

CALNE WITHOUT PARISH COUNCIL

Studley House Farm Cottage, Studley, Calne, SN11 9LL

5th November 2015

John Watling
Deputy Returning Officer and Head of Electoral Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Proposed Settlement / Parish Boundary Review

Dear Mr Watling

At our council meeting on the 2nd November 2015, Calne Without Parish Council had additional discussions, taking into account comments received from Calne Without residents; we would like to make the following comments concerning the Community Governance Review.

Overall we feel that it is premature to have a discussion about the parish boundary around The Knowle as there is significant building being undertaken at Marden Farm. This is a development by Redrow Homes for 125 houses (with potentially another 54) which currently lies in Calne Without but borders Calne Town parish and Rookery Park. It seems highly likely that the settlement boundary will need to be altered to take into account these additional properties. Calne Town has taken both the housing numbers and the Section 106 contribution from this development. It will effectively be an urban development that identifies with the town and Calne Town has claimed its residents will be using all of their facilities.

However, the residents of The Knowle firmly identify with rural Calne Without. It is a private road owned by four of the households and is maintained by and at the expense of the five households. There are no streetlights or pavements, their local infrastructure does not cost the council anything to maintain. They consider their properties to be in a rural setting with countryside to three aspects. All the residents deliberately chose their house for this reason. They currently identify with all aspects of the wider community – changing the boundary would not make them any more community focused than they already are. There would be no impact at all on community cohesion, size or population.

The building of the access road has formed a natural new boundary for Marden Farm. The new development was only achieved through the demolition of a property allowing the access to be created. It was an extremely contentious planning process that was only won at appeal. Using the new road as a separation point between town and rural would make perfect sense.

As I am sure you are aware, the only reason that permission was achieved (at Appeal) for Marden Farm was because a dwelling was demolished to provide access. Any changes to the parish boundary should then be discussed.

Yours faithfully,

G Turner
Parish Clerk
Calne Without Parish Council