



2.7 ARBORICULTURE

An Arboricultural survey, impact assessment and protection plan accompanied the outline application which concluded that:

- No significant trees would be removed to facilitate development;
- Hedgerow removal would be allowed for the purposes of development with the entire removal of one of the central hedges, with the other to be pruned/managing and retained where possible.

2.8 GROUND INVESTIGATION

No contamination source was found on site and therefore no levels of contamination harmful to human health recorded.

2.9 UTILITIES

Existing utilities across the site include two overhead electric cables to the northwest corner and more significantly one from the northeast corner which runs diagonally south across the site. A telephone cable and poles also run along the western edge. All utilities are proposed to be grounded and routed through the development.

All required utilities are available to the site from within the highway network.

2.10 ARCHAEOLOGY

An archaeological assessment demonstrated that there are no designated assets and any potential for any archaeological remains are slim and would be of negligible importance.



2.11 LANDSCAPE AND VISUAL ASSESSMENT

An LVIA at outline stage identified that the site would have no predicted significant harm to landscape character or existing views. The site is deemed to offer potential for minor beneficial enhancement which will benefit local landscape character and visual amenity through the creation and enhancement of on-site hedgerows and trees.

2.12 ECOLOGY

Baseline investigations have demonstrated that the designated sites, habitats and species present within and around the application site would be of very limited impact to the proposed development providing their habitats are safeguarded and dark corridors created, supplemented by bat & bird boxes.

2.13 FLOOD RISK & DRAINAGE

The site is not at risk of flooding as it is located entirely within Flood Zone 1.

Surface water drainage will need to be discharged at a controlled rate via the existing attenuation basin to the southwestern corner of the site, approved as part of the infrastructure drainage for the wider redevelopment. This restricted flow will discharge to the existing watercourse, Abberd Brook.

Foul water drainage will gravitate via pipes into the existing sewer network.



OUTLINE APPLICATION - SITE FEATURES PLAN



CHARACTER ASSESSMENT

3.1
Character Analysis

3.2
Details and
Materials

3.3
Character
Summary

3.1 CHARACTER ANALYSIS

In order to maintain a coherent and holistic approach, a review of the local and historic character of Calne was undertaken and used to determine what would be an appropriate proposed character, layout and architectural details for the site.

The site sits adjacent recent housing expansions so to ensure it sits more seamlessly into its local surroundings it should take a balance of cues from the historic and local housing.

3.2 DETAILS AND MATERIALS

The following details and materials are found within the historic and more recent expansions of the town.

The style is predominantly traditional and are typically consistent in all aspects within the street it is located with variations found on different street typologies.



URBAN & BUILT FORM



- 1 Semi detached and terraced housing in a linear structure with a much larger setback on one side of the street to the other.
- 2 Up to 3 storey houses with 2 storey predominating.
- 3 Where density is higher, buildings are set close to the footpath with little or no setbacks with them deeper at edges of the town with parking or soft landscaped frontages.
- 4 Higher density area of development to the core of the town with a lower density towards the edges of settlement.
- 5 Relatively consistent eaves fronted roof line with occasional variations in form and in building heights, eaves heights, roof pitches or topography.



MATERIALS & DETAILS



- 1 Roof tiles tend to be of a grey and brown colour in both flat and profiled forms.
- 2 Facades are historically a mix of buff stone and coloured renders with recent additions predominantly red brick.
- 3 Windows are usually white in colour but vary in both casement and sash styles, glazing bars, and in both horizontal and vertical emphasis.
- 4 Detailing to openings tend to be simple with cast stone cills, voussoir or arched lintels and stringcourse detailing.
- 5 Eaves and verges tend to be flush and mortared respectively on the more historic buildings and boxed to the newer.
- 6 Chimneys are evident in the older parts of the town but far less so on newer properties where they are non-functioning.

