

# Calne Community Neighbourhood Plan 2 2023-38

SUBMISSION PLAN May 2024



BLACKLAND | BROADS GREEN | CALNE | CALSTONE | DERRY HILL | HIGH PENN | LOWER COMPTON | MILE ELM | RATFORD | SANDY LANE | STOCKLEY | STUDLEY

Engage with it, contribute to it, own it



Together with its associated documentation, this document has been prepared by the Calne Community Neighbourhood Plan Steering Group on behalf of the communities of Calne Town and Calne Without Parish Council.

This is the submission version of the reviewed (or 'modified') Neighbourhood Plan and together with its associated documentation is to be used for its intended purpose only.

The Calne Community Neighbourhood Plan consists of two inter-related parts:

PART A - The PLAN as here.

PART B - Calne Community Neighbourhood Plan Design Guidelines and Codes (2023)

Both will be essential background to all future planning proposals within the plan area. Both can be accessed on the website: <https://www.calnecommunityplan.com/>

Other related information and the Plan evidence base can also be found on the website.

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# Foreword

This second Calne Community Neighbourhood Plan (CCNP) sets out a new vision, objectives, and policies to ensure the Town of Calne and the Parish of Calne Without maintain their character and sense of community over the period 2023 to 2038.

In May 2025 Calne Without Parish Council will be renamed Derry Hill and Studley Parish Council and will be much smaller, and large parts of the current planning area will come under the surrounding parishes. The obligations within this CCNP will also pass to these surrounding parishes.

This update to the first Neighbourhood Plan places an increased emphasis on tackling climate change while continuing to promote the protection and enhancement of the natural environment. It also includes a new design guide that will support and encourage high quality developments, their layout and connections. It will also encourage the creation of local jobs and improved retail and leisure facilities in a healthy, green, and attractive town and its surrounding villages. The first Plan delivered Community Infrastructure Levy (CIL) funds at the higher rate of 25% resulting in over half a million pounds that have supported many community projects.

The review of the Neighbourhood Plan has been conducted by a Steering Group comprising Town and Parish Councillors and residents, working under the guidance of Calne Town Council and Calne Without Parish Council. These are the qualifying bodies for the plan area and provide the funding and support to enable the plan review to proceed.

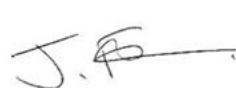
This updated Neighbourhood Plan has been guided and reviewed by residents and key stakeholders through an extensive consultation process. All comments and suggestions received have been carefully

considered by the CCNP Steering Group and those assessed as viable and appropriate have been included in the development of this revised Neighbourhood Plan.

This Neighbourhood plan is now submitted to Wiltshire Council for a further stage of consultation, before examination. Your comments and opinions are therefore still welcomed, but will be received by Wiltshire Council.

This revised Plan sets out an updated set of planning policies which will be subject to an independent examination. The Plan will finally be subjected to a referendum of all registered voters in the area, requiring a majority “yes” vote of all those voting in the referendum for it to be approved. In the event of such a “yes” vote, Wiltshire Council will then make it part of Wiltshire’s wider statutory development plan, a process formally known as the plan being ‘made’.

It is intended that planning decisions will be monitored to assess the effectiveness of the new policies, and these will be reviewed periodically to keep them up to date and relevant. This will be undertaken in conjunction with the Planning Authority, Wiltshire Council. Calne Town Council and Calne Without Parish Council (and its successors) will be accountable for delivering the plan and monitoring progress. A publicly available report will be prepared annually describing key developments and how the CCNP has guided them.



Mayor of Calne



Chair of Calne Without



Chair of the  
Steering Group



# Acknowledgements

Work on the CCNP has been led by a Steering Group (SG) comprising town and parish councillors and local residents assisted by professional planners who have worked to update the Neighbourhood Plan. It is their time and knowledge that have shaped this Plan.

The Steering Group would like to thank all those who have been involved with the formation of the Neighbourhood Plan.

Throughout this process, the Steering Group has seen first-hand the passion that our community has for the area and how it might develop over the coming years.

The Steering Group also gratefully acknowledges the support received from independent consultants, Place Studio and Aecom, as well as officers at Wiltshire Council and members and officers of Calne Town Council and Calne Without Parish Councils.

The Steering Group would especially like to thank the public who have actively participated throughout the process. Without all their contributions, the quality of this update of Calne Community Neighbourhood Plan would have been much diminished.

Throughout, the Steering Group has endeavoured to engage with residents, local businesses, landowners and other stakeholders and organisations, to include their views on the future of the town and the surrounding villages and countryside in order to shape the Neighbourhood Plan.

A number of informal consultation events and surveys were held to enable people to input into this update of the CCNP, in addition to regular updates through newsletters,

Calne Connect and on the Neighbourhood Plan website and Facebook page. A formal, pre-submission consultation (known as Regulation 14) was held in February and March 2024, feedback from which has informed this version of the Plan.

## Summary of consultations and surveys held as part of the review process

<b>2022</b>	
January - March:	Launch Consultation
May - July:	Homes and Housing Need Survey
June - July:	Local Green Space Survey
July - October:	Call for Local Heritage Asset nominations
<b>2023</b>	
March:	Employer/employee surveys
April:	Youth surveys
<b>2024</b>	
February - March:	Consultation of the full draft of the pre-submission version of the updated Plan

Full details of the consultation and engagement carried out so far in reviewing and updating the CCNP is set out in the Consultation Statement which you can see on the CCNP website - <https://www.calnecommunityplan.com/>

# Executive Summary

This document is an update of the first Calne Community Neighbourhood Plan (referred to as CCNP 2018) which was agreed by a community referendum in 2018 when 93.1% of those who voted said ‘YES’ to the Plan.

The first part introduces the Plan and ‘sets the scene’ for the update and what it will achieve.

The second part sets out a long-term future vision describing the community and the way it can develop. It is deliberately ambitious and is not limited to the specific objectives identified that are within the scope of what a Neighbourhood Plan can influence. The vision is designed to maintain, improve and enrich the character of the town and surrounding countryside and villages.

The third part proposes planning policies for development that support local environmental, social, and economic objectives. Seven topic areas have been identified where planning policies can make the most difference to the development and the future use of land. These are: climate change and sustainable development; natural environment; built environment; community facilities; getting around; working and shopping; and housing and infrastructure. These policies include a new design code, identify additional green spaces, and new local heritage assets.

The final part covers the delivery and the monitoring of the performance of the plan and also some practical projects that are outside the scope of planning, but which are linked to achieving the vision and objectives.

The Plan is colour coded to make it easier to navigate:

-  Climate Change and Sustainable Development
-  Natural Environment
-  Built Environment
-  Community Facilities
-  Getting Around
-  Working and Shopping
-  Housing and Infrastructure

# Glossary

Below we've listed some of the key terms used in this document. There is a full glossary on page 134.

**CCNP:** The Calne Community Neighbourhood Plan (2023-2038)

**CCNP (2018):** The first CCNP made in 2018

**CIL:** Community Infrastructure Levy

**CTC:** Calne Town Council

**CWPC:** Calne Without Parish Council

**Design Guide:** Calne Community Neighbourhood Plan Design Guidelines and Codes (2023)

**LGS:** Local Green Space

**LPA:** Local Planning Authority (Wiltshire Council)

**LVHA:** Locally Valued Heritage Asset

**NCN:** National Cycle Network

**NP:** Neighbourhood Plan

**NPPF:** National Planning Policy Framework

**SEA:** Strategic Environmental Assessment

**SG:** CCNP Steering Group

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# INTRODUCTION

## 1.1 What is a Neighbourhood Plan?

1.1.1 First, to place this document in context, are some introductory notes about neighbourhood plans and planning.

1.1.2 A Neighbourhood Plan (or NP) is a way for communities to have a say in the future of the places where they live and work. Such a plan has legal weight in guiding decisions about conservation, regeneration, and development in the local area. While the focus is on land usage and development and the impact of that usage, it also provides a broader context setting out the history and aspirations of the community.

1.1.3 It is an opportunity to guide and inform planning decisions, and to highlight issues or aspects of the area that are important to the community such as heritage assets, transportation, housing, sustainability, green spaces, social and environmental implications.

1.1.4 The area covered by the Plan is shown on this page (figure 1). The formal name of the Neighbourhood Area is the 'Calne and Calne Without Neighbourhood Area'. Wiltshire Council designated the Calne and Calne Without area as a Neighbourhood Area (as requested) on 6th May 2014.

1.1.5 The Calne Community Neighbourhood Plan area comprises the market town of Calne and the surrounding parish of Calne Without. It is combined into a single plan in recognition of the interconnections between the town and the rural surroundings. It is recognised that there will be changes made to parish boundaries in the future, however, the current boundaries have been used to define the scope of this plan which forms a total area of 48.4km<sup>2</sup>.

## 1.2 Who is it for?

1.2.1 The CCNP is for the people who live, and work in the area covered by the Plan. It is a way for the community to be proactive and positive in the influence we have in the planning system and development industry.

1.2.2 It is also a technical document that is used by Wiltshire Council Planning Officers when making planning decisions. It will be used by Planning Inspectors when considering appeals. It will also be used by the development industry. That means the planning policy parts of the CCNP are necessarily technical but simple explanations are included to ensure it can be understood by the full range of people who might use it.

**Figure 1:** The extent of the Neighbourhood Area shown in red (blue donates the boundary of the Town)





## 1.3 What Area does the CCNP cover?

1.3.1 The Neighbourhood Plan for the Calne Community covers a wide rural area surrounding, and including, the town of Calne.

1.3.2 It is a diverse area which includes ancient woodlands, part of the wider North Wessex Downs National Landscape area, and the River Marden Valley which is home to a wide range of flora and fauna, and which flows through and connects across landscapes and through the town.

1.3.3 Calne's story begins around AD 978 through drover's trails and coach roads, the rise and fall of canal and rail travel, woollen broadcloth and meat processing with the world famous Harris factory.

1.3.4 Today the town hosts the annual Calne Bike Meet in July and the Calne Music and Arts Festival in October. The River Marden flows into town and through the Castlefields Canal and River Park which was voted Local Favourite in the South West in 2022.

1.3.5 Villages and hamlets sit within the wider landscape which is also home to the Bowood House and Gardens, set in one of Capability Brown's most splendid parks.

1.3.6 The area sustains a wide range of jobs from farming and tourism, to education and light industry. The wider area is linked by roads, notably the A4, and is also crossed by the popular Sustrans Cycle route 403 between Chippenham and Avebury.



