

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 September 2023
Application Number	PL/2022/09034
Site Address	Land South of Low Lane, Calne, SN11 8EQ
Proposal	Reserved 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
Applicant	Camelford Rise Ltd
Town/Parish Council	Calne Town Council / Calne Without Parish Council
Electoral Division	CALNE CENTRAL (Cllr Ian Thorn)
Type of Application	Reserved Matters
Case Officer	Peter Crozier

Reason for the application being considered by Committee

The application was called in for determination by Councillor Ian Thorn in the event of a recommendation to approve to allow Members to debate the following issues of the proposal:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental / highway impact
- Car parking

1. Purpose of Report

To consider the reserved matters application and to recommend that planning permission be GRANTED subject to the imposition of planning conditions.

The principle of development has been established through the granting of outline planning permission 19/11601/OUT ('the outline planning permission', granted 09/06/2021). That outline planning permission, which was subject to a Section 106 Agreement, granted approval for a residential development of 'up to 26 entry level dwelling with associated infrastructure, open space, landscaping and new vehicular access.' All matters on that outline application were reserved and are now the subject of this current reserved matters application.

2. Report Summary

The application is for reserved matters (all matters), following the approval of outline planning permission. The planning issues arising for consideration are as follows:

- Scale and layout of development
- External appearance and impact upon the surrounding area
- Amenity and relationship to adjoining properties
- Access and vehicle parking
- Energy and sustainability
- Waste management
- Landscaping and Public Open Space
- Ecology

The principle of the development has been established at outline application stage and it is not therefore possible or appropriate to (re-)consider the principle of development under this Reserved Matters application.

Calne Town Council and Calne Without Parish Council have each objected to the application.

3. Site Description

The application site is a 0.99ha very linear and roughly rectangularly shaped parcel of land to the south-east of the Market Town of Calne. The site is located to the immediate south-east of Low Lane and runs along part of the length of that road, which to the west connects to Anchor Road, and to the east to a rural network of lanes leading to Lower Compton Quarry.

To the north and west the site is thus bound by Low Lane, beyond which is residential development of predominantly two-storey semi-detached properties which front Low Lane; to the east and south is open countryside.

The site is currently used for grazing, with mature hedges forming the boundaries along the length of the site to both Low Lane, and the more open agricultural land to the east. Low Lane – and thus the site itself – initially rises to the east before dropping away such that the central portion of the site is set higher level than both the eastern and western ends.

Calne is defined as a Principal Settlement within the Wiltshire Core Strategy. The site is outside the settlement boundary for Calne and, as such, in planning terms, is in open countryside. The site does not lie in any designated area, is within Flood Zone 1, is not within any Conservation Area, and the nearest listed buildings are over 130m away.

4. Proposal

The reserved matters

This application seeks approval for the following reserved matter details, for the erection of 26 entry-level dwellings:

- (a) The scale of the development

- (b) The layout of the development
- (c) The external appearance of the development
- (d) The landscaping of the site
- (e) The means of access to the site

Whilst all matters were reserved for subsequent approval, an Illustrative Masterplan was submitted with the outline planning application (dwg. no. 301.P.3.1) which shows an illustrative layout for the site. Condition no. 14 on the outline planning permission requires that the reserved matters details be in general conformity with this illustrative masterplan as well as the approved Design and Access Statement, stating:

“14. Applications for the approval of the Reserved Matters shall be in accordance with the principles and parameters described and illustrated in the approved Design and Access Statement and in broad accordance with the structure of the layout shown within the approved Illustrative Masterplan (unless otherwise agreed by the LPA).”

The access point and related dimensions are shown on that illustrative masterplan, although detailed approval remains part of this reserved matters application.

Housing need and type

The outline planning permission approved the site on an ‘exception’ basis, that was for Entry Level Housing of which 100% is Affordable, as defined in Annex 2 of the NPPF. As set out in the Officer’s Report for the outline planning application, Paragraph 72 of the NPPF describes Entry Level Housing as being suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority’s area. Such sites should not be on land already allocated for housing and should:

- a) comprise of entry-level housing that offer one or more types of affordable housing as defined in Annex 2 of the NPPF; and
- b) be adjacent to existing settlements, proportionate to them (no larger than 1ha or exceed 5% of the size of the existing settlement); and comply with any local design policies and standards.

The outline application was accompanied by a Needs Assessment (carried out by Pioneer Housing and development consultants) which set out the specific need for Entry Level / First Time Buyer Affordable Houses for Sale. That need was confirmed by the Council’s Housing Enabling team during the consideration and determination of that outline planning application.

This reserved matters application has amended the housing mix which was previously approved at the outline stage, and which was agreed and secured through the related Section 106 Agreement. This amended detail has been subject to consultation with the Council’s Housing Enabling team and full consideration of this is set out below at Section 9 of this Report. In summary, the details previously approved at outline stage included a mix of: (i) affordable rented, (ii) shared ownership, and (iii) discount market units. That mix is now proposed to be amended to exclude the discount market units and comprises a mix of solely (i) affordable rented, and (ii) shared ownership; details are included within the submitted Design & Access Statement and also the Schedule of Accommodation.