FRONT BOUNDARY TREATMENTS



- 1 Older parts of the town are generally devoid of front boundaries, set adjacent the footpath.
- 2 Low brick walling with metal gates.
- 3 Hedgerows used to define property boundary.

PARKING



- 1 Parking on street or located to rear of dwellings in clusters of garages and courtyards
- 2 Frontage parking close to property it serves.
- 3 Side curtilage parking with garage and parking space.
- 4 Side curtilage parking part screened by hedgerow

3.3 CHARACTER SUMMARY

A successful new development should reinforce the existing character of the local surroundings by reflecting those aspects which are key to its special quality.

Understanding what the key qualities are, allows a degree of variation to create distinction without detracting from the existing character of the locality.

The key features which form the character of Calne with acknowledgement of the more historic traits whilst seeking to form a character that also suits its more recently constructed surroundings are:

- A mixed palette of external walling materials with buff stone, coloured renders and red or buff brick; with a grey or brown coloured tile
- Simple eaves fronted roof forms with occasional gable features providing visual emphasis in the street scene.
- Simple detailing to openings such as cills, stringcourses and expressed lintels.
- A variety of street types from higher density formal and linear streets with repetition of house types and varied setbacks across the street; with lower density more informally arranged edge streets with a greater variety of materials and hedgerow used to define boundaries.
- Predominance of 2 storey.
- Mix of parking typologies with front and side parking predominating.

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INVOLVEMENT

4.1
Evolution

4.2
Revised Proposals

4.1 EVOLUTION

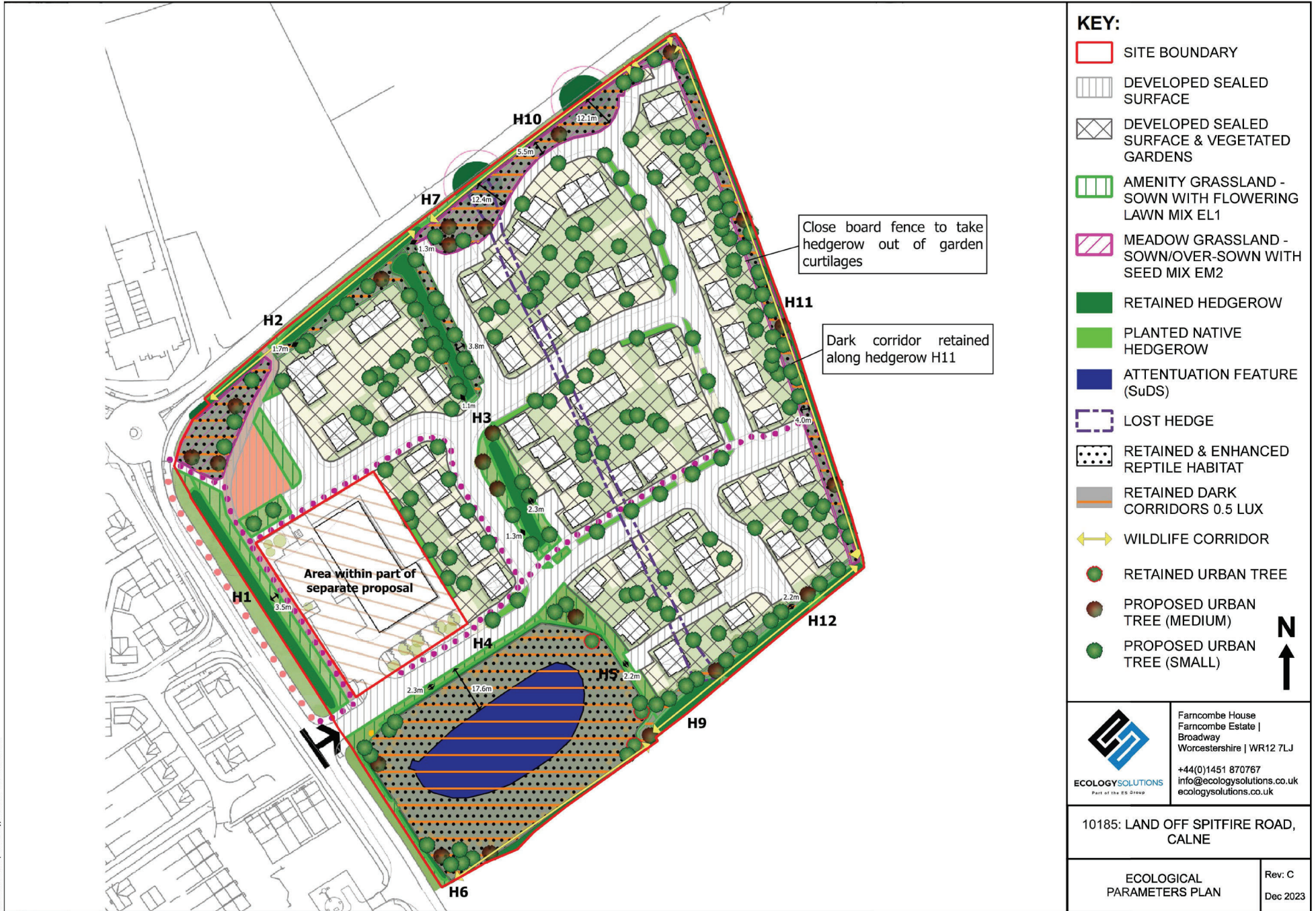
Extensive discussions were held with Wiltshire Council and key stakeholders during the progression of the outline application aswell as community engagement, providing opportunities for public comment.