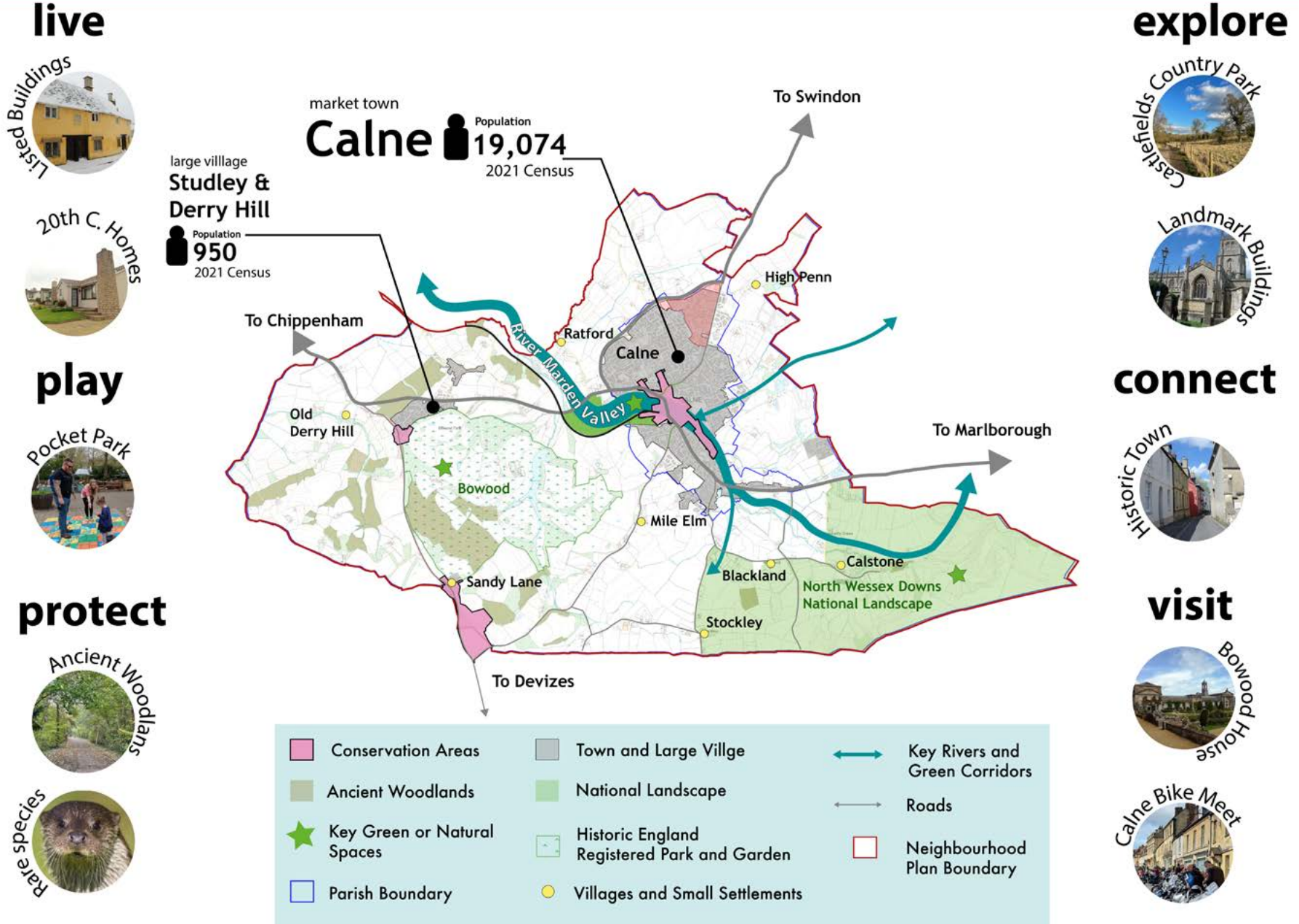
New housing on Stoke Meadow



River Marden running through Calne Town Centre



Figure 2: Key features of the Plan Area



## 1.4 What Can a Neighbourhood Plan Do?

1.4.1 There are many complex and changing factors that must be considered when deciding on future development.

1.4.2 The CCNP is not intended to act as a barrier to appropriate development in the future, but instead to facilitate development proposals that are responsive to local concerns, and which deliver on needs such as housing and employment.

1.4.3 A Neighbourhood Plan can protect the existing heritage and character of the area as well as features such as green spaces and wildlife habitats that are important for the health and well-being of the community and the overall environment. It can provide design codes to guide new development as well as changes to existing buildings.

1.4.4 A Neighbourhood Plan can be a powerful tool for shaping the future of the built and natural environment with an emphasis on future development, for the following reasons:

- ✓ Set out a clear vision: gives communities power to set out a positive future vision for the places they live, work and play. The vision should capture the 'essence of the place' and describe how the community wants the area to be in the future.
- ✓ Bring more influence: an approved (or made) plan has the same legal status as the (Wiltshire) Core Strategy (which is currently being updated), and is part of the statutory development plan for the area. It therefore provides a significant opportunity for communities to influence local planning decisions, as planning applications are determined 'in accordance with the Development Plan unless material considerations indicate otherwise'. This update of the CCNP will update and renew the weight that it has in planning decisions.



Proposed new Local Green Space - Castlefields Country Park

- ✓ Cover local issues: rather than Wiltshire or wider area issues, a Neighbourhood Plan can guide where new homes, shops or offices should go in the area and protect specific green spaces that are valued by the community.
- ✓ Be proactive: Having a Neighbourhood Plan is a way for our community to positively address growth rather than to respond on an ad hoc basis to planning applications.
- ✓ Deliver local funds: when a Neighbourhood Plan is approved, 25% of the Community Infrastructure levy (CIL) from development in the area will go to the Town and/or Parish Council. (15% is available if a plan is not in place). A plan can define priority projects to be funded from such CIL funds. The use of neighbourhood funds should match priorities expressed by local communities which can be set out formally in Neighbourhood Plans.
- ✓ A Neighbourhood Plan can also identify local issues (e.g. traffic congestion) and propose that development that aggravate such issues are avoided or remedies incorporated.

## 1.5 What Can't a Neighbourhood Plan Do?

1.5.1 A Neighbourhood Plan must meet a range of 'basic conditions' and observe regulations, and there are limitations to what a Neighbourhood Plan can do, it cannot:

- ✗ **Conflict with the strategic planning policy:** This is defined by a combination of national planning policies (the National Planning Policy Framework or NPPF) and the Wiltshire Core Strategy. These provide strategic policy directions, including the number and location of new homes that need to be provided over the plan period. It is a legal requirement that the Neighbourhood Plan is in 'general conformity' with the Local Plan.
- ✗ **Stop development:** A Neighbourhood Plan cannot simply stop development identified in the emerging Wiltshire Local Plan. However, a Neighbourhood Plan can propose where some, or all, of the required housing or other development for the area will go and give more of a basis for Wiltshire Council to refuse planning applications that don't accord with community aspirations for the area.
- ✗ **Impose unreasonable requirements:** A Neighbourhood Plan must be based on evidence and set out reasonable expectations.



### What do we mean by 'Plan'?

The word Plan is used in a number of ways. A Neighbourhood Plan is akin to a blueprint for a desired future for the area. While it includes policies to guide development, it is not like a business plan that sets out steps that are to be followed to achieve a particular result.

For example, a Neighbourhood Plan can include policies that may encourage businesses to invest in the area - but these businesses will make their own decisions- so that such development, while an appropriate objective for a plan, cannot be guaranteed. Reviewing and updating it means it can be kept up-to-date and as strong as it can be.

For it to be successful, the Neighbourhood Plan is reliant on its utilisation by developers, and its enforcement by: Calne Town Council and Calne Without Parish Council (and, from 2025 by its successor councils), as statutory consultees; by Wiltshire Council, as planning authority; and by Planning Inspectors, in the event of appeals.



## 1.6 What has the first Plan helped deliver?

1.6.1 The Neighbourhood Plan is part of Wiltshire Council's Local Plan and underpins decisions on planning applications for the area, and also includes the shaping of a wider range of projects. The first Plan included a section on - Non Land-Use Planning Issues and Community Aspirations. The first Plan delivered over half a million pounds in Community Infrastructure Levy (CIL) funds that have supported many community projects.

1.6.2 Changes and delivery of projects takes a long time, and often there are no capital funds to support those ideas - though the Neighbourhood Plan provides for more funds to come directly to the Town / Parish Councils. The Plan also provides a set of long term objectives to work towards. The following is a list of a wide range of things that the first Plan has contributed towards the delivery of:<sup>1</sup>

### Economy

- 4 new retail units in town centre
- 1 new neighbourhood convenience store.

### Transport

- Road link between Prince Charles Drive and Spitfire/Sandpit Roads
- Road signage improvements at Mile Elm, A324 Old Derry Hill, Ratford to improve safety
- Speed indicator devices in both Calne and Calne Without
- Road Safety Feasibility Study and schemes at Sandy Lane, Derry Hill school, Studley and Pewsham in the planning phase
- Parking restrictions to improve safety at Derry Hill school.

### Climate Change Sustainability

- Bus shelter at rural bus stop
- EV charging points in Calne
- Solar panels for Beversbrook Sports Centre.

### Community

- Refurbishment of Bremhill View Community Building
- Defibrillators in Calne and Calne Without
- New play equipment for Calne and Derry Hill
- Composting toilet at the Recreation Ground
- Columbarium at Curzon Street Cemetery
- Benches, bins and notice boards throughout the plan area
- Grants to Marden House, Calne FC, and CARP.



Beversbrook Sports Centre solar panels



New bus shelter in Stockley

### Environmental

- River Marden Survey and Restoration Project improving biodiversity on the river in Calstone
- Rural footpath restoration and clearance.

<sup>1</sup> Calne Town Council and Calne without Parish Council Community Infrastructure Levy spending reports 2021 to 2023

## 1.7 Why are we updating the Plan?

1.7.1 The first Plan was adopted (or ‘made’ to use the technical term) in February 2018. It was a fairly early Neighbourhood Plan in that of the nearly three thousand Plans now made or in progress over 80% were made after that date (or are yet to be made). Since the first Plan was made there have been changes to planning processes and other new issues have arisen.

1.7.2 The first Neighbourhood Plan was successful in protecting 14 green spaces including two that developers were keen to build upon. While there has been considerable residential building it was largely in areas that already had planning permission or were identified in the first Plan. 88 affordable homes have been constructed and around an additional £100,000 of CIL funds obtained as a result of the Plan. This money has supported a range of initiatives such as 108 Solar Panels on the Beversbrook Sports Facility, North End Play Area Improvements, Stockley Gateways, Derry Hill Commemorative Stone and the Calstone Jubilee Bench.

