

STATEMENT OF COMPLIANCE - DECEMBER 2025

SPITFIRE ROAD

CALNE

TO SUPPORT A RESERVED MATTERS
APPLICATION FOR 90 DWELLINGS AND
THEIR ASSOCIATED PARKING, GARAGES,
ROADS, DRAINAGE AND LANDSCAPING

Produced by
Focus On Design

The Distillery,
The Old Brewery Office Park
Lodway, Pill,
Bristol,
BS20 0DH

On behalf of
Allison Homes SW Limited

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INTRODUCTION

1.1

Purpose of this document

1.2

Planning process

1.1 PURPOSE OF THIS DOCUMENT

This reserved matters application follows the granting of Outline planning permission, ref. PL/2022/07893, which was approved by appeal on 17th February 2025 for:

'Residential development for up to 90 dwellings, associated works including infrastructure, ancillary facilities, play area and open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures'

Prepared by Focus on Design on behalf of Allison Homes SW Limited, this Statement of Compliance will demonstrate compliance with the design principles of the approved plans listed under Condition 4 whilst summarising the design process and considerations that have been taken into account in developing the detailed layout and supporting plans.

Where non compliance is sought, a brief justification is provided.



INTRODUCTION

**THIS STATEMENT OF COMPLIANCE
FORMS PART OF THE RESERVED
MATTERS APPLICATION FOR 90
RESIDENTIAL DWELLINGS, PARKING,
GARAGES, PUBLIC OPEN SPACE, PLAY
AND INFRASTRUCTURE ON LAND AT
SPITFIRE LANE, CALNE.**

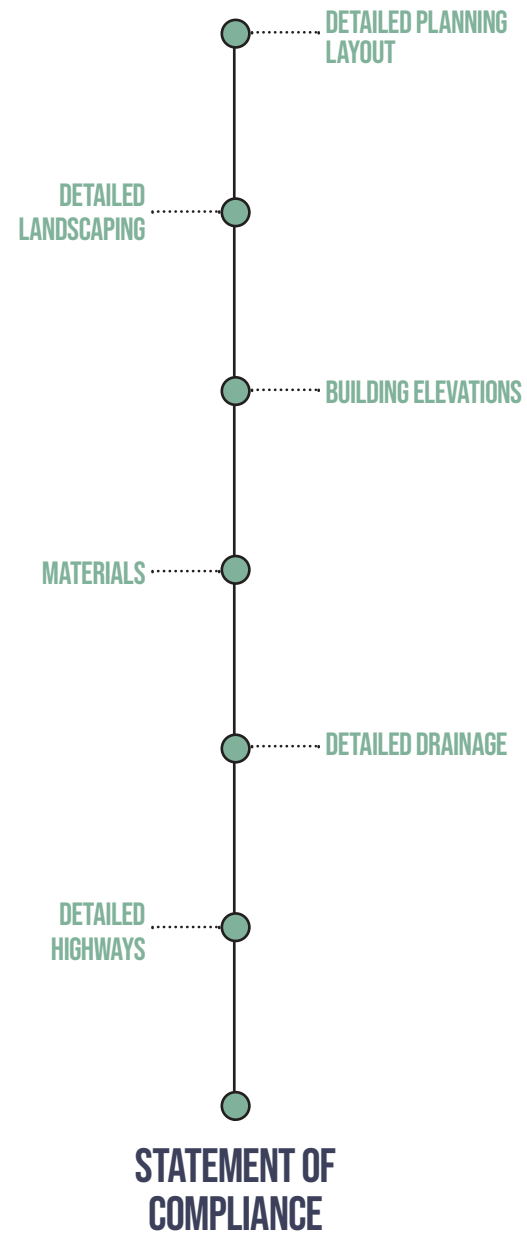


1.2 PLANNING PROCESS

The planning process will consider those matters that were reserved at outline stage for detailed consideration under a reserved matters application. Each of those matters are identified across along with other detailed elements which are fundamental to support the application.

All design principles and urban design objectives have been used to inform the supporting plans.

RESERVED MATTERS APPLICATION





SITE ASSESSMENT

2.1
Site Location

2.2
Topography

2.3
Noise

2.4
Odour & Dust

2.5
Existing buildings
on site

2.6
Existing buildings
off site

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Arboriculture

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Ground
investigation

2.9
Utilities

2.10
Archaeology

2.11
Landscape &
Visual Assessment

2.12
Ecology

2.13
Flood Risk &
Drainage

SITE ASSESSMENT

**THE PROPOSED DEVELOPMENT SITE IS LOCATED ON THE EASTERN
OUTSKIRTS OF CALNE IN WILTSHIRE, LOCATED WITHIN THE SETTLEMENT
BOUNDARY AND ADJACENT RECENT HOUSING EXPANSIONS**

2.1 SITE LOCATION

The site, measuring 2.41 hectares (Ha) comprises three fields and is accessed directly from the existing highway network from the east, being Spitfire Road.

The land is enclosed by retained existing vegetation to all sides with Abberd Lane to the north and fields beyond.



The vision for the site is... 'to create a place of quality, diversity, distinctiveness and community that balances modern living and nature; complementing the existing settlement'.





2.2 TOPOGRAPHY

The site falls gently from a high point of circa 79m AOD at the north to circa 73.5m AOD at the south with a gradient of circa 1:30.

2.3 NOISE

A Noise Assessment at outline stage identified the need to mitigate against noise from the buildings to the east of the site with the introduction of a 2m high acoustic fence to the eastern edge of any proposed rear gardens.

2.4 ODOUR & DUST

Both assessments provided at outline stage identified the levels of odour and dust were not significant to impact or influence the development.

2.5 EXISTING BUILDINGS ON SITE

There are no existing buildings on site.

2.6 EXISTING BUILDINGS OFF SITE

The design of the layout and in particular the siting of dwellings should provide appropriate distance between habitable façades of proposed and those buildings existing to the east of the site to maintain privacy, create visual amenity where required, and limit the potential impact of noise disturbance on new properties.