Importantly, these amended details remain compliant with the entry-level and affordable housing requirements set out in the NPPF and relevant local planning policy, as well as the parameters of the outline planning permission. It will remain the responsibility of the applicant to satisfy themselves

that the development undertaken respects the obligations signed up to by the applicant within the s106 agreement.

Amended Drawings

Amended drawings and documents were submitted during the course of the application to address technical consultee comments and representations, revised in the following key respects:

- Revised design and layout, in particular to amend the layout, the roof-forms, and a reduction in the number of red brick units.
- Additional detail to show ecological mitigation.
- Amendments to private drive detail and provision of additional visitor parking spaces.
- Additional pedestrian access point towards the north of the site.

In addition, the applicant provided further detail regarding specific points relating to: housing mix and layout, parking provision, design, drainage, sustainability and EV charging points – these are considered in the relevant sections of this report.

Summary of proposal

Full consideration of these reserved matter details is set out below at Section 9 of this Report, but following the above amended plans, in summary the proposal is for:

- 26 dwellings of a mix of detached (5no.), semi-detached (18no.) and one terrace of three units; 16no. of these will be 2-bed and 10no. will be 3-bed dwellings.
- A mix of elevation materials including red brick (3no.), reconstituted stone (21no.) and render (2no.), with concrete or reconstituted slate roof tiles.
- A total of 52no. parking spaces with 6no. visitor spaces (each with either cable or remote EV charging).
- Vehicular access at the southern end of the site (as per the masterplan approved at outline stage), with one pedestrian access points at the mid-point of the site and a further towards the northern end of the site.
- Associated landscaping of the site, including Public Open Space (LAP) area.

5. Planning policy

Calne Community Neighbourhood Plan 2016-2026 (CCNP, Made February 2018)

- Policy H2: Affordable Housing
- Policy H3: Housing Mix
- Policy H4: Settlement Boundaries and Housing Sites
- Policy GA1: Sustainable Transport
- Policy GA2: Highway Impact
- Policy CF1: Health, Leisure & Wellbeing
- Policy BE1: Integration and Landscaping
- Policy BE2: Design Principles for Local Distinctiveness
- Policy BE3: Parking Provision
- Policy NE2: Setting of Calne and Calne Without
- Policy NE3: Biodiversity

- Policy NE4: Energy Conservation

Wiltshire Core Strategy (adopted Jan 2015)

- CP3: Infrastructure requirements
- CP43: Providing affordable homes
- CP45: Meeting Wiltshire's housing needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP52: Green Infrastructure
- CP55: Air Quality
- CP57: Ensuring High Quality Design and Place Shaping
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP62: Development Impacts on the Transport Network
- CP63: Transport strategies
- CP64: Demand Management

North Wiltshire Local Plan 2011 (saved Policies) (NWLP, Adopted June 2006)

- NE18: Noise and Pollution

Wiltshire Housing Sites Allocation Plan (WHSAP, Feb 2020)

No relevant policies

Wiltshire and Swindon Waste Core Strategy ('WSWCS', July 2009)

- Policy WCS6

National Planning Policy Framework ('NPPF', July 2021)

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment

Other

Wiltshire Local Transport Plan 2011-2026: Strategy (March 2011) / *Car Parking Strategy* (March 2015)

6. Relevant planning history

A schedule of relevant planning decisions is set out below:

- N/05/01603/HRN: Permitted the removal of approx. 5m of hedge abutting Low Lane to the South-West of the site.
- 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 – Approved 09/06/2021

7. Consultations

Calne Town Council – Object, stating:

“The amended plans do not address the objections raised in December 2022 and June 2023 and that this is an inappropriate space for housing.

“The Planning, Licensing and Highways Consultative Committee objects to this application on the grounds of potential drainage issues have not been addressed, the proposal is bland and unattractive so not in keeping with other houses in the area, problems relating to environment and habitat need to be addressed and there is no evidence of need for more affordable housing, or further housing developments in the town. The scale of the development would be overbearing on Low Lane and neighbouring properties.

Members believe that this application contravenes Policies 50, 55, 57, and 61 of the Wiltshire Core Strategy, and Calne Without Neighbourhood Plan. Members also request that a Site Access Plan should be created before this application could proceed, since it appears that the site is inaccessible by typical, large delivery vehicles for plant and materials due to the following issues:

- *The narrow confines of Mill Street and Anchor Road made worse by dense residential parking on Shelburne Road, make it an unsuitable route for anything larger than light vans as evidenced by frequent problems with mis-directed HGVs being stuck in the area, most of the day.*
- *The road width, tight bends and bridge on Brewers Lane, and the extremely tight turn from Brewers Lane to Low Lane on a steep slope make it impossible for HGVs to use it as an access route.*
- *School children and other pedestrians frequently use Brewer’s Lane and there is no footpath.*

Core Policy 1 – Settlement Strategy

Calne comes under the Market Town definition, which states “Having the ability to support sustainable patterns of living, through their current levels of facilities, services and employment opportunities.