1.7.3 Since 2018 there are new considerations that have arisen:

- The Covid-19 pandemic and lockdowns have made clear the importance of green spaces and have also changed the way people shop and work;
- The need to address the implications of climate change, and the importance of reducing our carbon impact and reducing our dependency on fossil fuels has become more urgent;
- Rising house and energy prices and the concomitant increases in the cost of living have occurred;
- The extent of biodiversity loss has become more apparent and is now a higher priority for the community and indeed worldwide;



Houses under construction on Stoke Meadow

- The weight given to a plan that has not been updated will over time lessen as it becomes dated and less relevant to current issues. There are also draft proposals to strengthen the role of Neighbourhood Plans within the National Planning Policy Framework;
- In addition to these issues, national planning policy changes are happening, and Wiltshire Council are updating their Local Plan for the County which will set out a framework for the period up to 2038 for addressing housing needs and other economic, social and environmental priorities.

1.7.4 It is clear from discussions that the local community has been frustrated with the planning system and, at times, how the first Neighbourhood Plan was not able to stop development proposals in the Plan area that did not have local support. In particular the town centre has not seen the developments anticipated in the first Plan and in the Town Centre Master Plan. National and Wiltshire housing targets and the lack of a five year land supply has given developers more leverage in proposing new housing.

1.7.5 The Plan is however delivered as part of a wider context of complex issues, and can only be one aspect of what must be considered by decision makers. The 2018 Plan was also part of the first wave of Neighbourhood Plans to be delivered, like many others the plan suffered from a lack of clarity. An external review of the plan provided key recommendations which have guided its update. Since 2018, Neighbourhood Plans have become a key part of the development process from planning applications to appeals, and increasing support and strength for the role of Neighbourhood Plans is being implemented and proposed by the government.

1.7.6 Recently there has also been a lot of development activity, and planning applications that the community is concerned about. The need to balance the development of more housing with its impact on local services, facilities and the environment is also a cause for concern.

## 1.8 Managing Change and Growth

1.8.1 The CCNP area has seen a considerable amount of house building in the last two decades. This has resulted in a growth of nearly 40%<sup>2</sup> in the population of the plan area over this period.

1.8.2 The community wants to see appropriate and sustainable development to preserve both the outstanding landscape within the Marden Valley, and of the places residents live, work, play and come together. Development that protects the things that make Calne, and the rural areas around it, a great place to live both today, and for future generations.

1.8.3 This Plan provides an updated foundation of fact-based evidence to inform and to assist planning for



Marden Valley interpretation board

future development. In this way the community can be proactive in shaping the balance between the need for future homes and jobs, and the protection of valued natural areas, heritage and community facilities, wildlife habitats, and effectively addressing the challenges of climate change.

1.8.4 Residents noted that developers are not just building houses but also communities. There is a need to ensure the communities within the plan area retain their identity and engender a sense of pride and membership with their residents.

<sup>2</sup> ONS Census population data 2001 and 2021



## 1.9 What is in this Plan?

1.9.1 The Neighbourhood Plan consists of two interrelated parts: Part A - The Plan as in this document, and Part B - Calne Community Neighbourhood Plan Design Guidelines and Codes (2023) referred to as the Design Guide in this document. Both are essential background to all future planning proposals within the Parish.

1.9.2 Topic Groups for each chapter of the Plan have undertaken research and gathered evidence which is presented in the appendices. This covers a range of topics such as Biodiversity, and consultation feedback. This information is referred to throughout the Plan, and can be accessed on the Plan website - [calnecommunityplan.com](http://calnecommunityplan.com)

### Document list

1. Housing Need Assessment
2. Climate Change and Sustainability Topic Paper
3. Biodiversity Topic Paper
4. Trees and Hedgerows Topic Paper
5. Getting Around Topic Paper
6. Working and Shopping Topic Paper
7. Local Green Spaces Report
8. Local Heritage Assets Report
9. Consultation Statement
10. Community Facilities Report



View towards Calne from Morgans Hill (above Calstone)

## 1.10 National and Local Context for the Plan

1.10.1 Neighbourhood plans were introduced by the Localism Act 2011 and enacted in the Neighbourhood Plan Regulations 2012<sup>3</sup>. A neighbourhood plan attains the same legal status as a local plan (and other documents that form part of the statutory development plan) once it has been approved at a referendum.

1.10.2 The first Calne Community Neighbourhood Plan forms part of the statutory development plan following examination and a successful referendum in 2018. Wiltshire Council determine planning applications within Calne and Calne Without in accordance with the Development Plan, which includes the Neighbourhood Plan, unless material considerations indicate otherwise<sup>4</sup>.

1.10.3 Calne Town Council and Calne Without Parish are the ‘qualifying bodies’ enabled by legislation to prepare a Neighbourhood Plan. Although the Parish Boundaries will change after May 2025, the Neighbourhood Plan area will remain as it is presented in this Plan.

1.10.4 Neighbourhood plans must meet certain ‘basic conditions’ as set out in the Town and Country Planning Act 1990 (as amended)<sup>5</sup> and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

1.10.5 The development plan for Wiltshire is prepared by Wiltshire Council, as the Local Planning Authority (LPA). The



Fynamore Gardens - a new proposed Local Green Space

Wiltshire Local Plan includes the Wiltshire Core Strategy (2015), Saved Policies from the North Wiltshire Local Plan (2011). These documents set out strategic policies that are applicable across the Plan Area. The Neighbourhood Plan must be in ‘general conformity’<sup>6</sup> with strategic policies set out in the Local Plan. The Wiltshire Local Plan is currently being reviewed to cover the period up to 2038, and the review of the CCNP will also look ahead to 2038 and the updated policy framework of the Wiltshire Local Plan.

1.10.6 Throughout the CCNP, reference is made to the National Planning Policy Framework (NPPF)<sup>7</sup>. The NPPF sets out the government’s planning policies for England and Planning Guidance informs how these are expected to be applied.

<sup>3</sup> <https://www.legislation.gov.uk/uksi/2012/637/contents/made>

<sup>4</sup> (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

<sup>5</sup> <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

<sup>6</sup> National Planning Policy Framework 2023 footnote 16.

<sup>7</sup> National Planning Policy Framework (December 2023) <https://www.gov.uk/government/publications/nationalplanning-policy-framework--2>

2

LOOKING AHEAD TO 2038



## 2.1 Thinking about the present, looking to the future

2.1.1 This update of the CCNP looks ahead to 2038 and is one component in improving the quality of life for the communities of today and also for future generations.

2.1.2 The vision, and the related objectives, are based on issues raised at consultation events and highlighted through our review of the current Plan, and evidence work.

2.1.3 The vision also draws on that expressed in the 2018 plan. There is a consistency in the views of the community regarding how they want the neighbourhood to develop rather than a major change in direction. There is, however, an increased emphasis on the impact of climate change, safeguarding the environment and protection of green spaces.

2.1.4 The vision is an aspirational mid to long-term description of what the community would like the neighbourhood to be at the end of the Plan period (2038) and beyond.

2.1.5 The CCNP needs to address present needs, but also crucially, the needs of future generations. The CCNP has limitations and complexities, but should help to drive towards, and not impede, progress towards this shared vision. It aims to build on the exceptionally strong community attitude in the town and villages.

## 2.2 Vision

2.2.1 The Calne Community Area will continue to be a welcoming and vibrant place with improved access to facilities and amenities for a community with diverse needs. Improved local employment opportunities, enhanced infrastructure, access to quality and affordable housing and the ability to move around the area using active and sustainable transport will be supported.

2.2.2 The beauty of an outstanding landscape will be enhanced and provide diverse habitats for wildlife. Any growth will be from sustainable development that addresses climate change, while mitigating for the effects already being felt.

2.2.3 The valued and visually appealing characteristics of the hamlets, villages and the town of Calne will be retained, while allowing for innovative and imaginative additions to both the built and natural environments.

**“The direction of travel is clear and necessary, especially related to the climate emergency.”**

**Comment from Regulation 14 Consultation Feb/ March 2024**



St Mary's Church from Castlefields Park

## 2.3 Objectives

2.3.1 In order to achieve this vision a number of ‘objectives’ have been drafted. Objectives set out what needs to be achieved in order to help make the vision a reality. The draft objectives are worded to address the area’s strengths (what the community wants to continue or see more of) and weaknesses (what the community wants the neighbourhood plan to address).

2.3.2 A main objective of the first CCNP 2018 was to ‘promote high quality and sustainable growth’. This is still a key objective and on the next page is a list of all the policies in this update of the CCNP and the ways in which they contribute to meeting the objectives of this Plan to play a part in the delivery of sustainable development in our local area.



### Sustainable Development

The purpose of the planning system is to contribute to the achievement of ‘sustainable development’, which is defined as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. (National Planning Policy Framework 2023)

## Economic Objectives

2.3.3 Looking forward to 2038, we want the area to be:

1. **A place with a productive and balanced economy:** Provide for a balance of new homes and jobs and support the introduction of new communication infrastructure and technologies to support the economic prosperity of our growing community and reduce the need for long distance travel for both work and leisure. Support localisation of low carbon alternatives, e.g. renewable power, and low carbon heat. Support a green economy by supporting business and supply chains that form part of the transition to net zero.
2. **A town centre that is a focal place both socially and economically:** Deliver a connected, accessible, inclusive, attractive, and vibrant town centre that is at the heart of Calne’s community social and economic life, for both townfolk and the rural communities around.
3. **A creative and adaptive place:** Changed shopping and working patterns will be accommodated by adapting/converting existing premises and offering new possibilities to encourage current businesses to thrive and create a fertile environment for start-ups. This will include the leisure potential of our beautiful countryside. Homes should also be capable of being adapted to changing needs.
4. **A vibrant place:** Encourage social, cultural and leisure focal points within the town centre, within distinct areas of the town, and within the villages, this includes local shops.

