



Rainier Developments is exploring the opportunity to provide **35 new homes, public open space, children's play space and enhanced landscaping** on land south of Chilvester Hill, Calne. The proposed Site is outlined in red above.

This newsletter includes details about the proposals and how you can be involved in shaping the plans.

More information is available at: [www.chilvesterhill.co.uk](http://www.chilvesterhill.co.uk)

# Land south of CHILVESTER HILL CALNE

## About Rainier Developments Limited

With a combined in-house experience of over 150 years, we are market leaders in property and land development. Utilising our land, planning and development experience, we work collaboratively with landowners, key stakeholders and the wider community on all aspects of the development process to bring forward planning consents and development proposals that benefit all involved.

For more information visit [www.rainierdevelopments.co.uk](http://www.rainierdevelopments.co.uk)





The proposed development will provide an opportunity to deliver much needed **new housing** for the town, enhancing and complementing the existing settlement edge. The **landscape-led** masterplan will provide ecological enhancements and respect the existing **green infrastructure**, seeking to create a strong and positive legacy for the town. The proposed development would bring 35 new homes, including bungalows. 30% of the new homes will be **affordable housing**.



The proposals include a number of benefits for Calne including:

- Delivering a range of house types including **bungalows** and **affordable homes** to meet local needs;
- Providing **public open space**, including **children's play space** for existing and future residents;
- Retained **Public Right of Way** through the Site for better pedestrian and cycle access;
- Incorporation of SuDS, landscaping and new tree planting to improve the ecological value of the Site;
- Creation of **construction jobs**;
- **Financial support** towards improving local infrastructure, services and facilities; and
- A financial receipt to Wiltshire Council as a result of the **New Homes Bonus** and future Council Tax revenue.

Calne has been identified as a sustainable Market Town, well placed to accommodate new housing developments. We recognise that there have been a number of developments proposed and built for new housing in Calne – in particular to the east of the town. However, Calne will continue to need to accommodate more growth during the Council's emerging plan period to 2036.

The proposals represent a deliverable development site on the edge of Calne, with good access into the town. This Site provides an opportunity to meet local housing needs, together with the potential to provide much needed affordable housing.

We have identified the land at Chilvester Hill as an opportunity to provide the needed new homes in the area. The location allows future residents the ability to enjoy the open setting, whilst living in close proximity to facilities on offer in Calne.

To respect the historic character of the listed buildings to the south of the Site, the proposed homes have been set back, behind a landscape buffer.

Vehicular, pedestrian and cycle access to the Site would be provided from Chilvester Hill and the existing Public Right of Way through the Site will be maintained to provide an alternative means of pedestrian and cycle access, and connectivity to the wider footpath network.

The development Site is well placed in terms of accessibility to local facilities in Calne, with the main town centre facilities approximately a 15 minute walk from the Site. Bus stops are located immediately north of the Site providing access



The majority of parking spaces will be provided on plot - either in garages or on driveways. Visitor spaces will also be provided and scattered around the development.

Overall parking provision will be in accordance with the local guidance and policy. Adequate provision for cycle storage will be made for all properties to encourage the use of alternative modes of transportation to the car.

The likely impact of the proposed development on the surrounding highways has been assessed. The results show that the impact is unlikely to have a noticeable effect on the local roads.

Please let us know your feedback by **19<sup>th</sup> July 2020**

We would like to hear your thoughts on the plans. Please use the space below to provide us with your comments and return to us free of charge by post.

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# WE WOULD LIKE YOUR COMMENTS

Rainier Developments are keen to hear your views on the project and we will consider them as we finalise the proposals.

We would be grateful if you could take the time to submit your comments. You can do this by:

- Completing, cutting out and returning the **FREEPOST Postcard** below
- Emailing us at: **chilvesterhill@turley.co.uk**
- Viewing our website at: **www.chilvesterhill.co.uk**
- Calling on **0808 1688 296**

Following the consultation deadline, we will collate all of the feedback received. Once we have finalised our plans for the site we will submit an Outline Planning Application to Wiltshire Council, who will undertake their own consultation on the application.

Please provide your comments by  
**19<sup>th</sup> July 2020**



*The information you provide will be used only for the purposes of keeping you informed about the proposed development and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and with Rainier Developments Ltd, and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information.*

*Please contact us at [chilvesterhill@turley.co.uk](mailto:chilvesterhill@turley.co.uk).*

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