

Planning Registration Team, Wiltshire Council

Our ref: 26032.cb

Your ref: 19/1101/OUT & PL/2022/09034 (as amended by PL/2024/09970) & ENQ/2026/01040

14th September 2026

To Whom It May Concern

Planning Design and Access Statement: Land South of Low Lane, Calne, SN11 8EQ
Description: Removal of a section of hedgerow and replacement with a close boarded fence on the shared boundary with 12 Low Lane, Calne

1.0 Introduction

PlanningSphere act for Selwood Housing who are the owners of the application site, which at the time of writing, is live construction site with practical completion of the development approved under reserved matters PL/2022/09034 (as amended) anticipated for Q3 2026.

Following the conclusion of a pre-application enquiry process (ENQ/2026/01040), a drop-in full planning application relating to the erection of a close boarded fence in lieu of hedgerow proposal has been prepared along with a parallel s.96 NMA to amend the extant reserved matters permission (PL/2024/09970). The enclosed full planning application comprises the following information:

- Full planning application: £309.00 plus £99.00 Planning Portal
- Site Location plan: GCP
- Planning Cover Letter: PlanningSphere
- Annotated Site Photographs: PlanningSphere
- Plan Pack (3 No. Drawings): GCP

2.0 Planning Context

(i) Site Location

The application site lies approximately 3.5km to south west of Calne town centre on the edge of the existing limit of development.



Figure 1. Extract from Site Location Plan – the blue line denotes the extent of housing development site

Relevant planning includes the following decisions

Reference	Description	Decision
19/11601/OUT	Outline application with all matters reserved for residential development of up to 26 entry level dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Low Lane.	Opp Permitted 09.06.2021
PL/2022/09034 As amended by	Reserve Matters Application Dealing with the Scale, Layout, External Appearance, Landscaping and Means of Access for Residential Development of 26 Entry Level Dwellings and Associated Works, Following Outline Permission Ref 19/11601/OUT	RMA Permitted 15.09.2023
PL/2024/04618	Variation of condition 1 on PL/2022/09034 to enable minor changes to the internal layouts of house types A, B and D.	s.73 Permitted 27.08.2024
PL/2024/09970	Variation of Condition 1 (Approved Plans) relating to application PL/2024/04618.	s.73 Permitted 11.04.2025

Two condition discharge applications are also recorded on the Council's public access system: PL/2024/03925 (condition 16) and PL/2024/06269 (condition 9).

3.0 Background and Description of the Proposal

Insurers acting for the owners of 12 Low Lane, Calne have written to Selwood Housing and have claimed that the existing hedging on the shared boundary are contributing to a subsidence of their property.

Noting that the housing development is expected to be completed in Q3, and after taking pre-application advice, Selwood Housing propose to replace the existing c. 25m long 'sparse' hedge with a 1.8m high close boarded fence as a means by which to address the property boundary dispute.

An equivalent of the agreed woody vegetation that was intended to augment this hedge would be planted in the area of public open space so as to not materially affect the agreed biodiversity net gain across the site.

In the event that the Council approve the proposal, Selwood Housing, would ensure that the removal of hedgerow would be undertaken with ecological supervision as was the case when the vehicular access to the site was formed. It essential that this matter is resolved and implemented before a tenant takes up occupation of Plot 1.

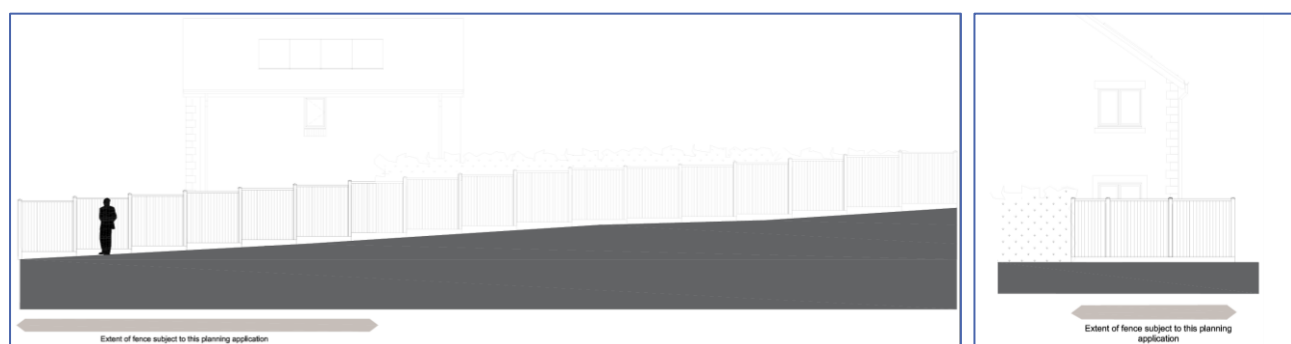


Figure 2. Extract from Proposed Elevations showing the extent of the proposed new 1.8m close boarded fence with the relationship with Plot 1 indicated.

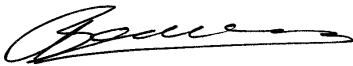
4.0 Conclusion

The planning merit and procedural matters were discussed as part of an iterative pre-application process that has culminated in the submission of the enclosed full planning application in parallel with an s.96 non-material amendment to the extant reserved matters approval (PL/2024/09970).

The new fence will assist in resolving a boundary dispute matter with the adjoining owner, which is property matter that outside the planning process that requires resolution. The proposal will present a functional boundary treatment to provide an adequate level of privacy and garden containment to the future occupiers Plot 1 whilst also preserving the privacy of the adjoining third party neighbour at 12 Low Lane.

On the basis the proposal is compliant with WCS Policy 57, which requires a high standard of design and place shaping in respect of new developments, and that revised Planting Plan proposed in the parallel NMA demonstrates no material change in terms meeting mandatory BNG, the Council is respectfully requested to grant planning permission in accordance with Policy DM3 (criteria 'a' and 'c') of the NPPF.

Yours sincerely



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