## Social and Health Objectives

2.3.4 Looking forward to 2038, we want the area to be:

5. **An inclusive place:** Give members of our community a meaningful voice in the decision-making process. Where any development takes place it should embed the principle of giving people equal and better access to homes, services, facilities, transport, outdoor spaces and nature. The pace of new development should ensure that the well-being and prosperity of new and existing communities are enhanced and promote an inclusive and integrated wider community.
6. **A healthy place:** Ensure that new places are designed, and where possible older areas improved, to facilitate physical activity, mental wellbeing and healthy lifestyles on an everyday basis and in the face of a changing climate. Local air quality must be improved (particularly in the Air Quality Management Area) achieved by supporting active travel and ensuring that future developments within the plan area, minimise any additional traffic to the already congested roads.
7. **A connected place:** Encourage a reduction in car based travel by creating a well-connected, safer and attractive sustainable transport network, which links neighbourhoods and facilities. Safe pavements to link developments to local facilities should be prioritised. Preserve existing walking and cycling routes, and promote use of leisure, tourism and recreation routes so the mental and physical health benefits of exercise and green spaces are accessible to all. All communities should have robust high-speed data access.

## Environmental Objectives

2.3.5 Looking forward to 2038, we want the area to be:

8. **A resilient and future facing place:** The plan promotes the use of technologies so that any future development is sustainable and targets net zero carbon by 2038. In addition, developments must ensure they are built with features that make them resilient to climate change.
9. **A biodiverse place:** Conserve and enhance our key natural areas such as the River Marden and local green spaces. Endeavour to protect and extend key wildlife habitats and the connectivity between them, including the open countryside. Through sensitive development, local habitats will be created, restored, and improved, thus increasing biodiversity.
10. **A nature-based place:** Development needs to deliver solutions to the inherent problems it creates. Nature-based solutions, such as green roofs and sustainable drainage systems, that encourage an abundance of biodiversity should be sought to address these problems. Development should seek to be an integral part of a living nature network with the Marden Valley and River at its heart.
11. **A distinct place:** Deliver locally distinctive design that will enhance the character of different places in our town, villages and countryside. Create attractive approaches to Calne from every direction. Protect our locally valued heritage assets, including enhancing the appearance and historic character of the area in particular those in the Calne, Derry Hill and Sandy Lane Conservation Areas.

The table on the next two pages demonstrates how the policies in the Neighbourhood Plan meet the overall economic, social and environmental objectives.

“I wish they could be stronger on sustainability; and on walking and cycling.”

Comment from Regulation 14 Consultation Feb/ March 2024



Policy		Objective		
		Economic	Social	Environment
<b>Climate Change and Sustainable Development</b>				
Policy C1 - High Quality Sustainable Development in the Calne Area	NEW	✓	✓	✓
Policy C2 - Sustainable Construction	NEW	✓	✓	✓
Policy C3 - Retrofitting the Existing Built Environment	NEW	✓	✓	✓
Policy C4 - Calne Community Energy	NEW	✓	✓	✓
<b>Natural Environment</b>				
Policy NE1 - Local Green Space	UPDATE	✓	✓	✓
Policy NE2 - Biodiversity	UPDATE	✓	✓	✓
Policy NE3 - Green and Blue Infrastructure	NEW	✓	✓	✓
Policy NE4 - Trees, Woodland and Hedgerows	NEW	✓	✓	✓
Policy NE5 - Setting of Calne and Calne Without	UPDATE	✓	✓	✓
<b>Built Environment</b>				
Policy BE1 - Design Principles for Local Distinctiveness	UPDATE	✓	✓	✓
Policy BE2 - Heritage Assets	UPDATE	✓	✓	✓
<b>Community Facilities</b>				
Policy CF1 - Community Facilities	UPDATE	✓	✓	
Policy CF2 - Community Infrastructure and Phasing of Development	UPDATE	✓	✓	
Policy CF3 - Burial Space	NEW		✓	
<b>Getting Around</b>				
Policy GA1 - Highway Impact	UPDATE	✓	✓	✓
Policy GA2 - Public Realm	NEW	✓		✓
Policy GA3 - Sustainable Transport and Inclusive Active Travel	UPDATE	✓	✓	✓
Policy GA4 - Ultra Low Emission Vehicles	NEW	✓	✓	✓
Policy GA5 - Parking Provision	UPDATE	✓		✓
Policy GA6 - Walking and Cycling for Leisure and Recreation	NEW	✓	✓	✓

Policy		Objective		
		Economic	Social	Environment
<b>Working and Shopping</b>				
Policy WS1 - Protecting and Promoting Sustainable, Low Carbon Local Employment	UPDATE	✓	✓	✓
Policy WS2 - Supporting Local Farming and Farm Diversification	NEW	✓	✓	✓
Policy WS3 - Supporting the Local Visitor Economy	NEW	✓		
Policy WS4 - Calne Town Centre	UPDATE	✓	✓	
Policy WS5 - Local, neighbourhood centres in Calne and Derry Hill	UPDATE	✓	✓	
<b>Housing and Infrastructure</b>				
Policy H1 - Housing within Settlement Boundaries	UPDATE	✓	✓	✓
Policy H2 - Affordable Housing	UPDATE	✓	✓	
Policy H3 - Housing Mix	UPDATE	✓	✓	
Policy H4 - Housing to meet the needs of Older People and those Living with Disabilities	NEW	✓	✓	
Policy H5 - Adaptable and Accessible Housing	NEW		✓	
Policy H6 - Rural Exception Sites and Community Led Housing	NEW	✓	✓	

# PLANNING POLICIES

-  Climate Change and Sustainable Development
-  Natural Environment
-  Built Environment
-  Community Facilities
-  Getting Around
-  Working and Shopping
-  Housing and Infrastructure

# 3

## Climate Change and Sustainable Development

## 3.1 Introduction

3.1.1 In the Plan area, there is much urgency and action, from the Town and Parish Councils as well as Local Action Groups, to think about how the challenges of climate change can be met at the local level. A February 2022 survey in Calne Without Parish found the majority of residents felt that Household Energy Use (65%) and Transport (66%) needed to be the focus for becoming carbon neutral with care of the local environment and support for projects to increase biodiversity mentioned by many.



Tree planting at the Rec

3.1.2 Through this Neighbourhood Plan, we want to ensure new development enables communities to develop in a way that provides for present day needs but also considers the challenges that future generations will face.

3.1.3 Calne Town Council has a formal Climate Emergency and Environmental Pledge and has set up a Climate Change & Environmental Pledge Advisory Working Group. This Group is tasked with considering and implementing actions to deliver on the Pledge. To date this has included:

- Installation of Solar Panels on the Beversbrook Sports Facility;
- Support for Local Groups working to address climate change and sustainability;
- Tree planting.

3.1.4 Neighbourhood Plan Policies on this cross cutting topic are threaded throughout the plan: the aim is to adopt emerging best practice, reflect local priorities and the county and national policy context.

3.1.5 Climate change is already having a direct impact upon our town, villages and natural environment. This topic highlights the local ambition to achieve carbon net zero development at the earliest opportunity and adapt to the likely impact of climate change.

3.1.6 This Plan must be one of our tools for proactively addressing the challenges of climate change at the local level.

“This policy is really important - we need to remember the future”

Comment from Regulation 14 Consultation Feb/ March 2024

## 3.2 Key issues, priorities and opportunities

- To adapt and mitigate the effects of climate change at the local level and promote sustainable, future-facing development.
- Supporting the aims of Community Action Groups (e.g. Sustainable Calne) to deliver projects such as community energy BenCom (community benefits society).
- Education, empowerment, and real community action to address the challenges and opportunities of climate change at the local level, including zero-carbon emission development.
- Wiltshire Council initiatives to be carbon neutral by 2030.
- Calne Without Parish Council Environment and Climate Change projects (eg thermal imaging camera loan scheme).
- Calne Town Council Sustainability officer.
- Support reduced energy demand from existing buildings, including older and heritage buildings.



### Sustainable Calne

The community in Calne have formed a local action group - Sustainable Calne, whose mission is ‘Working together as a community to encourage and facilitate local action to help reduce the effects of the Climate Crisis for our world.’<sup>1</sup>

Sustainable Calne’s focus relates to 3 key pillars of activity: community energy, sustainable transport and our local ecology, which ultimately lead to the creation of happy, healthier, and resilient communities - resilience is an important shift in emphasis to reflect the potential effects of climate and energy crises.

“This makes sense, we must all be more sustainable.”

“Completely agree on communities working together on renewable energy schemes.”

Comments from Regulation 14 Consultation Feb/ March 2024

<sup>1</sup> <https://www.sustainablecalne.org.uk/>



### 3.3 High Quality, Sustainable Development in the Calne Area

#### Introduction

3.3.1 Everyone is aware of how hard it is to balance the needs of nature with housing, employment and infrastructure development pressures, together with the environmental challenge of Climate Change.

3.3.2 A sustainable community is one which is inclusive and where people feel they can put down roots and make a home both now and for future generations. In the Calne area that means ensuring that good quality housing and employment opportunities are available, keeping in mind the challenge of the Climate Crisis.

3.3.3 Climate change is a significant and fast-growing issue that threatens many aspects of our way of life. It is important that biodiversity decline is addressed, natural resources used prudently, pollution minimised, and that we mitigate and adapt to climate change. Through local action, people in and around Calne are seeking to ensure that our communities become resilient to the impacts of climate change, and can adapt to the changes it will bring.

3.3.4 The use of natural ‘nature based’ solutions offer co-benefits to manage a range of issues such as water management (minimising the risk of flood and reducing the volume of sewage overflow into rivers), and integrated natural spaces and features (good for people and biodiversity).

3.3.5 The principles set out in this first, overarching policy link back to the objectives above to provide the fundamental basis for judging development proposals in the Plan area.

#### Policy C1: High Quality, Sustainable Development in the Calne Community Plan Area

1. Development proposals in the Calne area that represent high quality and sustainable development, contributing positively to the health and wellbeing of our communities and the environment, will be supported.
2. Development proposals must demonstrate mitigation against, and improved resilience to, the effects of climate change, to ensure our natural, historic and cultural assets are managed with future generations in mind, contributing, in line with the scale and type of development, to achieving the objectives of this Plan.

“Important that developers mitigate effects of climate change.”

“Yes agree overall but all proposals for new development need to demonstrate they will not increase the risk of flooding.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## 3.4 Sustainable Energy and Construction

### Introduction

3.4.1 In order for the UK to meet its climate change commitments, all houses, old and new, must be zero-carbon by 2050. Currently, houses account for about 28% of all carbon emissions worldwide<sup>2</sup>, half of which comes from energy used for heating and air conditioning.

