

PL/2026/03392 - Land south of Atcherley Road, Calne, SN11 8QJ

Proposed erection of a new farm shop and cafe with associated access, car parking, service yard, drainage pond and landscaping.

Response to Consultee Comments

17th September 2026

This statement is submitted on behalf of the applicant in response to the consultation comments received in connection with the above planning application. It should be read alongside the application drawings, supporting reports and any revised or supplementary information submitted subsequently.

1. Drainage & Flood Risk

The drainage and flood risk comments have been reviewed with Fairhurst, who prepared the Flood Risk Assessment and Drainage Strategy submitted with the planning application.

The submitted Flood Risk Assessment and Drainage Strategy establish the drainage and flood risk principles for the development and demonstrate that the development is suitable. The site is within Flood Zone 1, and the FRA provides a site-specific assessment appropriate to a site of this scale, compliant with the relevant requirements of DM Policy F4 of the NPPF.

The further requests, including detailed modelling, finished floor levels and assessment of extreme events, are considered to relate principally to the detailed design stage. Similarly, the detailed hydraulic model can only reasonably be completed once the final drainage layout, levels and infrastructure have been designed locally pushing it back to conditions stage.

It would not be proportionate or cost-effective to undertake this level of detailed design prior to planning permission being granted. These matters can appropriately be secured by a planning condition requiring submission and approval of the final drainage scheme.

To clarify further, the Drainage Strategy has considered the drainage hierarchy. Available BGS data indicates that infiltration is unlikely to be viable, and the proposed strategy therefore provides for controlled discharge to the watercourse. SuDS measures, including porous surfacing and a pond, are incorporated to provide treatment and attenuation benefits, with the first 5mm of rainfall retained and treated through these features.

Similarly, the general approach to exceedance flows has also been considered, with flows anticipated to follow the existing topography southwards towards the watercourse. The precise exceedance flow arrangements would typically be finalised alongside the detailed drainage and levels design at conditions stage.

Maintenance arrangements have been addressed within the submitted Drainage Strategy. The detailed implementation and long-term management arrangements can be secured through an appropriate planning condition.

In this context, we consider the outstanding drainage matters to be capable of being satisfactorily addressed as part of a discharge of conditions process.

2. Ecology

We note the holding objection. Envance, who prepared the Preliminary Ecological Appraisal and Biodiversity Net Gain documents to support the planning application, are in the process of providing a response to the comments received. We will forward this on as soon as we receive it.

3. Highways

The applicant is content to accept the principle of providing the proposed 2m-wide footway between Atcherley Road and the site access, including suitable crossing points, through a Section 278 agreement. We consider this to be a direct and proportionate measure providing a clear pedestrian connection to the development.

However, further information is requested in relation to the proposed £20,000 contribution towards wider A4 corridor improvements. The Highways response does not identify the specific works to which the contribution relates, the basis on which the £20,000 figure has been calculated, or whether funding for the wider scheme has already been secured.

Given that the wider A4 corridor improvements appear to relate to an existing and broader transport requirement, we would be grateful if the Council could provide further information demonstrating the specific relationship between the requested contribution and the proposed development.

In the absence of this justification, the applicant would not propose to progress the £20,000 contribution through a Section 106 agreement.

The applicant is supportive of clearing the existing footway where vegetation is obstructing pedestrian use and could undertake this as part of the operational works associated with the development. However, before agreeing to these works clarification is requested regarding their extent and cost and, importantly, responsibility for the vegetation. The Highways response refers to differing costs, and it is currently unclear whether the vegetation is located within publicly maintainable highway land or originates from adjoining private land.

As this appears to concern an existing maintenance matter, we would ask the Council to clarify the ownership and responsibility for the vegetation before any contribution or works are secured.

We note Cherhill Parish Council's additional consultee response of 6th August, raising concerns about the requirements from Highways.

4. Landscape

The applicant has considered the landscape comments in detail and would provide the following comments to address the concerns regarding the external materials, particularly the silos, together with car park screening/landscaping.

The proposed silos are existing agricultural structures from the applicant's farm at Nolands Road, which is located within the same parish, where seven silos historically stood together for more than 50 years. They are not new or unfamiliar features being introduced into the local landscape.

As noted in the consultee comments, arable farms in the area have tended to replace silos with more modern storage barns, which is what the applicant has done in the past 18 months, replacing six out of the seven with a modern storage barn. However, just because they are becoming unfit for their original purpose and being replaced, does not mean that they have not been a very present part of the local farmed landscape over the years. The applicant wishes to repurpose the silos to give them a new life and purpose whilst honouring their place as part of their farm and business for many decades.

Being more than 50 years old, the silos are beautifully weathered and patinaed - their exteriors are completely dulled and do not cast any reflections at all. The applicant wishes to keep them this way and is in no way intending that they would comprise of brand new shiny galvanised silos. Photographs of the silos can be provided if this would be helpful.

In relation to the comments about the car park, the layout has been carefully designed to provide a safe and efficient layout whilst limiting the amount of hard surfacing needed in order to retain a rural feel. A substantial screening hedge is already proposed along the eastern boundary, where tree planting is constrained by overhead electricity cables, together with existing dense tree planting to the north-west which the applicant intends to add to. It is already the intention to add trees between the parking rows and the applicant would be happy to provide additional landscape details including species, planting densities and any additional measures considered necessary, by planning condition.

5. Arboriculture

We note the holding objection and the request for a plan identifying trees to be retained and removed.

On review of the Assured Trees Tree Constraints Plan alongside the latest Proposed Site Plan (M23.110(b).D.008L) it can be confirmed that no trees are proposed to be affected. By conditioning the proposed plan and tree constraints plan as standard, all trees would in turn be protected. This could also be confirmed by a conditioned landscape plan.

We trust that the above provides an appropriate response to the comments raised, but if there are any further comments or queries we would be happy to discuss.