Facilities

Calne is seeing its facilities being reduced, with the closure of a number of retail outlets, including to significant one in recent years (COOP and M&CO)

Services

Water and Sewage system is already overwhelmed and continues to be with lack of investment by Wessex Water

Doctors and Dentists are already oversubscribed with no sight of new facilities being commissioned.

Employment Opportunities

□ Calne has lost three major employers in recent years, COOP, M&CO and Fabrinet. Loss of hundreds of jobs

Housing requirements

□ Calne and Calne Without is well over the 1605 (1440 +165) houses it is required to supply.

Core Policy 3 – Infrastructure Requirements

4.37 “The Timely delivery of new infrastructure to support the development proposals must be secured”.

□ There is no evidence within this proposal that indicates the timely delivery of needed new infrastructure including new GPs, Dentists & Schools

4.38 “protect and enhance appropriate services and facilities including health facilities, flood protection measures, watertreatment infrastructure, waste water treatment works”

□ Recent flooding, including raw sewage on the Regents Park estate has already shown that these facilities are not capable of supporting current development and are overwhelmed, let alone the ability to support an additional 340 homes!

ore Policy 8 – Calne Area Strategy

5.28 – “Further opportunities for re-generation remain and further development in Calne should be focused on supporting investment in services

There is nothing in this development that focuses on supporting investments in services, such as GPs, Dentists, Cemetery provision etc.

5.39 – “The strategy for Calne is to ensure housing growth is carefully balanced with job creation and town centre improvement”

□ Calne is losing employment opportunities and whilst there will be some jobs, during construction this is limited and only temporary.

5.41 “Specific issues to be addressed in planning for the Calne Community Area include: infrastructure requirements include the need to expand the existing GP surgeries and provide additional cemetery capacity”

□ There is nothing in the proposal that contributes to this.

With the AQMA having been declared in the town and the mandatory limits set by European Directive 2008/50, already being exceeded. There is nothing in this proposal that includes measures to improve air quality in Calne (just a few trees isn't the answer).

Planning, Licensing and Highways Committee have adopted the Calne Community Neighbourhood Plan in conjunction with the Design Code and the proposed development at Low Lane goes against these two documents:

Active Travel

Better or new links to existing network at midpoint (there is one but it puts pedestrians directly onto the road no refuge – CCNP Policy BE1 Ensure Access routes are safe and attractive) and northern end of site should be provided.

Doesn't provide new or better access to RoW CLAN374

No signage proposed to indicate connections to existing footpath and cycleway network (Design Code P114)

Parking

Overuse of tandem parking provision and concentration on parking in the centre of the site at the public open space with little or no landscaping to break it up. (Design code P110 on street parking should not dominate the street scape).

Design

Refer to CCNP BE1 and BE2

Build density should reduce towards the countryside edge with more space given to larger gardens.

Wide use of red brick not acceptable should be replaced with stone (page 137 of the Design Code).

The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.

Calne Without Parish Council – Object, stating:

“Calne Without object to the plans for a number of reasons. It notes that there has been an increase of parking spaces, however there continues to be concerns about the layout and parking provision and the subsequent ability of larger servicing vehicles that may experience difficulties whilst navigating the development.

We welcome the provision of EV charging points but are disappointed that charging points are not provided to all plots therefor having an impact on the sustainability of the site.

In the Calne Area design code it is noted in section DC04 that Calne Area has a wide variety of architectural styles, New developments should be respectful of style and use of materials of surrounding houses whilst ensuring a mix of styles are provided that are in keeping with the Calne Area Palette.

Calne Without Parish Council feel that the design is generic uninspiring and not in keeping with the local housing styles and not in keeping with the Calne Area design code.”

Council Housing Enabling Officer – Support revised mix of affordable housing unit types, stating:

“Thank you for your email. I note confirmation that 16 x 2 bed/4 person houses (to include 2 x 2 bed/4 person houses built to M4(2) Standard and having a ground floor shower room and 1st floor bathroom) and 10 x 3 bed/5 person houses are to be provided. The 2 x 2 bed/4 person M4(2) houses are to be provided as Affordable Rented/Social Rented tenure. This is acceptable.”

Council Highways Engineer – No objection, subject to Conditions. The response confirms acceptability regarding car and cycle parking provision, electric vehicle charging, tracking and manoeuvrability, and notes that advice should be sought from the Countryside Access Team regarding pedestrian links. The full response states:

“I refer to the above planning application dated 22/11/2022 for approval of reserved matters following outline permission 19/11601/OUT and the revised plans dated 24/05/2023.

The site has an outline permission for up to 26 dwellings and the principal for residential development has been accepted here by virtue of this permission.

Low Lane is a private Road which connects to Anchor Road, an unclassified section of public highway subject to a speed limit of 30mph. Some 90m of the initial section of Low Lane is unclassified public highway until the road splits into a residential access and Low Lane, both of which are private sections of highway. The proposed development site is bound by Low Lane to the west, dwellings on Sandy Ridge, a private cul-de-sac to the south, a PROW and Fields to the east and a short section of private access road to the north.