3.4.2 Per household, homes in Wiltshire account for 24% of Wiltshire's CO<sub>2</sub> production and transport contributes around 21%.<sup>3</sup> in Calne housing accounts for 20% (travel 19%) and in Calne Without homes account for 24% (travel 25%). Use of energy in homes is higher in Calne Without as these areas use oil and have many older homes, which could be retrofitted and improved in terms of their energy efficiency.<sup>4</sup>

3.4.3 Reducing greenhouse gas emissions from the built environment is essential to contribute to both the Wiltshire and local level ambitions of achieving carbon neutrality by 2035. We therefore want to see buildings that are more energy efficient, that place a lower burden on energy supply e.g. by using air source heat pumps and insulation, and generate renewable energy contributing to tackling the climate crisis as well as keeping down energy bills in people's homes which is critical as we are now facing a cost of living crisis.



### Energy Performance

An Energy Performance Certificate - or EPC - is a document which sets out the energy efficiency of a property on a traffic light system of A to G - A being the most efficient. An EPC provides an indication of how much it will cost to heat and power a property. The Clean Growth Strategy<sup>5</sup> set targets to upgrade as many houses to EPC band C by 2035 (2030 for all fuel-poor households). There is scope for buildings in the area to be improved in terms of their energy performance and the Plan can support this. Energy Performance Certificates (EPC) in Calne show that most of the town's homes have been rated B-G, though a high proportion are D/E with the most recent developments delivering A/B ratings. Looking to the future, we need 100% with A standard rating to reach carbon neutrality with all homes built to zero carbon standards.

<sup>2</sup> <https://www.worldgbc.org/news-media/WorldGBC-embodied-carbon-report-published>

<sup>3</sup> CO<sub>2</sub>e stands for "carbon dioxide equivalent" and is a standard unit of measurement in carbon accounting. It expresses the impact of a number of different gases collectively as a common unit. per-household consumption footprint (p.a.) <https://impact-tool.org.uk/footprint/compare?regionId=E04012685&geography=parish&footprintType=territorial&scale=per-household&comparisonGeography=local-authority&comparisonId=E06000054>

<sup>4</sup> Climate Change Topic Paper 2023 Document 2

<sup>5</sup> <https://www.gov.uk/government/publications/clean-growth-st>

3.4.4 As set out in the Neighbourhood Plan Climate Change and Sustainability Topic Paper that underpins this chapter, innovation in energy and construction technologies is fast moving, and national policies and standards are changing in response to the need to achieve our targets for emissions reductions. The CCNP Steering Group supports the updated and forward looking approach to address climate change in the draft Wiltshire Local Plan which will replace the Core Strategy. The Local Plan Review places the need to mitigate and adapt to climate change at the core of the Local Plan and proposes a number of policies that will address this directly with development proposals expected to demonstrate how development will contribute to the UK’s legally binding target of net zero carbon by 2050. Policy 4 in the draft Local Plan sets the context for this issue which is addressed in a number of policies, with expectations for building standards and sustainable energy generation set out in policies 85, 86 and 87.

3.4.5 There is evidence to show that new houses can be built to net zero carbon standards on a competitive basis in the mass market, but currently only a very small proportion are built to better than the minimum legal requirement for energy efficiency<sup>6</sup>. It is technically feasible to meet net zero operational standards with an increased construction cost of less than 3% than a home compliant with Building Regulations Part L 2021<sup>7</sup>.

3.4.6 Policies C2 and C3 seek to bring development in Calne in line with Wiltshire Council’s 2030 target to become Carbon Neutral, and with the UK target of net zero in mind. It adopts an approach informed by the Local Plan review. It is likely that this review and update of the CCNP will be ‘made’ before the Local Plan Review is completed and



Domestic heat pump

therefore is intended to act as an interim policy before the Local Plan has been adopted.

3.4.7 A second policy is also presented in connection to this issue to address existing buildings, as the most sustainable building is one that already exists.

3.4.8 The retrofitting of existing homes to the highest possible level of energy performance is encouraged with policy C3. From consultation with our community, we know that people are seeking to reduce their energy demand and carbon footprints through affordable and phased approaches. This should include insulation, with possible additions such as heat source pumps and solar panels.

<sup>6</sup> <https://theconversation.com/why-zero-carbon-homes-must-lead-the-green-recovery-from-covid-19-141149>

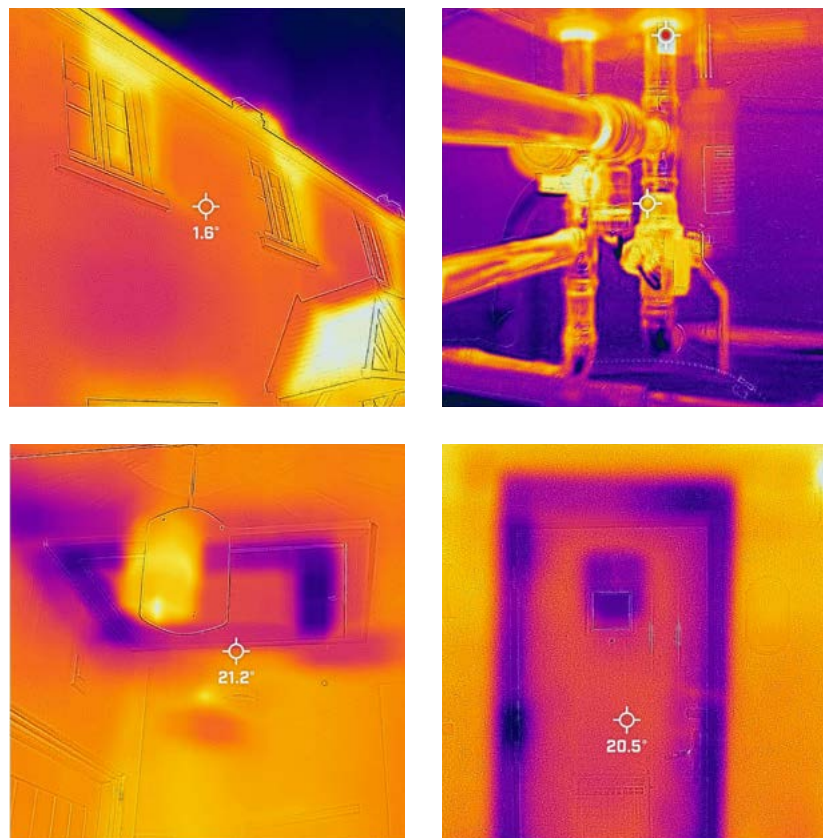
<sup>7</sup> The cost of achieving net zero operational energy for residential buildings was calculated for the Cornwall County Council Climate Emergency DPD.



The Net Zero Carbon Toolkit<sup>8</sup> is also a good resource to assist with delivering the aims of our community and this policy. This toolkit has been created to make Net Zero carbon new build and retrofit more accessible. It has been created for building professionals (developers, contractors, architects and engineers) and is also relevant to self-builders, planning officers and other housing professionals. Although it can be used by homeowners, it is aimed at those who already have some knowledge or experience of construction.

3.4.9 Planning proposals for modifications of buildings in the Conservation Areas or to a Listed Building should consider the advice from Historic England<sup>9</sup> and demonstrate that the maximum possible level of energy efficiency, energy generation and reduction in CO<sub>2</sub> impacts have been achieved in balance with conservation considerations.

3.4.10 The installation of electric vehicle charge points at existing developments will be supported in principle. Furthermore, insofar as planning permission is required, community/public electric vehicle charging points (e.g. on-street facilities integrated with street furniture like lighting columns) will be supported subject to detailed considerations such as heritage implications.



Thermal images of local homes

<sup>8</sup> Originally commissioned by The Forest of Dean, Cotswold and West Oxfordshire District Councils and developed and produced by Etude, the Passivhaus Trust, Levitt Bernstein and Elementa Consulting have produced a resource that contains the very latest design approach and good practice within the field of Net Zero buildings. Funded by the Local Government Association (LGA) Housing Advisers Programme which is designed to support councils seeking to innovate in meeting the housing needs of their communities. <https://www.levittbernstein.co.uk/site/assets/files/3694/net-zero-carbon-toolkit-v2.pdf>

<sup>9</sup> <https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/>



## Policy C2: Sustainable Construction and Energy

All new development proposals should be submitted with a proportionate Sustainable Energy Strategy that sets out a low-carbon approach to the development having regard to the following factors:

### a. operational energy/carbon

Development should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy. Firstly, development should seek to reduce energy demand through passive measures such as orientation and fenestration arrangements; and fabric first measures such as high levels of insulation and lighting. Then low-carbon, electrified solutions for space and water heating are encouraged that are highly efficient such as heat-pumps. Finally, renewable technologies such as roof mounted solar PV is supported to help meet regulated and unregulated energy demand. Through this approach developers should aspire to net zero carbon in operation (as defined by industry best practice).

### b. embodied carbon

Development proposals shall also consider the impact of embodied carbon from the demolition and construction processes. Where appropriate, the re-use and re-purposing of existing buildings is supported and encouraged, particularly buildings of a traditional rural nature. In all development, applicants should demonstrate consideration of how the substructure, superstructure and external materials have been designed so as to target low-carbon solutions.

Benchmarking proposals against respected industry standards such as the RIBA 2030 Climate Challenge is encouraged.

### c. climate change adaptation

To reflect our changing climate, developments should incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions are particularly encouraged as these offer co-benefits with improved GBI and biodiversity solutions.

### d. sustainable transport

Development should include measures to encourage more sustainable transport choices by reducing the need for trips, making trips by active travel or public transport and supporting the transition from the internal combustion engine as set out in policy GA3.

“Really important. We don’t want to be retrofitting housing with solar and heat pumps. They need to be built in.”

“Depends on the economics of renewable energy and energy efficiency - mustn’t just focus on the prevailing ideology. Solar farms are good if they can merge into the landscape.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## Policy C3: Retrofitting the Existing Built Environment

Retrofitting measures to existing buildings to address climate change will be encouraged, including for historic buildings subject to any impact of their significance as a heritage asset.

Regard should be had to the principles of sustainable construction set out in policy C2, seeking to reduce operational carbon as far as practically possible in the buildings whilst minimising embodied carbon impacts. Works that improve sustainable travel options including active travel and electric vehicles shall be supported. Furthermore, development that seeks to address climate change adaptation needs (especially with a focus on nature-based solutions) covering overheating, water scarcity, flood risk, wind and wildfires shall be encouraged.

The installation of electric vehicle charge points at existing developments will be supported in principle, subject to detail as set out in policy GA4.



Installing loft insulation

“Houses need to be well insulated and fit for purpose.”

“It is urgent that new housing development aims for carbon neutrality, and that existing buildings insulation can be improved.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## 3.5 Renewable Energy for our Community

### Introduction

3.5.1 Through Sustainable Calne, the community is actively seeking opportunities to take a more active role in the production of renewable and low carbon local energy.