The consultations helped to shape the drawings for the outline submission stage and these were refined further during the application in direct response to statutory consultee comments, subsequently approving the Ecological Parameters Plan and Location Plan.

Since acquiring the site by Allison Homes, an early sketch was produced to adhere to the approved parameters and identified constraints and reflect the key design principles from the outline.



OUTLINE LISTED APPROVED DRAWINGS



The initial sketch retained these key design principles:

- 1 Retention of existing vegetation.
- 2 Outward facing development edges
- 3 Footpath link towards roundabout
- 4 Cyclepath routes around Local Centre, to Abberd Lane and along the primary street
- 5 Dark corridors
- 6 Mix of parking typologies
- 7 Largest scale building located in prominent location
- 8 Perimeter block arrangement

The initial sketch proposed to alter these design principles to improve the scheme further:

- 9 Rear accessed properties redesigned
- 10 Hedges in adopted highway removed as unrealistic
- 11 Improved legibility with varied street hierarchy
- 12 Insufficiently sized LEAP increased in size
- 13 Buildings orientated to address the primary street and not the subservient street



SK02 SKETCH LAYOUT - AS SUBMITTED FOR PRE-APP

4.2 REVISED PROPOSALS

Allison Homes engaged with Wiltshire Council via a formal pre-application submission to discuss the detailed proposals, which identified comments from various consultees.

Key comments referred to elements such as:

- Retain more of the H3 hedgerow
- Provide more street trees and hedge planting
- Ensuring buffers to H2, H9 & H10 reflect the expectations of the EPP
- Frontage parking to not dominate
- Robust front boundaries in addition to softer hedges
- Appearance and character expectations

Following a review of the comments by a team of expert consultants, the design evolved into an emerging Planning Layout which as a team we felt should be supported by the Council.

The revised sketch proposed these key design changes in response to comments provided:

- 1 More of H3 hedgerow is retained.
- 2 Additional trees added
- 3 Buffers to H2, H9 & H10 adjusted to achieve expectations from the EPP
- 4 Frontage parking broken up by soft landscaping
- 5 Metal railings added with hedgerow behind to keep a visually greener appearance
- 6 Local stone pattern & colour proposed to the Main Street character area



REVISED LAYOUT PROPOSALS