There is a PROW footpath to the south of the site, CLAN37, which should remain unaffected by the proposals, although it may be desirable to provide a footpath link through to this on the site, especially considering that the illustrative proposals include a link from the site, across low lane to the footway which links to open space from Portland Way to the North. Advice should be sought from the Countryside Access Team in this regard.

The Design and Access Statement for the proposals details the breakdown of units and the number of bedrooms, there are proposed to be 16 2-bed units and 10 3-bed units, all at entry level and therefore 100% affordable housing. There are proposed to be 52 vehicle parking spaces, allocated as 2 spaces per dwelling, which is in accordance with the required standards, and it is stated that the Electric Vehicle Charging will be provided in line with requirements. A bin and cycle store are proposed within each property curtilage. There are now a total of 6 visitor spaces provided within the site, which accords with Wiltshire Councils Parking Strategy, therefore I now consider the previous concerns with regard to the visitor parking issue resolved.

The access has been detailed with geometry in line with the requirements of Manual for Streets, swept path analysis has shown the access and site to be manoeuvrable by larger HGV traffic required to enter the site. Tracking also details that the vehicle parking for visitors is accessible.

In further regard to vehicle parking, it would appear that the proposals include an EV charging bay for each property, some of which are remotely connected to properties due to the location of the parking. A single EV bay per household with allocated parking is the minimum required standard and therefore acceptable provided it complies with the Buildings Regulations Approved Document Part S 2022.

The provision of footpaths within the site and crossings which connect to the existing footway network on Anchor Road/Low Lane allow for walking to and from the site safely. In relation to active travel, it is proposed to provide cycle parking for each dwelling within the curtilage, which can be seen on the Waste Collection and Cycle Storage Strategy Plan. The storage should adhere to the standards for cycle parking provision, this would be at a rate of 1 space per bedroom for up to 3-bedroom properties and 3 spaces for a 4-bedroom property. The quantum of cycle parking can be conditioned as part of any permission.

There is a proposed link through to a footpath which is intended as a connection but not yet in place, provisions for making this connection should be provided by the developer with a view to allowing the connection with the site.

Provisions for footway improvements were made within the outline application which are covered by S106 contributions attached to that permission. The site access and internal road would be required to be subject to a S278 and S38 Highways agreement respectively.

The revised plans are acceptable with regard to highways, and I can now recommend that no highway objection be raised subject to the following conditions and informative:

VISIBILITY SHOWN ON DRAWING

No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter. Reason: In the interests of highway safety

ACCESS

The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

PARKING

No dwelling of the development hereby approved shall be first occupied until such time as the parking area shown on the approved plans for said dwelling has been consolidated, surfaced and laid out in accordance with the approved details and attached parking schedule. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

CYCLE PARKING

The development hereby permitted shall not be first brought into use/occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter. REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

INFORMATIVE

APPLICANT TO ENTER INTO A S278/S38 AGREEMENT

The developer/applicant will be expected to enter into a S278 and S38 Agreement with the Highway Authority before commencement of works hereby approved."

Council Arboricultural Officer – No objection, but comment relating to the detailed layout requiring a need for revised Arboricultural Method Statement, covered by appropriate Conditions.

Council Archaeologist – No objection

Council Drainage Officer – No objection (following amended plans); conditions relating to detailed drainage arrangements, construction management plan, integrated SuDS and third-party approvals were provided on the outline permission.

Council Waste Management team – Support, with comments and subject to conditions.

Council Public Protection team – No objection: Comment noting that outline consent 19/11601/OUT included the requirement for a Construction Method Statement (Condition 7), ULEV (Condition 8) and CEMP (Condition 10) remain outstanding.

Council Climate team – No objection (following amended plans) subject to Condition.

Council Ecologist – No objection (following amended plans)

Council Urban Design Officer – No objection (following amended plans)

Rights of Way – No objection (following amended plans)

Natural England – No comment

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation. 66no. representations were made in respect of the application, all of which are in objection; no representations of support.

A number of the representations referenced the principle of the proposed development, which is already established as being acceptable under the outline planning permission. For that reason, those representations cannot be regarded as material to the determination of this Reserved Matters application. The scale of local objection to that outline planning application was noted and considered at that stage. To clarify, such matters include:

- Issues regarding the process and determination of the outline planning application, and this type of reserved matters application.
- The location and suitability of the site.
- Access, highways and traffic impact, and in particular the suitability and capacity of the local road network, as well as conflicts between different road users.
- The existing use of the land.
- The lack of necessary supporting infrastructure.
- Flood risk.