3.5.2 The Forest Gate Solar Farm approved in March 2023 includes a shared ownership/community investment opportunity (up to 20%) through Zero North Wiltshire & Bath and West Community Energy; expected to generate additional community funds of more than £2 million over the life of the project.

3.5.3 Calne Town Council approved an installation of Solar Panels on the Beversbrook Sports Facility - the 108 panels produce in the region of 43.7kWh per day which provide the energy for the Pavilion and Community Hall during the day time hours. The installation took place in 2022<sup>10</sup>. A further project to capture solar to offset evening use is being investigated.



### Community Energy

Community energy is all about a group of people coming together, to reduce, manage or generate their own energy. Benefits from community energy include:

- huge potential in reducing our emissions and helping us reach net zero<sup>11</sup>;
- Increased renewable energy generation (at community level, often on buildings that would not be a commercial prospect, e.g. on social housing);
- Increasing resource efficiency, harnessing unused roofs to generate energy, reducing transmission losses by local generation for local use;
- Reducing energy bills for those living near renewable energy installations.

Linked to Sustainable Calne is Zero North Wiltshire, a Community Benefit Society established for the promotion, development and management of renewable, low and zero carbon energy generation and storage in North Wiltshire.

<sup>10</sup> CTC report 28/3/2022

<sup>11</sup> <https://energysavingtrust.org.uk>

## Policy C4: Calne Community Energy

Community owned renewable energy schemes (including stand-alone energy developments and storage) which directly benefit the local community in the Plan Area is a local ambition and is encouraged. Community Energy proposals shall be given positive weight in favour of granting planning approval. Applications should demonstrate:

- a. Community support;
- b. Administrative and financial structures, such as a Community Benefits Society, to deliver and manage the energy scheme;
- c. Local energy self-sufficiency through integration into the local grid or by other means, so that the energy generated can be supplied directly to domestic, business and other buildings. Surplus energy should be fed into the national grid;
- d. No adverse impacts on the local environment, or residential amenity that cannot be satisfactorily mitigated.



Solar panels at Calne Community Campus

“Good idea. Every area should take a share in generating renewable energy.”

“Unusual and effective, good to incorporate!”

“Completely agree on communities working together on renewable energy schemes.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



4

Natural Environment

## 4.1 Introduction

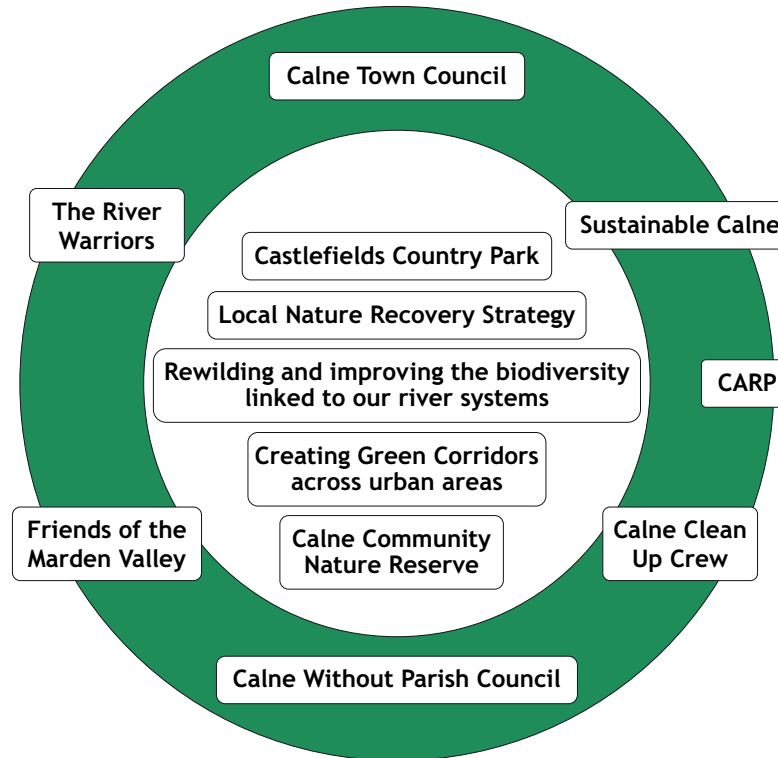
4.1.1 Through this update to the Neighbourhood Plan, we have an opportunity to improve the natural environment, including protecting and enhancing existing assets, such as local parks, nature reserves and other green spaces.

4.1.2 Making biodiversity central to the updated Plan will also help manage environmental risk and improve resilience to climate change.

4.1.3 Within the plan area there are a number of community groups working alongside the local councils on projects to promote, maintain and enhance the local environment for everyone.

4.1.4 These include wildlife friendly verge management; work to protect a section of the Marden Valley, that while remaining as private agricultural land, becomes Castlefields Country Park (an idea that originated from a North Wilts Study in 1999); work to use floating islands in the urban section of the River Marden; enhancement of urban and rural green spaces with wildflower beds, tree and hedge planting to improve ecology; community orchards etc.

These, and other projects, provide the opportunity to develop the network of blue and green corridors and through these a Nature Recovery Network.



## 4.2 Key issues and priorities

- Proactively addressing the interlinked issues of wildlife, biodiversity and human health and wellbeing;
- Protection of green spaces for recreation and accessible nature spaces such as North Wessex Downs National Landscape, Cherhill Down and Marden Valley;
- New areas of housing to be integrated into, and extend the local network of green spaces;
- Ensure that the landscape character and setting is protected;
- Maintaining a green buffer between settlements;
- All residents have access to open countryside within walking distance;
- Ensure flood risk is managed in a sustainable way.

## 4.3 Local Green Space

### Introduction

4.3.1 Local Green Space (LGS) designation enables communities, through Neighbourhood Plans, to identify and protect green areas of particular significance to them. Once designated, planning permission will only be granted for the development of the sites in very special circumstances. 14 LGS were included in the first CCNP and these remain as designated areas in the updated plan.

4.3.2 Whilst not a specific criterion for designating a Local Green Space, it can bring benefits to the local community as an opportunity to tackle climate change. This would be through helping to cool the climate as a result of evapotranspiration from plants, shading effects and to mitigate flooding through rainfall interception, storage and percolation. In addition, these spaces could provide opportunities for local food cultivation and tree planting.

4.3.3 The sites listed in the policy and shown on figure 3 have been assessed (see also Local Green Spaces Report in the evidence base to this Plan) as meeting the criteria for Local Green Space as set out in

national policy and guidance. The spaces that are considered to meet the criteria for Local Green Spaces range from allotments, to small green spaces in the town, to nature reserves and trails, to large areas of accessible natural green space. All are valued for their local significance and contribution to quality of life and benefits for people and nature.

Local Green Space designation can only be used where the green spaces meets criteria set out by the government:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land<sup>1</sup>.

4.3.4 Consultation in the summer of 2022 with the community showed how valued green spaces are to residents of both the town and the villages:

“As a family living in the town centre, we regularly use so many of these spaces. The Pocket Park has transformed a waste of space into a fantastic community space. The effort that goes into tending this space and creating a calendar of events for the community is fantastic. The Horsebrook Nature Trail is just wonderful - with a small child and dogs, we regularly use this to explore nature close to the town centre. It really makes a difference to our lives having this beautiful, tranquil space to explore. We often use it to walk along to Wessington Park play park. It’s a great space for children that’s worth the walk from the town centre.”

**Resident quote from the 2022 Local Green Space survey.**



Horsebrook Nature Trail

<sup>1</sup> NPPF Paragraphs 105 - 107 / Planning Guidance Open space, sports and recreation facilities, public rights of way and local green space

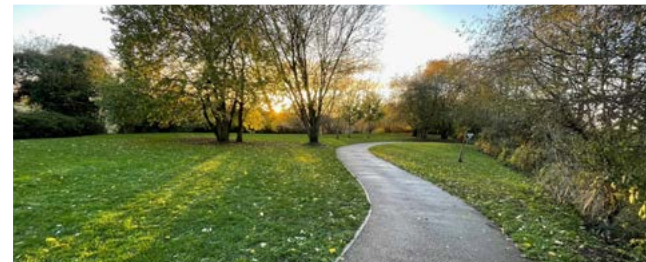
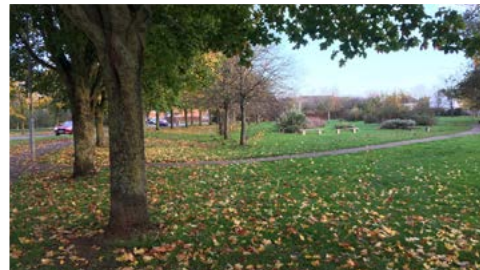
4.3.5 Protecting Local Green Spaces will also benefit the management of surface water runoff in urban areas by not increasing impermeable areas (as set out in the Sustainability and Climate Change chapter and the Design Guide). Ancillary development of a proportional scale that supports the function and role of the Local Green Space may be acceptable provided it does not have a harmful impact on the space as a whole.

4.3.6 A full report on the consultation can be found in the Local Green Spaces Report (Document 7) which includes individual site maps and which also gives information on informal consultation with landowners and full details on every space proposed for designation.



### Valued Spaces for Communities

The Local Green Spaces, identified for designation by the communities, serve a variety of different needs from play areas, semi natural spaces, historic tree lines, allotments and an urban pocket park and community garden which is highly used and valued. The photos illustrate the range of spaces that are proposed for designation in this Plan.



“The LGS 2.13 Lavender Drive is important to us as local residents”

“Very strongly support 2.16 Castlefields country park - outstanding natural countryside ”

“LGS2.18 This is an excellent space. A big asset to the community and well maintained.”

“I think the pocket park has transformed the town.”

Comments from Regulation 14 Consultation Feb/ March 2024





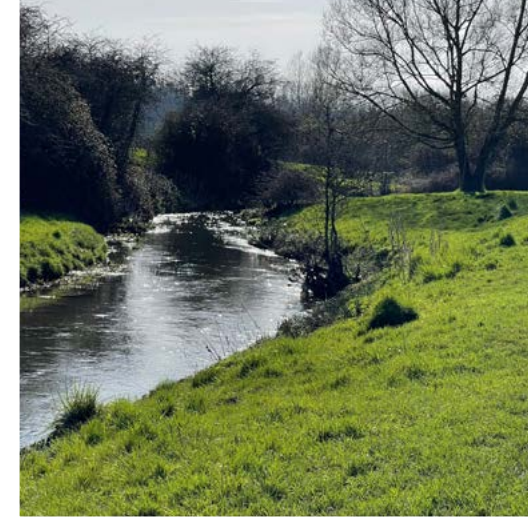
### Castlefields Country Park as LGS

Whilst it is recognised that the Castlefields Country Park is a large area, it is a definable and recognisable area, with a long history of being ‘demonstrably special’ to the community meeting all the criteria for designation which sets the scene for a particularly strong justification for LGS designation.

