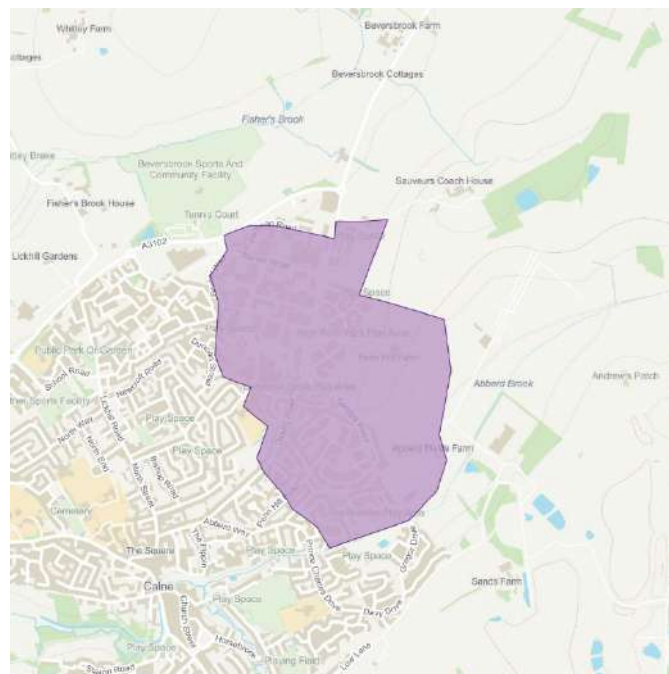


Figure 4.1 – Postcard distribution area

- 4.5 The postcard provided the following information:

- A summary of the proposals
- Invitation to visit project website
- Contact methods

Project website

- 4.6 A website was hosted at www.pennhillcalne.co.uk including details of the proposals and inviting feedback.
- 4.7 Since launching, the consultation website has received 415 visits from over 370 unique users.

4.8 The website (see Appendix 2) includes the following information:

- Details about the Applicant
- Context on 2022 proposals
- Details about the 2025 proposals and what has changed since 2022
- Information about the consultation
- Contact methods and feedback form

4.9 The feedback provided is included in Chapter 5 together with the Applicant's response to key themes.

5. Feedback and Applicant Response

- 5.1 Feedback has been received during the consultation period via the feedback form on the consultation website and consultation email.
- 5.2 A total of 32 forms of feedback were received via the consultation website, one email was received to the bespoke consultation email address, and one voicemail was left at the project freephone number.
- 5.3 A summary of the community feedback and the Applicant's response is presented in the table below. The feedback has been consolidated and organised by theme. Themes are listed alphabetically, not by order of importance.

Table 4.1: summary of feedback

Theme	Summary of feedback	Applicant's response
Access	Respondents felt the access to the site could be taken from Sandpit Road rather than Oxford Way, with some requesting that the development have multiple vehicular accesses.	Advice from Wiltshire Council Highways officers was that site access should be taken off from Oxford Way, rather than Sandpit Road. The access to the south of the site is now only accessible by foot or bike, with the plans now including only one point of vehicular access.
Affordable housing	The provision of new affordable homes was welcomed by respondents. Some respondents suggested more than 30% of homes provided could be affordable.	At least 30% of the total homes provided will be affordable, in-line with existing policy.
Biodiversity and ecology	Respondents stated the proposals could lead to a loss of wildlife habitats and have a negative impact for nature.	The scheme has adopted a landscape-led layout to enhance biodiversity, with over half of the site (9 hectares) dedicated as green, open or landscaped space – including a community orchard, wildflower meadows, and pond and wetland habitats. The proposals will also provide a biodiversity net-gain, in-line with existing policy requirements.
Contributions	One respondent suggested the developer could offer to pay to build a multi-use community hall in Calne, and that this could be funded by increasing the density of the scheme.	This feedback is noted.
Flood risk and sewage	Respondents asked whether the proposals could have a negative flood risk impact elsewhere.	The proposed drainage strategy would mitigate the potential impact of development on the site. The drainage design incorporates natural attenuation

