

1. The Final Draft of the Holt Neighbourhood Plan was approved by Holt Parish Council at its meeting on 28 May 2015. The Plan is now with Wiltshire Council for its final formal consultation and examination phase.
2. The Neighbourhood Plan supports a large sustainable development at the brownfield Tannery site in Holt. This site is identified in the Wiltshire Council Core Strategy as an Area of Opportunity for mixed use development as follows: *5.36 An 'area of opportunity' in Holt (designated in the West Wiltshire District Plan) will be retained as it continues to offer a suitable location for mixed use development in accordance with Core Policy 1. Development of this site should be delivered through a comprehensive master planning process, and should be focused on providing live/work or local employment opportunities to help reduce the need for commuting.* The community, land owner and developer of the Tannery have been involved in the master planning process for a number of years and a planning application will be submitted shortly for up to 70 homes and commercial premises. A smaller site has also been identified for the possible development of affordable homes. Both of these developments are in line the Government Policy and the Core Strategy in that they are plan led and sustainable which is not the case of the development in this appeal.
3. This proposed development is unsustainable for the following reasons:
 - a. It is ribbon development well away from the centre of the village and amenities creating further traffic problems. The B3107 already carries in excess of 10000 vehicles per day.
 - b. It is clear that the local sewage/drainage will not cope with this development.
 - c. The village school will not be able to take the children from this development. This will create further traffic on the B3107.
 - d. There will be loss of green space amenity on the edge of the village.
4. The Core Strategy and the Neighbourhood Plan do not support development outside the settlement boundary. The boundary has recently been reviewed and will be retained.
5. Holt Parish Council remains firmly opposed to this proposed development. The development constitutes an unsustainable level of growth and oversupply of both commercial and affordable housing for a settlement of this size. The Holt Neighbourhood Plan adequately addresses the housing and commercial growth requirements of the village negating the need to bring forward ribbon development in an unplanned manner.