

23 June 2026

By email only

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: CASS3002

Dear Jonathan

LAND AT PENN HILL, CALNE (REF. PL/2025/09192)

On behalf of our client Castlewood Properties Ventures Ltd, we are pleased to submit this covering letter and amended submission pack pursuant to the above planning application in respect of outstanding matters raised by consultees.

This resubmission comprises the following documents:

- Biodiversity Net Gain (BNG) Technical Note and updated Metric
- Heritage Technical Note
- Updated FRA and Drainage Strategy
- Updated plans and drawings including an updated Framework Masterplan, Land Use Parameter Plans, Access Parameter Plan, Green Infrastructure Parameter Plan and Landscape Strategy Plan.

Biodiversity

An updated BNG metric and supporting Technical Note have been prepared so that the BNG position accurately reflects the updated landscape plans. The BNG calculation based on the emerging landscape scheme indicates that a substantial biodiversity net gain of 52.77% for 'broad habitats' could be achieved by the proposed development. Although a small net loss of -2.21% in hedgerow units has been identified (equivalent to 0.72 units), this could be remedied by inclusion of an additional 350m of species-rich native hedgerow with trees associated with a bank or a ditch in the detailed landscape design to also achieve a 10% net gain in this regard.

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Heritage

A Heritage Technical Note has been submitted to provide a brief update with regard to the Conservation consultee response, in particular the suggestion that proposals be amended to help preserve some of the agricultural context to the farm buildings through creation of a buffer zone to the south and west. The Technical Note demonstrates that the addition of a buffer zone would not preserve the agricultural context in a meaningful way, and offers limited scope to alter the experience of the asset.

Design

A Design Response has been prepared and submitted in response to the Urban Designer comments demonstrating how the proposed scheme has been reviewed and refined to address the concerns raised. It aims to evidence that the design has been carefully considered in terms of context, layout, scale, appearance, and public realm, and that appropriate amendments or justifications have been made to ensure the development aligns with relevant planning policies and good design principles. It is noted that a number of the Urban Designer's comments relate to the proposed allocation policy within the withdrawn Local Plan. Given that this policy is no longer applicable, the scheme should instead be considered on its own design merits.

Drainage

An updated FRA and Drainage Strategy has been prepared and submitted which seeks to respond positively to the LLFA's comments by incorporating SuDS principles consistent with current best practice and national guidance, whilst retaining a proportionate approach appropriate to the outline nature of the application. Detailed design elements will be further developed and secured through subsequent planning stages, including Reserved Matters and discharge of conditions, as is typical for developments of this scale.

Following the submission of these amended plans and documents, we trust these details are sufficient for the application to proceed to a positive recommendation and welcome the opportunity to continue to positively engage with Officers on the proposals ahead of the determination of the planning application.

Should you require any further information or clarification, please do not hesitate to contact me.

Kind regards



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Associate Director

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