	Respondents suggested there may not be sufficient capacity in the sewage network for more development.	ponds, including a western basin and an eastern basin for surface water run-off and ensuring run off does not exceed existing levels. The Applicant will be liaising closely with key partners, including Wessex Water, to ensure suitable sewage capacity is in place prior to development beginning.
Highways	Respondents queried what impact new residents could have on the local highways network.	The potential impacts and required highways mitigations are being assessed as part of a Transport Assessment. The plans will promote active travel via walking and cycling, focus on maintaining existing footpaths and public rights of way, to minimise car use where possible.
Local infrastructure	Respondents felt that existing infrastructure in Calne does not have the capacity to meet the demands of future developments.	The development would raise a significant amount of infrastructure funding through Section 106 agreements, which can be used to fund community infrastructure needs such as education, healthcare or highways improvements.
Parking	One respondent suggested each home should have one off road parking space for each bedroom.	Parking provision will be compliant with Wiltshire Council's policy and meet the needs of future residents. The application is Outline at this stage, to agree the principle of development, with further detail to be determined at a successive Reserved Matters application.
Principle of development	Respondents felt that Calne has seen enough housing development.	The site forms part of a wider allocation in the emerging Wiltshire Local Plan under Policy 11 'Land to the north of Spitfire Road' and therefore considered a suitable site by Wiltshire Council for residential development to take place. There is an identified housing need locally, with the Council lacking a 5-year housing supply, meaning there is a requirement to deliver homes on logical and sustainable sites such as this.
Support for new housing	Respondents welcomed the delivery of new housing, saying they currently rent and would like to buy locally.	This feedback is noted.
Sustainability of housing	Respondents suggested new homes could include solar panels and storage batteries.	This is an Outline application to agree the principle of development and key access only. This detailed design of proposed

houses would be determined at a successive Reserved Matters application, if approval is granted. However, it is worth noting that the Future Homes Standard (FHS) is expected to be in place soon which is aimed at significantly reducing carbon emissions and improving energy efficiency in new homes.

6. Conclusion

- 6.1 The Applicant has undertaken comprehensive strategy for pre-application consultation with key stakeholders and the local community.
- 6.2 The consultation activities have been informed by local and national policy guidance relevant to the proposed development.
- 6.3 The Applicant has undertaken a programme of stakeholder and public engagement, using both traditional and digital methods to ensure that a meaningful consultation has been conducted.
- 6.4 The Applicant has used several methods to ensure that members of the local community and key stakeholders could view the proposals and provide feedback.
- 6.5 A period of pre-application consultation was undertaken for the site in December 2022. Following this, an application was submitted to Wiltshire Council and later withdrawn. The Applicant has evolved the plans to respond to feedback received from consultees and the community in 2022 and 2023.
- 6.6 A second period of engagement was undertaken in October – November 2025 to seek feedback on the revised proposals.
- 6.7 The feedback received as part of the consultation has been reviewed, considered and responded to by the Applicant.
- 6.8 In summary, the Applicant considers that the engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

Appendix 1: Postcard

Proposed development at Penn Hill, Calne

Castlewood Property Ventures is bringing forward plans to deliver 205 new high-quality homes on land at Penn Hill, east of Calne.

The proposals

The proposals are an evolution of previous plans for the site that were consulted on in 2022. They include:



205 homes, 30% of which would be affordable



A play area, picnic spots and seating areas



Retention of existing employment space



New and enhanced woodland planting



A community orchard and allotments



Wildflower meadows



Wet pond and wetland habitat

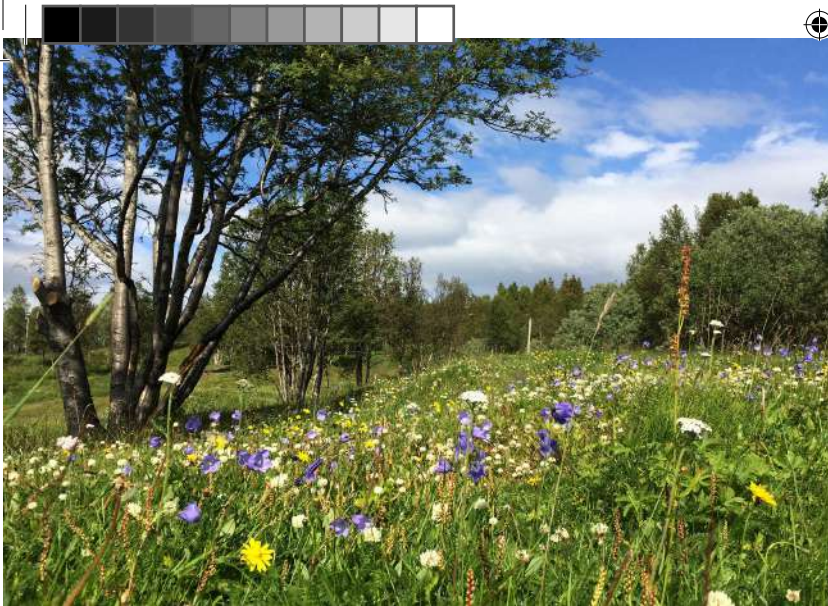
Benefits

- ✓ New homes to meet local needs on a site identified in the emerging Local Plan as a potential location for new homes
- ✓ Within walking distance of Calne's amenities and transport links
- ✓ Landscape-led layout, with over 9 hectares of the site dedicated to green, open or landscaped spaces



Site location plan

CASTLEWOOD
PROPERTIES VENTURES



Find out more

We are preparing an outline planning application and would welcome any thoughts or questions as we finalise our plans. You can share your feedback by:

@ Emailing us at: **contact@pennhillcalne.co.uk**

☎ Calling our freephone number on
0808 1688296

🖱 Visiting our website at
www.pennhillcalne.co.uk
and submitting a feedback form

We would be grateful if you could share your feedback with us by **7th November 2025**



Appendix 2: Website

Penn Hill, Calne

Welcome to Castlewood Properties Ventures consultation website, where you can find information on our proposals to deliver up to 205 new high-quality homes, as well as orchards, allotments and wildflower meadows, on land at Penn Hill Calne.

