

From: Laura Cornborough

Sent: 23 June 2026 16:59

To: James, Jonathan <Jonathan.James@wiltshire.gov.uk>

Cc: Playfair, James ; Jonathan Shuttleworth ; Sam Ihle ; Peter Lawson ; Carol Darling

Subject: PL/2025/09192 Land at Penn Hill, Calne

Good afternoon Jonathan,

Thanks for yours and James' time earlier, that was helpful to run through the drainage updates and wider application points.

As discussed earlier please find attached resubmission documents at the following link:

This resubmission comprises the following documents:

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

I've also put together a brief summary of today's meeting below:

Planning Process and Policy Position

- Site was previously a draft allocation in the now withdrawn Local Plan; and allocation / site specific policy no longer carries any weight
- Council does not have a 5-year housing land supply (approx. 2.8 years), so tilted balance in favour of development applies
- Application is effectively now being treated as a 5-year housing land supply case
- Turley noted that the Calne Strategic Sites Assessment used to inform the last plan remains a relevant consideration, as part of the evidence base
- Case officer to consult strategic planning team on status of site and any previous inspector concerns in respect of draft allocation (Note: Turley do not believe there were any concerns)

- Progression to planning committee depends on resolving all technical issues to avoid member objections (Note: Turley believe these to now be fully resolved).

Drainage

- Updated drainage strategy aligns with current SuDS guidance, focusing on source control and reducing runoff leaving the site
- Drainage submission significantly improved; no major issues identified and considered sufficient for outline stage although full review needed
- Any remaining minor drainage matters can likely be secured through planning conditions
- Comments can be provided within the next week

Masterplan

- Masterplan revised mainly to incorporate drainage, with minimal impact on developable area
- Layout adjusted to reflect technical and landscape constraints, including increased green space
- Play space relocated and pedestrian links improved to connect with neighbouring site
- Site topography restricts internal connections, including vehicle links
- Access via neighbouring development is approved, but local traffic concerns may pose a risk at committee

Next Steps

- Some consultee responses are still outstanding, but the case officer is comfortable progressing without all responses
- August planning committee is unlikely due to timing and officer availability; September is a more realistic target
- Applicant team to submit updated documents to allow reconsultation to begin
- Early preparation of Section 106 agreement and conditions recommended to avoid delays later

- Overall progress is positive, with drainage largely resolved and no major technical barriers identified to moving forward

Kind regards,

Laura

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Turley