It is considered to be local in character, providing a valued area of natural green spaces which is a key part of the wider Green and Blue Infrastructure that contributes to strong local sense of place, providing multifunctional benefits for people and a rich area for a wide range of wildlife and habitats.

The area is adjacent to the Castlefields Canal and River Park and is also part of an exciting long term regeneration project envisaged by the Castlefields Canal and River Park Project (CARP).

Friends of the Marden Valley also include this area as part of a vision for nature-based recovery and increased biodiversity in this valued and distinct area.



## POLICY NE1: Local Green Space

Local Green Spaces, as shown on figure 3 and listed in tables 1 and 2, will be protected from inappropriate development, particularly in regards to the characteristics underpinning their designation, such as beauty, historic importance, recreational value, tranquillity and/or richness of wildlife.

**Table 1: Designated Local Green Space (2018 CCNP1)**

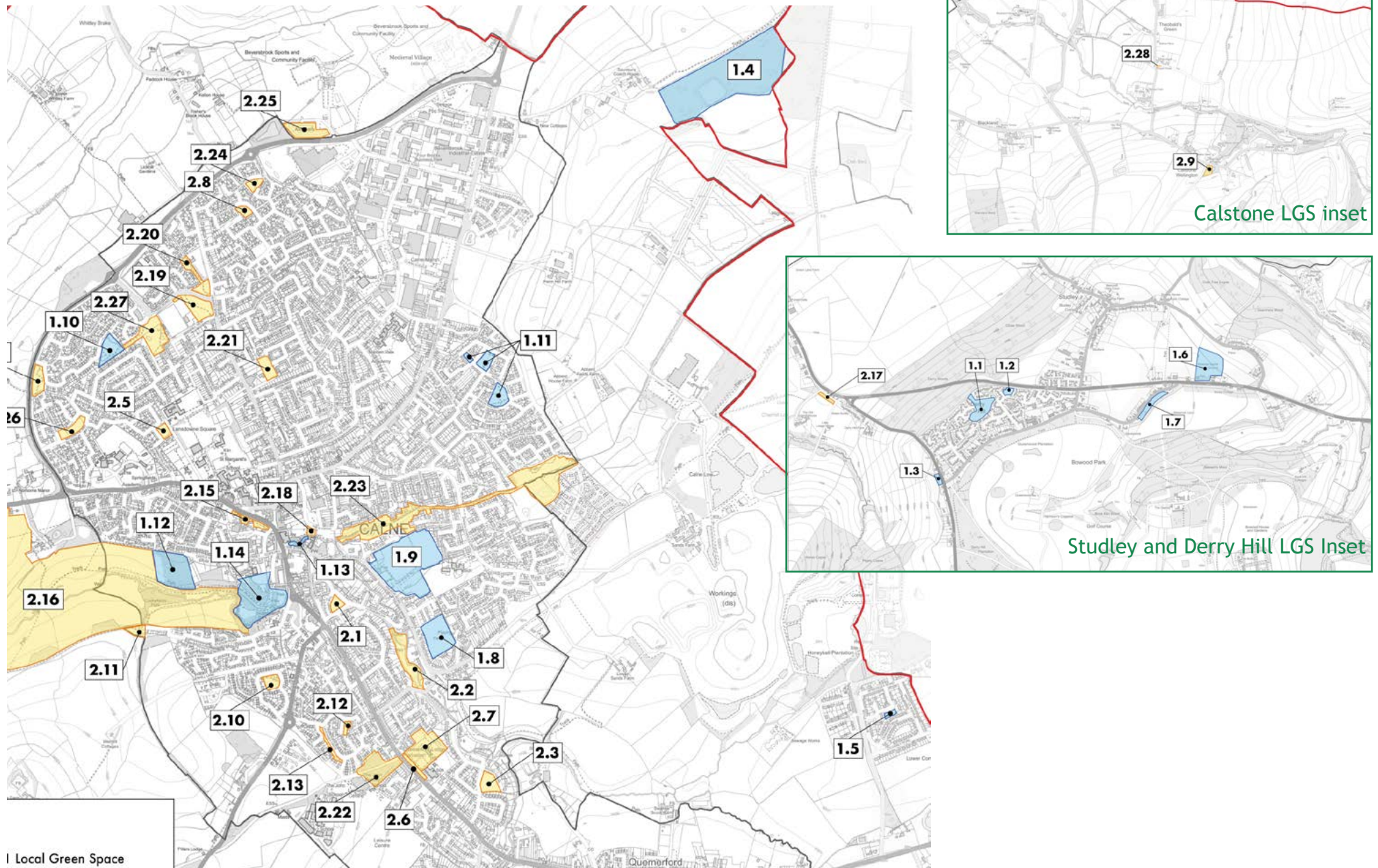
Ref No.	Name	Location
1.1	Petty Acre	Derry Hill
1.2	Square of land off Petty Lane	Derry Hill
1.3	Land Opposite Lansdowne Arms (Junction of Church Rd & Devizes Rd)	Derry Hill
1.4	Penn Wood Wildlife Area	High Penn
1.5	Embry Close	Lower Compton
1.6	Bowood Sports Ground	Studley
1.7	Small field adjacent to Old Road	Studley
1.8	Playing fields at Bentley Grove	Calne
1.9	The Recreation Ground	Calne
1.10	The green by Newbury Avenue	Calne
1.11	Three green areas in Steeple Chase	Calne
1.12	Allotment Gardens site to the South of Castle Walk	Calne
1.13	Calne Beach	Calne
1.14	Castlefields Canal and River Park	Calne

**Table 2: Proposed Local Green Space (2024 CCNP2)**

Ref No.	Name	Location
LGS 2.1	The Green	Calne
LGS 2.2	Horsebrook Nature Trail	Calne
LGS 2.3	Wessington Park Play Area	Calne
LGS 2.4	Newbury Ave/Honeysuckle Close	Calne
LGS 2.5	Lansdowne Square	Calne
LGS 2.6	Calne Promenade	Calne
LGS 2.7	Holy Trinity Churchyard	Calne
LGS 2.8	Salmons Leap	Calne
LGS 2.9	Jubilee Copse Field	Calstone
LGS 2.10	Fynamore Gardens	Calne
LGS 2.11	West End of Station Road	Calne
LGS 2.12	Magnolia Rise	Calne
LGS 2.13	Lavender Drive	Calne
LGS 2.14	Marden Farm Allotments	Calne
LGS 2.15	Town Gardens	Calne
LGS 2.16	Castlefields Country Park	Calne
LGS 2.17	Woodland Copse	Derry Hill
LGS 2.18	Pocket Park and Community Garden	Calne
LGS 2.19	Bremhill View	Calne
LGS 2.20	Lickhill Road	Calne
LGS 2.21	Newcroft Allotments	Calne
LGS 2.22	Bentley Woods & Quemerford Lodge Plantation	Calne
LGS 2.23	The Abberd Brook	Calne
LGS 2.24	Tench Road Mini Woods	Calne
LGS 2.25	Beversbrook Allotments	Calne
LGS 2.26	Woodsage Way	Calne
LGS 2.27	North End Play Area	Calne
LGS 2.28	Theobalds Green	Calstone



Figure 3: Calne Town/Derry Hill/Calstone Local Green Spaces



## 4.4 Biodiversity and the Natural Environment

### Introduction

4.4.1 The community is proud of the natural environment in the CCNP area. It is estimated that nearly 2,000 different species of animals, plants and fungi can be found in the plan area. What is possibly more important than the fact that the area contains nearly two thousand individual species, is that nearly one hundred are rare species or locally rare species. In particular, the area is home to many protected species including species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats):

- 14 of the 18 native species of bat four of which are section 41 species these are the Barbastelle Bat (*Barbastella barbastellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Longeared Bat (*Plecotus auratus*), and the Greater Horseshoe Bat (*Rhinolophus ferrumequinum*);
- Water Voles (*Arvicola amphibious*) along the Abberd Brook;
- The Eurasian otter (*Lutra lutra*) has been recently observed along the length of the Marden Valley. Including observations at the Wharf, The Beach, Horsebrook (only their calling was heard in this site), and upstream of Quemerford.

4.4.2 A topic paper has been prepared as part of the process of reviewing the Plan which contains detailed information on the local biodiversity (Document 3).



### The Marden Valley

The Marden Valley is a highly valued area of natural space that provides important habitats - a section of the River Marden is Priority River Habitat as shown on figure 5. It should also be noted that streams, rivers and hedgerows are used by bats and moths for navigation and provide corridors for their flight paths. Through the urban area of Calne, wildlife, including bats and otters, have been observed and the river which flows through the town greatly assists in this regard. Several well attended events to recognise the importance of the river to the town have been held by the Friends of the River Marden - a local environmental group.





4.4.3 There are a number of statutory sites designated as a Site of Special Scientific Interest (SSSI) - part of the SSSI of Calstone and Cherhill Downs is within the plan area, and near-by are the SSSIs of Morgan’s Hill, Spye Park SSSI and Bencroft Hill Meadows SSSI. These areas are recognised as being areas where particular concentrations of high priority habitats occur.

4.4.4 The area also contains non-statutory County Wildlife Sites (CWS) that provide an important second tier of nature conservation sites. CWS in Calne Without, fall predominantly to the west, on areas of ancient woodland around Studley, Bowood and Bremhill and also the Calcareous grassland at Calstone Down. CWS also includes areas of open water at Bowood, Blacklands and Calne Sandpits. Other important areas for biodiversity include the Marden Valley, a part of the River Marden is recognised as a priority river habitat. To the north east of Calne is the 7.7 ha. Penn Woods Nature reserve, (already a designated Local

Green Space, protected by the first Neighbourhood Plan) and to the south, Quemerford Mill Nature Reserve.

4.4.5 To preserve and enhance the biodiversity of Calne and Calne Without, developments that are carried out within the plan area should view the natural environment as an integral positive element rather than a hindrance. The protection and where possible improvement and enhancement of our natural environment is a key priority.