The proposals present an opportunity to help meet local housing needs on a site identified in the emerging Local Plan as a potential location for new homes.

[Learn More About The Proposals](#)



About Castlewood

Castlewood is a family business established in 2016 that specialises in high-quality residential developments.

We consulted the community on proposed development for the site in 2022. Following this, an application was submitted to Wiltshire Council and later withdrawn. Our proposal is an evolution of the plans shared in 2022, which have been shaped through the feedback during the previous period of consultation. Further information on how the proposals have changed and what is proposed is included on this website.

Penn Hill, Calne

Made by [Turley](#)

Contact

contact@pennhill.co.uk
0808 1688 296

Feedback

Thank you for submitting your comments, the consultation has now closed. We will shortly be submitting a planning application to Wiltshire Council.

You can still contact us by email or phone at:

 contact@pennhill.co.uk

 0808 1688 296.

GDPR Disclaimer: The information you provide will be used by Turley Strategic Communications, on behalf of Castlewood Properties Ventures, for the purposes of keeping you informed and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and with Castlewood Properties Ventures and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at contact@pennhill.co.uk.



Penn Hill, Calne

Made by [Turley](#)

Contact

contact@pennhill.co.uk
0808 1688 296

The proposals

We are bringing forward an outline planning application for 205 homes, 30% of which would be affordable. In 2022 a previous planning application was submitted and then withdrawn, and this new application is an evolution of those plans, shaped by the feedback received three years ago.

The proposals include:



205 much needed homes



Retention of existing employment space



Over half the site will be dedicated to open, landscaped areas



A community orchard



Land for allotments



A play area, alongside picnic and seating areas



New and enhanced woodland planting



Wildflower meadows



Wet pond and wetland habitat



Framework Masterplan (click to enlarge)

Site Boundary	Open Infrastructure and Public Open Space (OIS)	Proposed Access	Wildflower Meadows	Proposed Retention Basin
Existing / Retained Public Right of Way	Indicative Recreation Routes (see P10)	Employment Access	Established / Proposed Local Green Network	Wet Pond & Wetland Habitat
Retained Public Right of Way	Existing Trees and Hedgerow	Retained Permeable Access	Community Orchard	Street Trees
Residential Development	Proposed Tree Planting	Enhanced Tree-lined Woodland Edge Planting	Historic & Seating Areas	Sinks or Rain Gardens
Employment	Proposed Allotments	Local Employment Area of the LEAP	Woodland Copse Planting	Proposed Pumping Station



The proposed application is an evolution of plans first proposed in 2022. Our plans have evolved to respond to feedback, including from consultees through the planning process. The changes to the proposals include:



The access to the south of the site is now only accessible by foot or bike, with the plans now including only one point of vehicular access



Proposed development has moved further back from the south east corner of the site, providing additional green space and landscaping



Cycleways on Sandpit Road and Oxford Road may be linked together to better support active travel



A greater emphasis on preserving the Public Rights of Way, through changes made to the primary street running through the site



Additional allotments for existing and future residents



Reduction in homes from 240 to up to 205



Evolved drainage design incorporating a smaller western basin and using the eastern basin for water run off

The need

When the previous application was submitted in 2022, the council had housing land supply of 4.6 years. As of January 2025, this has drastically declined, now standing at only 2.03 years, reflecting the urgent need for homes in the area.

The vision strives to provide a mix of different house types, whilst enhancing local services, and ensuring there is ample supporting infrastructure. Alongside this, it seeks to deliver meaningful green spaces to create welcoming places for all generations.

The proposals present an opportunity to help meet local housing needs on a site identified in the emerging Local Plan as a potential location for new homes.

Benefits



New homes to meet the escalating need for housing



A connected, sustainable location, and a natural extension to the town



Positioned within walking distance of Calne's amenities and transport links



Landscape-led layout to enhance biodiversity – over 9 hectares of the site will be green, open or landscaped space

Access, highways and sustainable transport

The proposals would see the extension of the through-road currently under construction as part of the neighbouring Hills Group residential development. Vehicular access is proposed to the west off Oxford way, with no vehicular access from the south.

Promoting active travel via walking and cycling will be prioritised, focus on maintaining existing footpaths and public rights of way. Where this is not possible, footpaths will be diverted through the proposed open space.



