



Mr S Bailey
Consultant Planning Officer
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge. BA14 8JN

24 September 2026

Dear Scott,

Re: PL/2026/00135 – Land off Spitfire Road, Calne. SN11 8TE

Proposal: Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), and 18 (Noise Assessment) of outline planning permission PL/2022/07893

Further to the consideration of the application previously at planning committee and the deferral of the same and our various meetings please accept the enclosed as an amended submission to the scheme pursuant to the comments raised at committee. A schedule of the revised drawings and those that are superseded are appended to this letter.

In this regard it is important to consider the discussions held at committee which can be split into three topics, namely:

- 1) Crossing Spitfire Road
- 2) Public Open Space Provision
- 3) Design Comments

I shall comment on each of those individually.

1) Crossing Spitfire Road

At the committee meeting a number of discussions were had regarding the need or otherwise for a crossing point on Spitfire Road and any inter connectivity between the development site and the existing development on the other side of Spitfire Road.

Enshrined within our application proposals are the provision of three crossing points to provide the interconnectivity between the development site and the existing development. To understand the proposals, regard should be had to drawings 0841-125 Pedestrian and Cycle Connectivity which shows the locations of the crossing points and the engineering details for these are shown on drawings 671-P-150-01-E Detailed Engineering Sheet 1 and 671-P-150-02-E Detailed Engineering Sheet 2.

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It is clear therefore that the scheme has been designed to provide a robust scheme of connectivity between the existing and the proposed development.

To consider this matter further, our highway consultants have reviewed the proposals against best practice, legislation and all other provisions to consider the design of the crossing points. The detailed analysis is contained within the Highway Technical Note for which the conclusions in regard to the specific need for a crossing point are:

The evidence indicates that pedestrian movements will follow a number of different desire lines rather than being concentrated at a single location. The two proposed uncontrolled crossings on Spitfire Road, together with the crossing of Abberd Lane, provide a choice of routes and represent an improvement over the existing informal crossing arrangements along the Spitfire Road/Gregor Drive corridor.

The forecast pedestrian demand associated with the residential scheme is substantially below Wiltshire Council's locally applied screening criteria. The low-traffic environment, availability of gaps in traffic flow and the absence of a single dominant desire line also support the Highway Authority's view that a formal or controlled crossing is not justified.

The pedestrian and highway effects of the separately consented Local Centre have already been assessed and mitigated through the access and off-site improvements secured by its permission.

Overall, the proposed uncontrolled crossing arrangements are considered appropriate and sufficient for the 90-dwelling reserved matters scheme and are consistent with the relevant national guidance and Wiltshire Council guidance. The available evidence provides no technical or policy justification for requiring a zebra or signal-controlled crossing and the Highway Authority has raised no objection to the proposed scheme. On this basis the proposals are considered acceptable.

In summary therefore it is considered that the uncontrolled crossings as proposed are more than sufficient for the development related to this application.

2) Public Open Space Provision

Concerns were raised about the perceived lack of Public Open Space within the development and therefore that the development wasn't adequately designed to serve the future residents. Firstly, it is of note that no objections were raised regarding the open space provision from officers and the scheme has been designed to meet all of the provisions required within the s106 agreement associated with the outline consent.

The quantum of open space required through the outline consent is formulaic as set out within the s106 agreement and as such it is of note that the minimum provisions (based on the mix contained within the development proposals) required to serve the development through the outline consent are 5,010sqm of open space and a play area of 462sqm.

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The application proposals for the development site in terms of open space as indicated on drawing 0841-123 Open Space and Play Quantum Plan identify that including the pond area that the scheme will deliver 12,446sqm of open space (9,304sqm excluding the pond area) and a play area provision of 531sqm.

In terms of open space provision, the scheme therefore provides an open space provision circa 150% bigger than required through the outline consent (circa 45% bigger if the pond is excluded) and the play area is 15% larger than the outline consent required. It is important to note some of these areas of open space that are located adjacent to the site boundary etc are matters required through the approved parameters of the outline consent.

Further, since the original committee meeting in August the development parcel to the south of the pond and this application site has been granted outline planning permission for up to 20 dwellings and we will shortly be submitting a Reserved Matters application for that development.

If the proposed layout under consideration within this application, and the masterplan for Area B (the land to the south) are merged together, then the overall open space areas for the two sites are shown on drawing 0841-124 entitled 'Composite Open Space and Play Quantum Plan'. Combined, the open space provision will be circa 19,540sqm and the play provision will be 631sqm against s106 obligations across the two schemes of 6,105sqm of open space and 561sqm of play space.

