

Holt Parish Council objection comments submitted on 25<sup>th</sup> July (WC-24-07-307408), 27<sup>th</sup> September (WC-24-09-3131650), and 23<sup>rd</sup> November (WC-24-11-318352) all gave suggested resolutions to Bewley Homes which in their compliance document (Nov 2024) are not correctly addressed and, for most, completely ignored. Our detailed objections and suggested resolutions still remain, and we continue to object to the details of Bewley Homes reserved matters application in terms of...

- Landscape - the Melksham Road frontage remains problematic, exacerbated by the affordable housing parking.
- Layout - pumping station reorientation away from Great Parks back gardens
- Appearance - a more subtle approach with some mix of smooth Bath natural stone and rubble stone and stone detailing plus some brick facing to reduce the monotony of all one type.
- Scale - the two matching mansion style blocks of flats are a harmful anomaly to overall character by reason of height and in their appearance. The flats cause visual impact on the open countryside as well as do not compliment character.

We would also like to take this 4<sup>th</sup> consultation opportunity to revisit the appeal condition for a full acoustic report with or before reserved matters, agree a reduction in Bewley's square feet of built space, agree a housing mix whilst ensuring Bewley Homes are compliant with the latest NPPF.

## 1.

We respectfully request Bewley Homes to fully comply with the conditions set out by the Appeal Inspector, particularly no.6.

“(6) An Acoustic Report addressing potential noise for future residents, together with a scheme for protecting the future residents from any invasive noise shall be submitted to the local planning authority for approval with or before the submission of reserved matters. No development shall commence until that report and scheme have been approved in writing by the local planning authority, and prior to the first occupation of any dwelling, all works that form part of the scheme for protecting future residents from any invasive noise shall be completed and thereafter retained.”

This is not a pointless bureaucratic condition. It was set because the appeal inspector recognised outline application documents using data while the country was in covid lockdowns compared to the information gained at the appeal from local knowledge revealed a full acoustic report to be necessary. The site is immediately adjacent to the busy B3107 as a commuter route across country from the A350 to the A36 and beyond. It is also adjacent to the West Wilts Equestrian Centre as an established business and event location for multiple daily and evening events with movement of large vehicles, animals and people. Noise is frequently heard from existing Great Parks residents and on the large weekend events houses in Little Parks hear the words on the tannoy. Please see the attached appendix detailing the current timetable of competitions for January 2024 as shown on their website and further daily and evening competitions can be seen by clicking on this link - <https://westwilts.com/whatson.asp>

Bewley have shown no compliance for this appeal condition or indeed any action either:

- There are no changes in their proposed layout due to any findings from a full acoustic report.
- There are no details in any documents about varied materials needed for houses facing the Melksham Road or the equestrian field.
- There are no details about acoustic levels at house facades and which houses will need mechanical ventilation for bedrooms at night.

## 2.

The proposal including more 4 and 5 bed houses has increased the built area by 10% and thus the harm to the landscape over that on which the Inspector based his approval. HPC have always been concerned about the consequential harmful effects of Bewley's land use.

We strongly object to Bewley's increased use of square feet for their housing mix and whilst this was not set out at appeal or in the S106, if 88,865 square feet is used for housing with 60% for private dwelling and 40% for affordable housing on this site, as used at appeal, then HPC believe many of our objection issues, and those of WC officers, most notably Urban Design and Landscape, could be resolved.

We expect Bewley Homes to justify how their housing mix meets Wiltshire's CP45, Housing Need surveys and the ageing Wiltshire population. Bewley Homes should be held accountable by WC planning officer and WC western area planning committee.

The overall scheme is now more urban than ever envisaged or judged at appeal.

### 3.

HPC have not seen any further documentation by Bewley Homes to show they are fully compliant with the current NPPF, 12<sup>th</sup> Dec 2024. We would like to know their response to 109c, 161, 163, 164, 166 and 187d in particular. At our meeting with Brian Mathew MP, he showed concern for the environmental impact of this development as well as the sole entrance access and highways issues for the B3107 and residents, both existing and future. We are keeping him abreast of developments with Holt planning applications.

### 4.

HPC request carefully constructed conditions for the Bewley Homes application as we are acutely aware of the recent outline planning application by Redcliffe Homes on the opposite side of the Melksham Road. We request a commitment from WC Highways and Bewley Homes to develop a construction management plan with HPC that works for all and is sympathetic to building such a huge site on the edge of our rural village. Traffic, speeding and parking need to be managed sensitively to mitigate the concerns of our residents in the immediate vicinity and those who use the B3107 to access amenities, health care and work. All construction traffic should be kept out of the village. Holt could potentially have 145 homes being built simultaneously on the busy B3107 and the entrance to our rural village.

Finally, Holt Parish Council continues to ask that the scheme as a whole is evaluated to determine whether it meets the requirements for quality design required by CP 57 as amplified by the Wiltshire Design Guide, Holt Neighbourhood Plan and Holt Village Character Statement. This large development in a historic conservation village is comprised of generic pattern houses in a single material. We expect Wiltshire Council to require Bewley Homes to follow the Wiltshire Design Guide.

This is "death by a thousand cuts," whereby each individual design change in isolation may not be egregious, but taken together the entirety of the scheme has been significantly degraded in quality from the original illustrative but informative scheme, weighed up and agreed at appeal, and fails to deliver the standard of design expected by CP 57.

If Wiltshire Council approve this application, we request conditions on the approval to further reserve the outstanding matters.

This poor-quality scheme will lead to a hard urbanised edge to a historic rural Wiltshire village, where the consequences will last for a century. The developer could and should try harder.

We strongly object to the proposal and request that it be refused.