[Access Plan \(click to enlarge\)](#)

Penn Hill, Calne

Made by [Turley](#)

Contact

contact@pennhill.co.uk
0800 1688 296

Appendix 3: Town Council response

The responsibility of Calne Town Councillors is to respond in two ways – firstly to look at the impact of the development on the town and current residents and secondly to look at whether the development is offering a well-designed plan with the housing and local facilities that are needed. These are the comments from the council on the plans as they stand:

1. **Concern about additional traffic coming onto the Oxford Road which is already busy. A significant amount of this traffic will be going into the already congested town centre. (Routes to Devizes, Melksham and Trowbridge would all go that way). Various mitigations are suggested but they seem largely inadequate:**
 - While there are some good plans to make cycle and foot paths within the development and additional access points, these mostly do not link to existing networks – the comment that “Cycleways on Sandpit Road and Oxford Road may be linked together to better support active travel” is meaningless as there are no cycleways on either Sandpit or Oxford Road. Currently there are only footpaths on one side of large sections of both Oxford and Sandpit Road.
 - There is no safe crossing shown across the Oxford Road to Marden Vale and other schools and to employment sites on Porte Marsh.
 - The drive to secondary school in Calne would take traffic through the town centre and no bus routes offers an alternative. The distance and route involved means it is unlikely many students will walk, cycle or scoot there.
See: Calne Community Neighbourhood Plan 2. Made 2025. Policies GA1 and GA3.
2. **Additional access point on Sandpit Road:**
 - An additional access point along Sandpit Road with a roundabout could help alleviate issues on Oxford Road. If it was at the brow of the hill there would be good visibility and would address some of the concerns about speeding of traffic along Sandpit Road. The councillors feel strongly that this additional access point would be beneficial and using it as a cut through is unlikely – except for cyclists – as the roads would be slower than the main roads.
3. **The open access green space is a benefit and additional allotments are to be welcomed.** Improved biodiversity within this space is also to be welcomed. However:
 - Details about the allotments and how the open green space will be managed are needed.
 - There is the loss of a well-used footpath from Penn Hill down to Sandpit Road. The diversion does not offer the same open countryside views.
This is contrary to Calne Community Neighbourhood Plan 2. GA6.
 - While the green open space is to be welcomed it does not offer the community facilities that the town urgently needs. (See point 4 below).
 - It is an early stage of planning but with such a large area, this could put a significant cost on residents to maintain. You say it will benefit all the proposed housing in the area – will the costs be shared across the whole estate – has this been thought through or negotiated with other developers?
4. **There is no additional built community infrastructure from the development.** To suggest that the 80 place nursery being provided by a different developer is adequate additional infrastructure is not enough.
 - **Health facilities within the town are inadequate – a significant contribution to ensure a new and expanded health facility can be built in the town should be the top priority for CIL and S106 agreements.**
See Section 6.4 of the Calne Community Neighbourhood Plan2.
5. **Housing needs:**

- The proposal indicates that 30% of housing will be social housing – basing this on Wiltshire Core Policies. The land is allocated within the emerging local plan (not yet finalised or agreed to) and this will have a 40% social housing requirement and also in CCNP2.
- The housing needs assessment indicated that homes for older people and smaller 1 or 2 bed roomed houses are needed for sale and as social housing. The plan states there will be a good housing mix – these must be included – also some bungalows or other accessible housing.

Calne Community Neighbourhood Plan 2:Policy H3

6. Employment Land:

- CCNP2 identified that a contribution to the congestion in Calne is because there is a shortage of employment opportunities in Calne so many people out-commute.
- It is to be welcomed that the current employment land will be retained and modernised but additional employment is needed. This is only replacing employment land – not adding to it.
- No details about what would happen to the existing businesses there – if we lose businesses, there is no guarantee that they are replaced.

Please see Calne Community Neighbourhood Plan Policy WS 1.

7. Flooding and land slippage risk:

- This is a steeply sloping site. Another similar sloping site in Calne has had problems with subsidence of newly built houses.
- Flooding risks are increasing with climate change. Attenuation ponds are included but many in the town are concerned about new housing and paved areas increasing the risks of flooding.

8. Safety and location of play areas and green spaces:

- The small play areas offer very little play value to children. A larger area within the housing development and overlooked by a number of houses offers a much better and safer option.
- Green spaces should be overlooked to offer natural surveillance for users.
- Councillors were strongly of the view that attenuation ponds should be fenced off.

This is contrary to Design Guide DC.03 3b (which forms part of Calne Community Neighbourhood Plan 2) which states:

“Surrounding buildings should overlook play areas and public spaces to encourage movement and natural surveillance.”

9. We would like to see some face-to-face public consultation on the development.

10. Additionally, the town council would welcome opportunities to engage with the developers at an early stage in the plans for this site.