The points of objection material to this application are summarised below:

- Construction phase impacts (pollution, mess and noise) including ensuring appropriate routes for construction traffic.
- Lighting should be controlled such that it does not extend beyond the site and should reflect other street lighting times.
- Any fences would be a visual eyesore.
- The new houses will detrimentally affect the existing homes on Low Lane.
- Red-brick houses are not appropriate
- Ecology reports are out of date and not accurate, including showing a 'dry pond' (which should not be adversely affected).
- Loss of ecological area (wildlife / green corridor).
- Ensure that the established hedgerow between the site and Low Lane is retained
- The proposed design will not be in keeping with the existing character.
- Determination should be held up due to changes policy guidelines being released.
- Accuracy of the vehicle tracking plan.
- Adequacy of the number of visitor parking spaces.
- Provision should be made for swift bricks.
- Discrepancies between plans, in particular relating to the accuracy of the red-line boundary.

- Road user conflict: vehicles / cyclists / pedestrians.
- Need to ensure that existing residents are not without mains water as a consequence of works.
- Height of the road leads to visual impact and possible overlooking and / or light impact from headlights.
- Running the services, such as water, gas, power and Internet would cause upheaval and disturbance to residents and wildlife.

9. Planning Considerations

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the Framework (para. 2), applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in respect of this application consists of the Wiltshire Core Strategy ('WCS', adopted January 2015), the 'saved' policies of the North Wiltshire Local Plan 2011 ('NWLP', adopted June 2006) and the Calne Community Neighbourhood Plan 2016-2026 (CCNP, Made February 2018)

Background, principle of development and the outline planning permission

All matters relating to the principle of development, site access and traffic generation have been considered and ultimately determined pursuant to the outline planning permission: 19/11601/OUT ('the outline permission', 9th June 2021). These matters are not material to the consideration and determination of this Reserved Matters submission. Consideration must be limited to the reserved matters, being: scale, layout, appearance, landscaping and access – as defined by the Town and Country Planning (Development Management Procedure) Order 2015.

To clarify, Condition 2 on the outline permission relates to the need for approval of reserved matters. There remain a number of other Conditions on the outline permission which remain to be discharged (and / or adhered to), these are referred to in the following sections as appropriate and relate to such matters as drainage, construction method, ecology, external lighting, and highways.

The accompanying S106 also includes a number of provisions and contributions in relation to affordable housing, public open space (and play area), public footpaths, air quality, waste and recycling. The conditions on both the outline permission and provisions within the legal agreement remain relevant to the reserved matters decision.

The affordable housing is secured within the S106. The proposed tenures have been amended from those approved at outline stage (from a mix of: (i) affordable rented, (ii) shared ownership, and (iii) discount market units to a mix that now excludes the discount market units and comprises a mix of solely (i) affordable rented, and (ii) shared ownership) but remains acceptable, as confirmed by the comments of the Housing Enabling Officer. It remains the applicant's responsibility to satisfy themselves that the development undertaken does not conflict with the provisions agreed under s106.

Scale and layout of development

In terms of scale, Condition 19 on the outline permission establishes that a maximum quantum of 26 dwellings shall be constructed on the site. Whilst the Town Council's concerns in respect of density are understood, the proposal is for 26 dwellings, thus in compliance with this condition.

The layout is, to a large extent, driven by the shape and dimensions of the site. However, in response to a number of concerns raised regarding the details of the layout of the scheme as originally submitted, a number of amendments were made; in particular, to the parking arrangement (for nos. 25 and 26), and to address cramped curtilage areas in some instances (for nos. 23 – 26).

The proposed dwellings are each of two-storey form, consistent with the surrounding character which is of two-storey dwellings. The layout includes a mix of frontage areas of both semi-detached (predominantly) and detached dwellings, as well as one short terrace of three dwellings at the northern end of the site; these are interspersed with open space and parking areas which provide opportunities for visual links throughout the site to the countryside beyond. The layout includes the Local Area for Play (LAP) located centrally within the site, as approved at outline stage.

Following amendments to the proposed layout, the Urban Design Officer confirmed 'no objection' with regard to the layout and, based on the revisions made to the design scheme plans from those originally submitted, is now considered to be acceptable.

External appearance and impact upon the surrounding area

WCS Core Policy 57 requires new development to be of a high standard of design and requires development to create a strong sense of place through drawing on the local context and being complimentary to the locality. Amongst other matters, the policy requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines, to appropriately integrate the new built form into its setting. Similarly, Calne NP policy BE2 seeks to ensure in particular that: *"Buildings on the fringes of major developments should have variations in height, style and position."*

The Urban Design Officer raised a number of points in response to the originally submitted design scheme drawings. To address these comments, as well as points raised by third party response (as noted above), the proposed design scheme drawings were then amended in the following key respects:

- Initially all of gable roof-form, amendments introduce a hipped roof-form on 6no. dwellings, as well as front dormer gables on 9no. dwellings.
- Changes of facing material details on a number of the dwellings from render and red-brick to stone, such that the mix now proposed is: 3no. red brick (house types E and F); 21no. stone (A, C and D); 2no. render (B)
- Slate roof tiles introduced on 6no. properties.

