

HOLT PARISH COUNCIL

Chair

Tel: 01225 783387

Email via: clerk@holtparishcouncil.gov.uk

Cllr Phil Game

322 Station Road

Holt

Wiltshire

BA14 6RD

26 July 2022

To: Michelle Donelan, MP for Chippenham Constituency

By email michelle.donelan.mp@parliament.uk

Dear Michelle,

Planning application PL/2022/03315 for the erection of up to 90 homes on Melksham Road Holt

I am writing to you as Chair of Holt Parish Council to raise our concerns about the planning application for a housing estate on a greenfield site outside the village boundary on the eastern edge of Holt. The application is made by Gladman Development which is owned by Barratt Developments PLC.

This is the second application made by Gladman for this development. An application for 98 homes was refused in 2015 on the grounds that it was not compliant with the Wiltshire Core Strategy. This new application made in 2022 is substantially the same.

The Parish Council unanimously objected to the proposals following a public meeting in which residents raised significant concerns about the impact of the development. Our full comments to the consultation are attached for your information. However, the summary of our main concerns is as follows:

- The Holt community, through our neighbourhood plan, determined where the development boundaries of the village lie. This development lies outside the settlement boundary.
- Holt has met its share of new housing, including the development of 44 homes on the Tannery brownfield site, the development of 10 affordable homes at Star Ground and an additional 8 homes on a brownfield site at Firlawn.
- This proposal would increase the population of Holt by about 12%. The main road through Holt (B3107), which is also used for parking by residents, is already struggling with the volume of traffic. Holt does not have public transport links or safe cycling or walking routes out of the village. Villagers are also concerned about the overall stress on infrastructure in our area, including education and primary health care.

I appreciate that as a Member of Parliament, you are not directly responsible for making planning decisions. However, as is noted in our objection, the Parish Council is concerned that the application is exploiting a weakness in the current planning rules whereby presumption is weighted in favour of development when a council falls short of its 5 year land supply target. Wiltshire Council very narrowly missed its target. We believe that Gladman are merely exploiting this weakness in the planning rules and that Wiltshire Council may be about to permit the development, in contravention of their plan and ours.

Our community has done everything asked of us by the government; making a development plan and implementing it, including large scale development of new homes. We invite you to visit the village and view the Tannery development of a brownfield site which is a locally supported development.

We hope that you can have regard to the significant community concerns about the Gladman development and to represent those concerns on behalf of your constituents.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Phillips', followed by a period.