It is clear therefore that the development proposals have been designed to provide more open space than was sought through the outline consent and in fact when Area A (this application) and Area B (outline consent: PL/2025/05943) are amalgamated the open space provision increases to some 320% against the outline requirements and the play area quantum increases to 112% of the outline consent.

In light of the foregoing and on the basis that the open space has been designed as attractive areas around the development it is anticipated that the scheme must be deemed acceptable from a public open space and play space provision.

3) Design Comments

With regards to the design and as we have discussed in our recent meetings we have reviewed the proposals and sought to enhance the appearance through a review of the materials, the front elevations of the dwellings and also through the preparation of further visuals of the development.

Amendments to these are shown within the Housetype Booklet 0841-HTB Issue 5 where each of the elevations within the public domain have had the appearance of the dwelling enhanced through a review of the materials, the detail and in numerous instances through the design of the porch to create a more prominent appearance within the streetscene.

Furthermore, in addition to the elevations we have prepared two further visuals of the proposed development. The first of the streetscenes shows the appearance of the development when entering the site from the new vehicular access from Spitfire Road. The second image shows the key space formed through plots 30, 31, 45, 46, 47, 51 and 52.

These visuals show the importance of the materials, the landscaping and how the two when embraced with one another create a design and a development that is befitting of this location on the edge of Calne.

I trust that the amended details as contained on the plans contained herein are acceptable to enable the scheme to be considered favorably at the Northern Area Committee in October but should you have any further queries please do not hesitate to contact me.

Yours sincerely

A CATTERMOLÉ

Andy Cattermole, Planning Director

Document / Plan List for Application Determination:

(red font denotes contained in this submission)

Architectural:

0841-101 – Location Plan
0841-100 rev A – Topographical Survey
0841-102 rev D – Planning Layout
0841-102 PTL – Presentation Planning Layout
0841-103 rev B – Street Scenes
0841-104 rev B – Boundary Treatment Plan
0841-105 rev B – Energy Plan
0841-106 rev A – External Detailing
0841-108 rev C – Materials Layout
0841-110 – Cycle Store
0841-111 rev C – Affordable Housing Plan
0841-112 rev B – Refuse Strategy Layout
0841-HTB-ISSUE 5 – Housetype Booklet
0841-123 – Open Space and Play Quantum Plan
0841-124 – Composite Open Space and Play Quantum Plan
0841-125 – Pedestrian and Cycle Connectivity Plan
Entrance Space Visual
Key Space Visual
SoC Issue 1 – Statement of Compliance

Engineering:

671-P-100 rev E – General Engineering
671-P-150-01 rev E – Detailed Engineering Sheet 1
671-P-150-02 rev E – Detailed Engineering Sheet 2
671-P-200 rev B – Road and Sewer Long Sections
671-P-205 rev B – Local Centre Sections
671-P-206 – Site Sections
671-P-400 rev A – Adoption Plan
671-P-425 rev B – Geometry and Visibility Plan
671-P-510 rev E – Flood Exceedance Routing
671-P-550 rev A – Manhole Schedules
671-Calne – Surface Water Drainage Document

Highways:

BEL-26171 – Spitfire Road, Calne – Highway Technical Note

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Landscape:

13642-FPCR-XX-XX-DR-L-0001-P18 – Landscape Strategy Plan
13642-FPCR-XX-XX-DR-L-0002 P18 – Sheet Layout Plan
13642-FPCR-XX-XX-DR-L-0003 P18 – On Plot Planting Sheet 1 of 4
13642-FPCR-XX-XX-DR-L-0004 P18 – On Plot Planting Sheet 2 of 4
13642-FPCR-XX-XX-DR-L-0005 P18 – On Plot Planting Sheet 3 of 4
13642-FPCR-XX-XX-DR-L-0006 P18 – On Plot Planting Sheet 4 of 4
13642-FPCR-XX-XX-DR-L-0007 P18 – Planting Schedule and Specification

Lighting:

1775-LB-EX-XX-DR-E-7080-21-P06 - External Lighting
1775-LB-EX-XX-DR-E-7080-41-P06 – s38 Street Lighting
1775 rev B – Calculation Summary (Lighting)

Other Documents:

3130-AMS-MU Rev 2 – Arboricultural Method Statement
3130-CEMP-LO v5 – Construction Ecological Management Plan
3130-LEMP-LO v7 – Landscape Ecological Management Plan
091225 v1.2 – Noise Report
Planning Statement

Drawings Superseded by Virtue of This Submission:

Architectural:

0841-102 rev B – Planning Layout
0841-103 rev A – Street Scenes
0841-104 rev A – Boundary Treatment Plan
0841-105 rev A – Energy Plan
0841-108 rev B – Materials Layout
0841-111 rev B – Affordable Housing Plan
0841-112 rev A – Refuse Strategy Layout
0841-HTB-ISSUE 3 – Housetype Booklet

Engineering:

671-P-100 rev D – General Engineering
671-P-150-01 rev D – Detailed Engineering Sheet 1
671-P-150-02 rev D – Detailed Engineering Sheet 2
671-P-200- rev A – Road and Sewer Long Sections
671-P-205 rev A – Local Centre Sections
671-P-400 – Adoption Plan
671-P-425 rev A – Geometry and Visibility Plan
671-P-510 rev D – Flood Exceedance Routing
671-P-550 – Manhole Schedules

Landscape:

13642-FPCR-XX-XX-DR-L-0001-P16 – Landscape Strategy Plan
13642-FPCR-XX-XX-DR-L-0002 P16 – Sheet Layout Plan
13642-FPCR-XX-XX-DR-L-0003 P16 – On Plot Planting Sheet 1 of 4
13642-FPCR-XX-XX-DR-L-0004 P16 – On Plot Planting Sheet 2 of 4
13642-FPCR-XX-XX-DR-L-0005 P16 – On Plot Planting Sheet 3 of 4
13642-FPCR-XX-XX-DR-L-0006 P16 – On Plot Planting Sheet 4 of 4
13642-FPCR-XX-XX-DR-L-0007 P16 – Planting Schedule and Specification

Lighting:

1775-LB-EX-XX-DR-E-7080-21-P05 - External Lighting
1775-LB-EX-XX-DR-E-7080-41-P05 – s38 Street Lighting
1775 rev B – Calculation Summary (Lighting)



Document / Plan List for Application Determination:

Drawing Title:	January 2026 Reference:	April 2026 Reference (if applicable):
Topographical Survey	0841-100	0841-100 rev A
Location Plan	0841-101	
Planning Layout	0841-102	0841-102 rev A
Coloured Planning Layout	0841-102 COL	
Street Scenes	0841-103	0841-103 rev A
Boundary Treatment Plan		0841-104
Energy Plan		0841-105
External Detailing	0841-106	
Materials Layout	0841-108	0841-108 rev A
Garages	0841-109	xxx
Cycle Store	0841-110	
Affordable Housing Plan	0841-111	0841-111 rev A
Refuse Strategy Layout		0841-112
Housetype Booklet	0841-HTB-ISSUE 1	0841-HTB-ISSUE 2
Statement of Compliance	SoC Issue 1	
General Engineering	671-P-100-B	671-P-100-C
Detailed Engineering Sheet 1	671-P-150-01-B	671-P-150-01-C
Detailed Engineering Sheet 2	671-P-150-02-B	671-P-150-02-C
Road and Sewer Long Sections	671-P-200-A	671-P-200-B
Local Centre Sections		671-P-205

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Geometry and Visibility Plan		671-P-425
Flood Exceedance Routing	671-P-510-B	671-P-510-C
Manhole Schedules	671-P-550	671-P-550-A
Surface Water Drainage Document		671-Calne
Arboricultural Method Statement	3130-AMS-MU	3130-AMS-MU Rev 1
Construction Ecological Management Plan	3130-CEMP-LO v3	3130-CEMP-LO v4
Landscape and Ecological Management Plan	3130-LEMP-LO v3	3130-LEMP-LO v5
Landscape Strategy Plan	13642-XX-XX-DR-L-0001-P05	13642-XX-XX-DR-L-0001-P12
On Plot Planting Sheet 1 of 4		13642-FPCR-XX-XX-DR-L-0003 P09
On Plot Planting Sheet 2 of 4		13642-FPCR-XX-XX-DR-L-0004 P09
On Plot Planting Sheet 3 of 4		13642-FPCR-XX-XX-DR-L-0005 P09
On Plot Planting Sheet 4 of 4		13642-FPCR-XX-XX-DR-L-0006 P09
Planting Schedule and Specification		13642-FPCR-XX-XX-DR-L-0007 P09
External Lighting	1775-LB-EX-XX-DR-E-7080-21-P03	1775-LB-EX-XX-DR-E-7080-21-P04
S38 Street Lighting	1775-LB-EX-XX-DR-E-7080-41-P03	1775-LB-EX-XX-DR-E-7080-41-P04
Calculation Summary (Lighting)	1775	1775 rev A
Noise Report	091225 v1.1	
Planning Statement		

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