As now proposed there remains a variety of house types within the development, all of which are 2 storey and contain a mix of 2 and 3 bedrooms. In addition to the mix of materials noted above, these also now display a mix of frontage detailing, in particular stone quoins on a number of dwellings as well as the dormer gables.

There is a variety of house types, designs and materials in the wider area. Following the amendments made it is considered the proposed designs now more closely reflect the design characteristics of the immediate locality as well as Calne more generally, and the aims and objectives of the relevant planning policies. As such, the materials and varied house types would be appropriate in this location.

Amenity and relationship to adjoining properties

A number of representations noted the difference in levels across the site and also 'through' the site across Low Lane and to the existing dwellings on the western side of Low Lane. This point was made with reference to both 'over-looking' and amenity issues, and also regarding possible light impact.

Regarding amenity, the existing dwellings on Low Lane are set back from the road with parking areas fronting the road. They will thus be separated from the new dwellings by that parking area, the highway land of Low Lane, the boundary hedge to be retained along the western boundary of the site and the proposed new access road. As such, the separation distance between the existing and proposed dwellings will be over 30m across the site except for plot no.1, the side elevation of which will be some 25m from the existing dwelling on Low Lane. Given the relatively standard front to front arrangement, this is considered adequate to ensure no adverse amenity issue arises, this despite the different footing levels.

Regarding light impact, ambient light from the dwellings themselves and associated vehicles towards the existing dwellings on Low Lane would be filtered through the existing hedge and is not considered to give rise to any unacceptable impact. Any further proposed external lighting can be suitably controlled by way of condition, as covered by the relevant Condition on the outline permission (Condition no. 13).

Highways, access and parking

Access and manoeuvring

The new junction onto Low Lane forms the main access to the site and remains unchanged from that shown in the approved masterplan at outline stage (dwg. no. 301.P.3.1). However, as access was a reserved matter its formal approval is required at this stage. As such, the Council's highways officer has confirmed that: "... *the access has been detailed with geometry in line with the requirements of Manual for Streets, swept path analysis has shown the access and site to be manoeuvrable by larger HGV traffic required to enter the site. Tracking also details that the vehicle parking for visitors is accessible.*"

Refuse tracking provided shows that all collection points within the site can be accessed and the Council's Waste Officer has no objection subject to an informative in relation to indemnity if waste collection is required prior to the roads being adopted.

Parking

In respect of parking provision, following amendments to the submitted plans, vehicular and cycle parking is proposed in accordance with Wiltshire Parking Standards, with a total of 52no. allocated spaces and 6no. visitor spaces; on this basis the Highways Officer has confirmed no objection.

EV charging points are shown for each of the dwellings, either by cable (18no. dwellings) or remotely (8no. dwellings).

Public Rights of Way

Public Right of Way (PROW) CLAN37 runs parallel to the eastern boundary of the site and PROW CALW63 heads north-east away from Low Lane at the northern boundary of the site. The masterplan approved at outline stage (dwg. no. 301.P.3.1) showed pedestrian links through the site as follows: (i) at the southern end of the site alongside the vehicular access; (ii) at the mid-point of the site across Low Lane to allow for future linkage to Portland Way; and (iii) at the northern end of the site to provide a closer point to link to PROW CALW63.

The first of these – at the mid-point of the site – is shown as safeguarded on the masterplan accompanying this reserved matters application as per the outline masterplan. Regarding the second – at the northern end of the site – this was not shown on the original or amended plans due to difficulties of alignment and delivery. In particular, additional planting at the northern end, coupled with third party land-ownership rendered the link as shown the outline masterplan difficult to achieve. However, in part based on the support for this additional opening from the Public Rights of Way and Climate Officers, this opening has now been shown on the Site Plan towards that northern end of the site opposite plot no.22 as the shared surface starts. This will provide a much better pedestrian route through to CALW63 and the Council's Ecologist has confirmed that this does not raise any particular concern in terms of ecological impact. As such, this link has been shown as included on the latest revised plans.

Construction phase

A number of representations raised concerns regarding impacts during construction phase. Whilst valid, it should be noted that such impacts are temporary and that notwithstanding, the intention of Condition no. 10 on the outline permission – which requires the submission and approval of a Construction Environmental Management Plan, and Condition no. 7 – which requires submission and approval of a Construction Method Statement, is that impacts during construction phase are appropriately managed and mitigated. To confirm, that Condition requires (inter alia) details regarding plant deliveries and hours of construction.

Conclusion

The Council's Highway Engineer has no objection subject to proposed conditions in relation to the completion of roads and footpaths prior to occupation, the provision of vehicular and cycle parking provision, and an informative in relation to S278 and S38 agreements. The Conditions on the outline permission relating to highways and public rights of way also remain to be discharged in addition to those attached to this reserved matters application.

Energy and sustainability

The Council's Climate Officer made a number of comments and recommendations relating to the initial drawings. Subsequent revisions to the plans along with additional information provided by the Applicant confirms the following:

- A pedestrian link is shown as being safeguarded at the midway point of the site and northern end of the site.
- Each plot is now shown with having dedicated or remote EV charging.
- Secure cycle parking is now shown for each of the properties (the provision of this will be secured through appropriate condition).
- A condition regarding water efficiency is included, which requires use limited to 110 l/p/d.
- Additional planting has been shown on the submitted plans (see below).

