

Compton Bassett Parish Council

Chairman Compton Bassett Parish Council

11, Briar Leaze

Compton Bassett

Calne

Wilts SN11 8RQ

Email: chairman@comptonbassettparishcouncil.gov.uk

Tel: 01249 815006

18.12.25

Mr Jonathan James
Planning Officer
Wiltshire Council

Re Planning Application PL/2025/09192 Outline Planning Permission Land at Penn Hill, Calne. Proposed development of up to 210 residential dwellings and 0.75 ha of employment land and ancillary uses

Dear Mr James,

Compton Bassett Parish Council wish to object to planning application PL/2025/09192, Land at Penn Hill, Calne.

This latest Penn Hill planning application is a concern, the sites are becoming piecemeal and there is no assurance that infrastructure, employment and other facilities will follow.

Health facilities within the town are inadequate, significant contributions to ensure a new and expanded health facility can be built in town should be a top priority.

There is no additional built community infrastructure from the development, the 80 place nursery being provided by a different developer is not adequate additional infrastructure.

Any development should include net zero targets. No development should be approved unless it can be guaranteed it will be resilient to climate change, e.g. flooding and not pose a threat to the surrounding areas.

Flooding and drainage:

There will be a big impact on the wider drainage network (Abberd pumping station not having sufficient capacity?)

Flooding risk are increased with climate change, attenuation ponds are included but should be fenced off, many are concerned about new housing increasing the risks of flooding

Soil quality

Water logging and issues using adjacent sites including land slippage

This is a steeply sloping site, another similar sloping site in Calne has had problems with subsidence of newly built houses.

Schools' infrastructure:

Lack of safe walking route to Marden Vale Academy (no crossing point on Oxford Road).

Kingsbury Green (year 7 full) operating on a 7-form arrangement.

Extension of Abbeyfield School in Chippenham- increased peak time travel

Highways impact:

Impact on town centre junctions and roundabouts. Taking into account the amount of planning applications in place for housing all round Calne.

There are no cycleways either on Sandpit Road or Oxford Road, currently there are only footpaths on one side of large sections of both Oxford and Sandpit Road.

Any development should ensure and support the creation of well-connected homes, businesses, community facilities and local green spaces.

Calne has seen significant growth in recent years. Any development on this site should contribute to provide infrastructure, employment, open space, allotments, cemetery land first.

Any development should offer mitigation to the impact on air quality. It is likely the development if approved would add significant vehicle journeys through the AQMA'S in Calne which would be detrimental to health of residents and visitors

Compton Bassett parish council does not believe that this application follows the above.

If Wiltshire Council are in mind to approve this application. We wish that the following Statement should be implemented:

Sustainability Comments on Planning Application PL/2025/09192 for Residential Development of up to 210 Dwellings on land at Penn Hill, Calne

Compton Bassett Parish Council recognises the importance of supporting sustainable development, both nationally and locally, and welcomes the opportunity to help ensure that any new housing in the parish meets high standards of environmental performance and climate resilience. In response to the outline application for up to 210 dwellings, the Council wishes to make the following recommendations, which we believe should be incorporated into the design and delivery of the development, or secured by planning condition or legal agreement at the reserved matters stage.

The Council strongly encourages the use of a shared Ground Source Heat Pump (GSHP) system to provide low-carbon heating and hot water across the development. Such a system offers long-term benefits both in terms of carbon savings and running costs. If a communal GSHP system proves unfeasible, each dwelling should be fitted with an individual Air Source Heat Pump (ASHP) as a minimum. In terms of energy performance, we would expect all homes to meet or exceed the Future Homes Standard 2025, incorporating high levels of insulation in walls, floors and roofs, airtight construction, and ventilation strategies such as mechanical ventilation with heat recovery (MVHR). Low-carbon or recycled construction materials should be used wherever possible.

To support renewable energy generation on site, we recommend that all roof designs and orientations allow for the future installation of solar photovoltaic (PV) panels, with consideration also given to shared solar arrays and battery storage. Electric vehicle infrastructure is also essential, and every dwelling should be equipped with a dedicated EV charging point, with provision for communal or visitor spaces also considered at this stage.

The Council is particularly concerned about drainage and surface water management, given the site's location and past issues within the parish. We therefore request that a fully integrated Sustainable Drainage System (SuDS) be included, with features such as permeable paving, swales, and attenuation ponds or tanks. A full drainage impact assessment should be submitted to demonstrate that the development will not place undue pressure on existing systems or increase flood risk for surrounding properties. The development should also incorporate measures to manage water use, including rainwater harvesting systems for garden use and, where possible, grey water recycling for flushing toilets or other non-potable needs.

These proposals align with both Wiltshire Council's environmental objectives and national policy direction, and we urge the planning authority to require their inclusion in the detailed design through appropriate conditions or obligations.

Yours sincerely,

Pete Szczesiak

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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