

## **Holt Parish Council Appendix.**

### **i. Visual impact of development to the eastern gateway to Holt**

#### **Suggested Resolution from HPC.**

- Place 9 private 3-4 bed homes in this area with low stone walls, front gardens and driveways which are characteristic of Holt in this location.
- Bewley should look at p27 of our Holt Character Statement, investigate options for parking in rural Wiltshire villages and change the parking layout for the affordable houses on the Melksham Road.
- Proposals should alter the density and layout of housing and parking provision to reduce the harmful landscape impact.
- Tree lined footpath reinstated as a significant landscape buffer.
- Housing facing Melksham Road and visible from Melksham Road should be characteristic of Holt.

### **ii Excessive Density**

#### **Suggested Resolution from HPC.**

- No 5 bed houses on the site as this was not proposed at outline, used at appeal to judge harm or is needed from the Holt housing needs survey. If 5 bed houses continue to be proposed, then this is significantly different to what was agreed at appeal and justifies a new planning application.
- No more than 22 private 4 bed properties to reduce the square footage of housing and bring the numbers of large houses in line with what was proposed at outline and used at appeal to judge harm.
- Affordable homes to have 40% of the total square footage as well as 40% of the number of plots as agreed at outline. This will improve parking layouts and landscaping. The 1 bed accommodation can be presented as maisonettes improving the appearance and scale of the entire site.

### **iii Height and Massing; 2 x Three Storey Apartment Blocks**

#### **Suggested Resolution from HPC.**

- This issue also links to our objection on affordable housing and density. If Bewley Homes gave 40% total square footage as at outline to affordable housing, then there would not be the issue of putting 6 x 1 bed flats into 3 storey high blocks of flats.
- Maisonette house style for the 1 bed flats in line with other housing enabling comments on planning applications in Wiltshire.
- Or if a block of flats is approved then it is actually in line with outline approval and only 2 story high or 2.5 with an actual attic room and not 3 story high mid roof height.

### **iv. Character, Appearance and Materials**

#### **Suggested Resolution from HPC**

- The Applicant is required to utilise characteristic natural Bath stone on properties at areas of high visual impact.
- Change Shalford plots to other 4-bed home designs such as Chobham, Stanford, Ascot, Chilworth, Longstock, Marlborough, Donnington or Godstone.
- Architectural styles should reflect the vernacular style of Holt, including the gable roof as a predominant feature.
- The scheme should be redesigned to higher architectural standards, to achieve a better-quality design which responds to the distinct character of the village.

**v      Central green space**

**Suggested Resolution from HPC.**

- The proposals should reinstate a larger central green space with seating which is reflective of outline plans and not a grass verge bisected with the main road in and out of the site.
- Remove plot 43 and connect it to the grass verge to make this the central green amenity space reminiscent of Ham Green. This should include visually significant architectural and landscape detailing including large trees.

**vi      Ecology and Biodiversity**

**Suggested Resolution from HPC.**

- Biodiversity net gain should be produced.
- Elevation house plans must show location and detail of universal swift bricks in each property.
- Footpaths and all streets to be tree lined.
- Relocate pumping station to original position from outline plans.
- Create a community orchard.
- Ecological parameters plan must show location of bat roosting features, 180 bird bricks (2 per property) and hedgehog highways in all property boundaries.
- Finally, Bewley Homes must not cut the existing grasses October 2024 – April 2025 to protect the reptiles shown to be on site in Ecological Technical Note (Sept 2024)

**Vii.      Homes for All – unacceptable differentiation of affordable housing in location and quality**

**Suggested Resolution from HPC.**

- Affordable homes should be tenure blind in design to the private dwellings.
- Parking situation for all affordable homes needs to be improved and reflect homes in a rural location. In Holt, our affordable homes do not have runs of parked cars.
- All affordable homes will have electrical vehicle charging points.
- 40% of square footage given to affordable homes as was in outline plans.

**viii      Sustainable energy**

**Suggested Resolution from HPC.**

- There will be electrical vehicle charging to all homes on this site.
- Comply with emerging policy to install air source heat pumps in 2025.

**ix      Access and Highways**

**Suggested Resolution from HPC.**

- Construction lorries will enter the site from Melksham on the B3107 and depart the site towards Melksham on the B3107 keeping out of the residential part of the village.
- All site traffic will park within the site and not on roads adjacent to the site – Great Parks and Melksham Road.
- Bewley will do a Traffic Order to move the 30mph to the start of the field site as well as the village gateway entrances.

**x      Appeal Conditions/concerns about Bewley keeping to planning rules.**

**Suggested Resolution from HPC.**

- Bewley Homes must produce a full noise assessment report when the West Wilts Equestrian Centre is open and running an event.
- Bewley Homes to follow the Ecological Technical Note (Sept 2024) – no grasses to be cut between Oct – April to protect reptiles on site.