The request for solar PV panels being shown on all of the buildings is balanced against the design objective of showing some roofs being of hipped form; that notwithstanding the maximisation of provision of solar PVs will be taken forward through the next phase and building regulations stage. Based on the amended drawings and the Applicant's response to the initial Climate Officer comments, the Climate Officer has confirmed withdrawal of their initial objection.

Waste management

A contribution towards waste management (waste and recycling equipment) is included with the S106 Agreement signed to accompanying the outline permission. In terms of the detailed design at this reserved matters stage, there was initially concern raised regarding the location of a bin collection point at the northern end of the site; however, this is now more visible on the plans and the interface between shared surface and highway has been amended to resolve this issue. The Waste Management Team has advised that an informative in relation to indemnity being required should waste services need to operate on unadopted roads is necessary.

Landscaping and Public Open Space

Planning context

The wider landscape impact was considered during consideration and determination of the outline application. It was considered a residential development on the site up to 26 dwellings would have an acceptable effect upon the character and appearance of the area.

Conditions were applied on the outline permission in relation to requiring both a Landscaping Scheme (Condition no.4) and a Landscape and Ecological Management Plan (Condition no. 9); these will together provide specific details regarding landscaping.

Landscaping and Trees

The site benefits from strong hedgerow boundary around much of its perimeter. The landscaping details, as detailed on the Ecological Enhancement Plan, show that any gaps in this are to be filled with mixed native species. Given the configuration and layout of the site, opportunities for additional planting have been shown at the southern, northern and mid-points of the site – in total some 26no. new trees are shown on the public land within the site; specific details of these will be secured by way of Condition on both the outline and this reserved matters planning permission.

The Arboricultural Officer has noted that the amendments to the layout and the potential impact on trees but has confirmed acceptability that this can be covered by way of submission and approval of an Arboricultural Method Statement, secured by way of Condition. This would be in addition to Condition no. 17 on the outline planning permission which requires submission and approval of a Tree Protection Plan, including details of protection fencing etc.

There is a mix of boundary treatments, with stone walls being the predominant feature in terms of the streetscene, with some limited red-brick elements which are set back from the frontage. The boundaries to the rear of the properties are formed of standard close boarded fence, allowing access for maintenance of the existing hedgerow along that eastern boundary.

Public Open Space

The masterplan for this reserved matters application accords with the parameters of the masterplan approved at outline stage in terms of the general location and layout of Public Open Space.

The S106 Agreement requires the provision of public open space in accordance with the specified standards. Given the revised dwelling mix – in particular the removal of the 1-bed units – there will be some consequential implications (increase) on the final amount / sum provided for through that mechanism, albeit relatively minor.

The land to accommodate the equipped play area (Local Area for Play) is indicated on the Site Plan. The provision of appropriate space for this, based on the revised dwelling mix and stated formula in the S106, will be secured via the S106 Agreement and any necessary Deed of Variation to that Agreement.

Ecology

The ecological impact of the development was assessed at outline stage and conditions were applied on the outline permission in relation to both a Landscape and Ecological Management Plan (Condition no. 9) and Construction Environmental Management Plan (Condition no.10).

During the current reserved matters application the Council's Ecologist requested further details related to provision of appropriate mitigation measures. In response, an Ecological Enhancement Plan was submitted in support of the application setting out the mitigation measures to be provided for birds, bats and invertebrates. Following further clarification regarding the mitigation details on the specific house types, the Council's Ecologist has confirmed no objection.

Artificial lighting details have been considered above in terms of neighbour and amenity impact – these are covered by the relevant Condition on the outline permission (Condition no. 13).

Other matters

Red-line boundary

A number of representations queried the extent of the red-line boundary, and the potential consequent impact this may have on the validity of the planning application – in particular relating to the size of the site. The site boundary presented for this reserved matters application replicates that for the outline planning permission and the site area has been confirmed as correct as stated on the application form. The proposed areas of hedgerow planting, as shown on the Site Plan, can be undertaken such that they are planted on land falling within the red-line boundary.

S106 Deed of Variation

It is the view of the Housing Enabling Officer that a Deed of Variation to the S106 Agreement is necessary prior to the formal grant of any planning permission. This is currently being undertaken and will confirm a revised mix of affordable units (as set out above in this report) as well as dealing with any necessary consequential amendments.

10. Conclusion

This reserved matters application seeks permission for the detailed layout, design and appearance of 26no. new dwellings. The matters for approval are: access, layout, scale, external appearance and landscaping.

The principle of the development has been established at outline application stage and it is not therefore appropriate to (re-)consider that at this stage. Calne Town Council and Calne Without Parish Council have each objected to the application.

All of the 26 dwellings are to be affordable, with the mix of units being affordable rented (70%) and shared ownership (30%). No discount market units are now proposed to be included and whilst this differs from the scope of the outline planning permission, the Housing Enabling Officer has confirmed acceptability of this mix.

This report has considered the relevant planning issues and set out how the objections from various technical consultees have been addressed and resolved through amended plans, although the extent of remaining local objection and concern is noted. Much work has been undertaken to amend the design and appearance of the dwellings so that they now much better relate to their local context, as well as the planning policy considerations, including the Calne Neighbourhood Plan.

Understandably, much of the local objection relates to traffic impact. However, as noted above, the principle of erecting up to 26 dwellings on the site has been considered and approved through the outline planning process and the consideration of this reserved matters application is set within that established and approved context.

On balance, and given the amendments to the plans through the consideration and determination process to address and resolve the range of consultee objections and concerns, it is considered that this application proposal is acceptable and should be granted permission.

11. RECOMMENDATION: Planning Permission to be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

LLC-RHAR-ZA-XX-GA-A-01.revI: HousetypeA-3B5P
LLC-RHAR-ZA-XX-GA-A-02.revI: HousetypeA-3B5P-Hipped
LLC-RHAR-ZB-XX-GA-A-01.revI: HousetypeB-3B5P
LLC-RHAR-ZC-XX-GA-A-01.revJ: HousetypeC-2B4P
LLC-RHAR-ZC-XX-GA-A-02.revC: HousetypeC-2B4P-Hipped
LLC-RHAR-ZC-XX-GA-A-03.revC: HousetypeC-2B4P-Hipped Stone
LLC-RHAR-ZD-XX-GA-A-01.revH: HousetypeD-3B5P
LLC-RHAR-ZE-XX-GA-A-01.revG: HousetypeE-2B4P.M4(2)
LLC-RHAR-ZF-XX-GA-A-01.revC: HousetypeF-3B4P
LLC-RHAR-ZZ-XX-GA-A-0001.revE: Site Location
LLC-RHAR-ZZ-XX-GA-A-0002.revE: Site Analysis
LLC-RHAR-ZZ-XX-GA-A-0030.revQ: Proposed Site Plan
LLC-RHAR-ZZ-XX-GA-A-0031.revK: Waste Collection & Cycle Storage Strategy
LLC-RHAR-ZZ-XX-GA-A-0032.revI: Vehicle Strategy
LLC-RHAR-ZZ-XX-GA-A-0033.revL: External Works
LLC-RHAR-ZZ-XX-GA-A-0034.revJ: Fences & Enclosures

LLC-RHAR-ZZ-XX-GA-A-0035.revJ: Building Heights
LLC-RHAR-ZZ-XX-GA-A-0036.revA: Ecological Enhancements
LLC-RHAR-ZZ-XX-GA-A-0037.revD: House Type Materials
LLC-RHAR-ZZ-XX-GA-A-0038.revC: Affordable Housing Plan
LLC-RHAR-ZZ-XX-GA-A-0040.revK: Street Scenes
LLC-RHAR-ZZ-XX-RP-A-0001.revC: Design and Access Statement
P22-196/SK001/P4: Drainage Strategy Plan
WHL-1504-01: Public Realm and on-Plot Planting

REASON: for the avoidance of doubt and in the interests of proper planning.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site.

REASON: In the interests of visual amenity

3. No development shall commence above ground floor slab level until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

5. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

6. No dwelling of the development hereby approved shall be first occupied until such time as the parking area shown on the approved plans for said dwelling has been consolidated, surfaced and laid out in accordance with the approved details and attached parking schedule. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7. The development hereby permitted shall not be first brought into use/occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

8. Within one month of the first available use of the play area shown indicatively on the approved Site Plan, 2no. waste / re-cycling bins to a specification previously approved in writing by the Local Planning Authority shall be provided and retained permanently thereafter.

REASON: In the interests of residential amenity.

9. No development shall commence on site until the applicant has submitted calculations which demonstrate that the proposed drainage design provides a sufficient level of water treatment.

REASON: To prevent pollution of the receiving watercourse.

10. The dwellings shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

11. Prior to first occupation final details of the electric vehicle charging locations, cabling and charge points shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainability and air quality

12. Prior to first occupation final details of any air source heat pumps including manufacturers details, locations and cabling shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainability and energy efficiency

13. Prior to first occupation final details of the roof mounted solar PV panels including manufacturers details, locations and number of panels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the sustainability and energy efficiency.

11. No development shall commence above ground floor slab level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of any of the dwellings or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

INFORMATIVES

The developer/applicant will be expected to enter into a S278 and S38 Agreement with the Highway Authority before commencement of works hereby approved.

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the attached guidance with a sample indemnity provided in Appendix C.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

This permission shall be read in conjunction with the Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 8th June 2021, and any related Deed of Variation agreed pursuant to that Agreement.

Your attention is also drawn to the conditions imposed on the outline planning permission reference 19/11601/OUT dated 9th June 2021.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

The applicant should note that under the terms of the Wildlife and Countryside Act(1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.