4.4.6 Wiltshire Council’s Green and Blue Infrastructure (GBI) Strategy has three goals in the natural environment plan and reflects the UN Sustainable Development Goals and national goals and targets for improving the environment set out in the government’s 25- year Environment Plan:

1. Adaptation, mitigation and resilience to climate change;
2. Halting the loss of and improving biodiversity;
3. Contributing to health and wellbeing.

4.4.7 Green Infrastructure Standards<sup>2</sup> have been introduced in early 2023 by Natural England. They define what good green infrastructure ‘looks like’ for local planners, developers, parks and greenspace managers and communities, and how to plan it strategically to deliver multiple benefits for people and nature. These standards are referenced in our policies.

4.4.8 Preserving and enhancing the GBI is a critical strategy in tackling climate change. GBI has a role to play in managing future flood events, improving carbon sequestration, achieving improvements to air, soil and water quality, biodiversity enhancement as well as supporting healthier and more active lifestyles.



Morgan’s Hill SSSI

<sup>2</sup> <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/GIStandards.aspx>

4.4.9 The area’s wide range of existing green and blue space assets are shown on figures 4 and 5 and includes a range of assets from strategic corridors to individual areas, including:

- The River Marden Valley (this is a key GBI corridor delivering on all three of the goals of the Wiltshire Council GBI strategy);
- Abberd Brook and the Horsebrook Nature Trail;
- Parks such as Castlefields Canal and River Park;
- Large areas of ancient woodlands such as Derry Woods and Backland Wood;
- School Playing fields, churchyards and cemeteries;
- Street Trees such as those found on Lavender Drive;
- Allotments.



### Otters and the River Marden

Otters are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). Breeding otters have been filmed in 2021 on the Marden near the confluence of the Marden and Avon rivers and noted in a survey conducted by Avellana Ecology, an ecological consultancy. If any protected species (which includes otters) could be affected by a development proposal then any impacts on the protected species must be considered prior to the determination of planning applications. All suitable habitat within 200m of the proposed works should be surveyed.

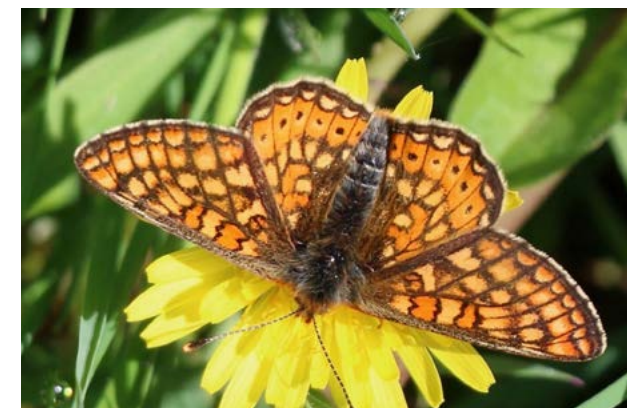




Figure 4: Priority Habitats and SSSI

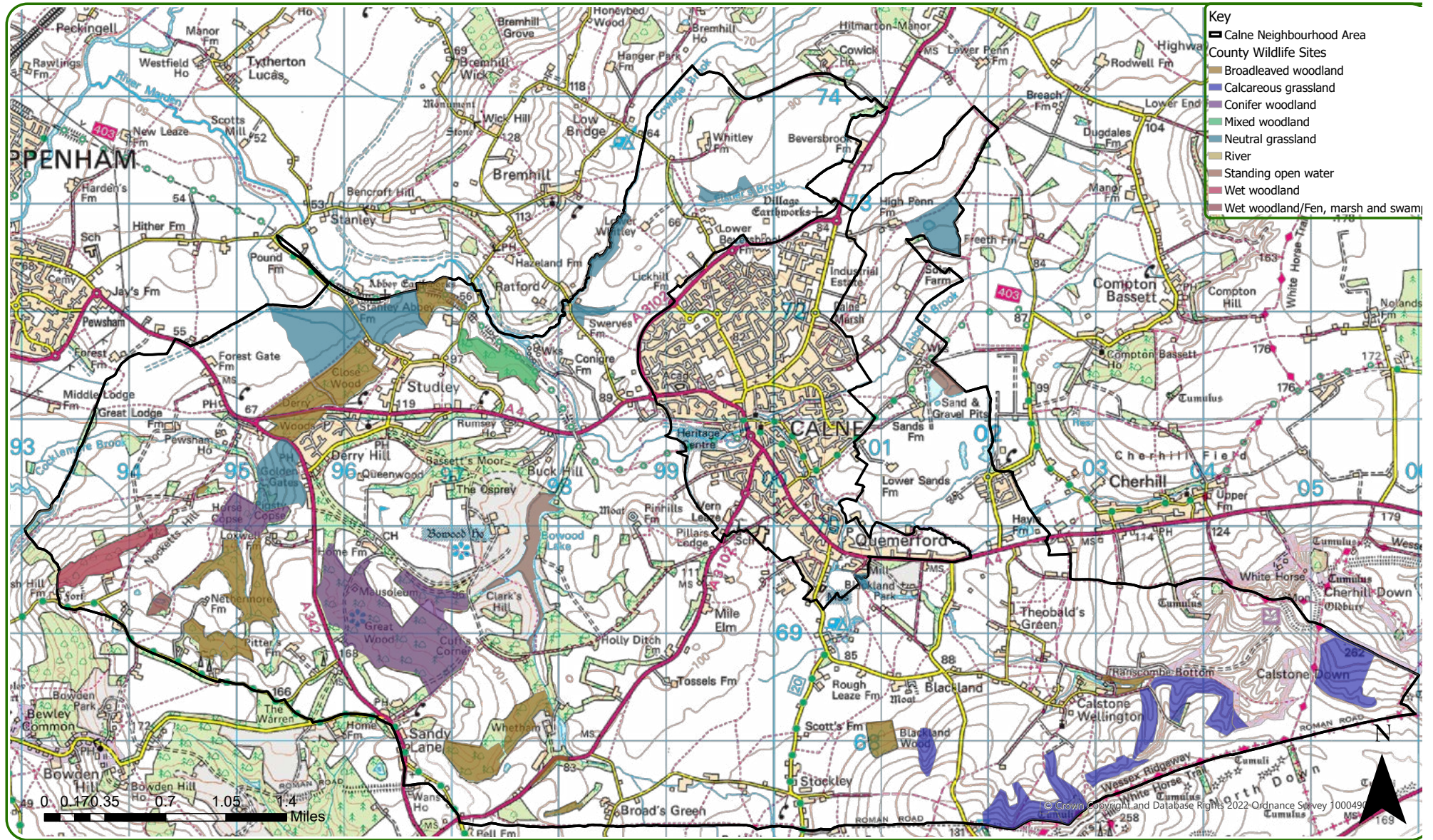




Figure 5a: Landscape Features, including GBI corridors

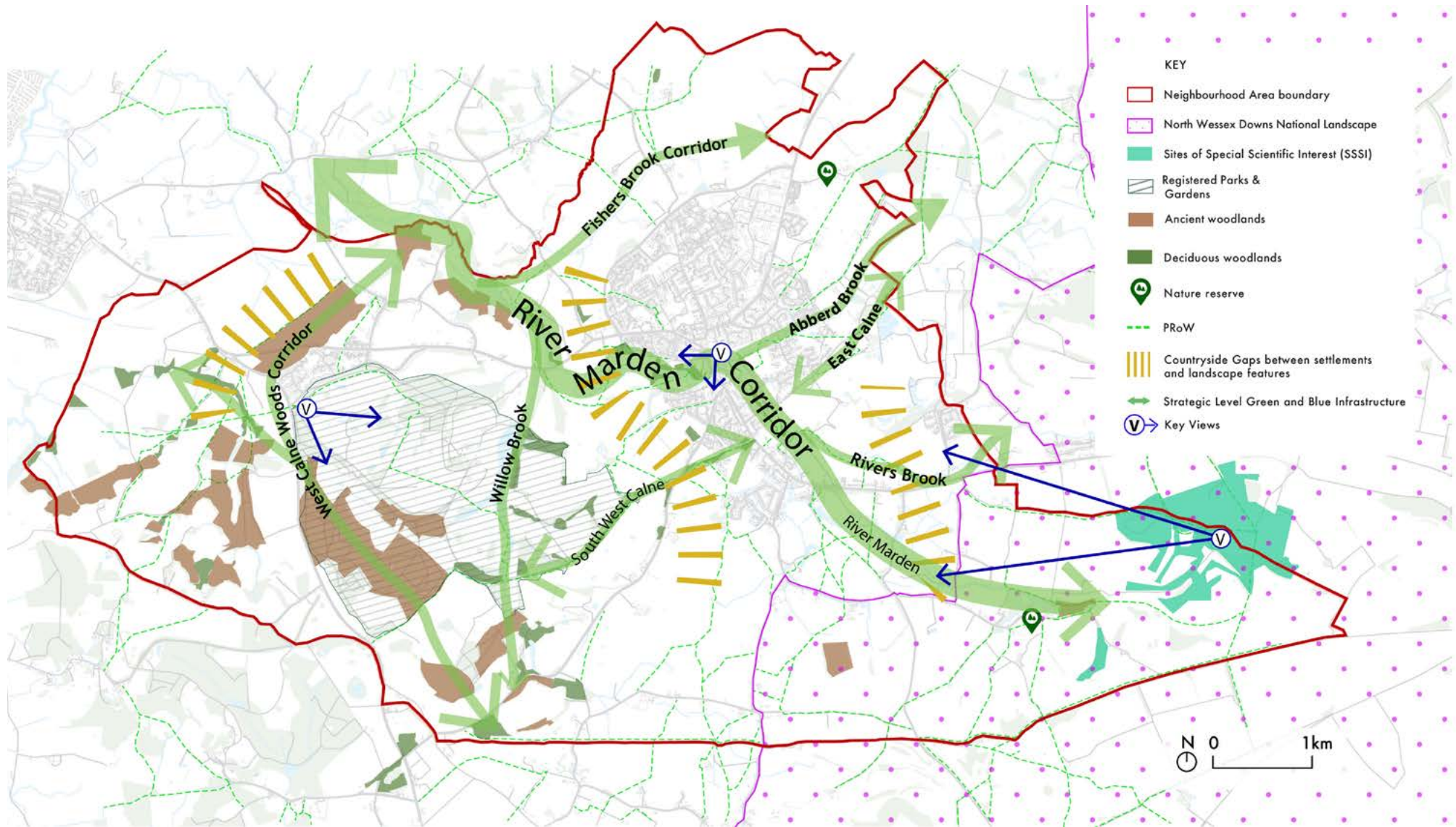
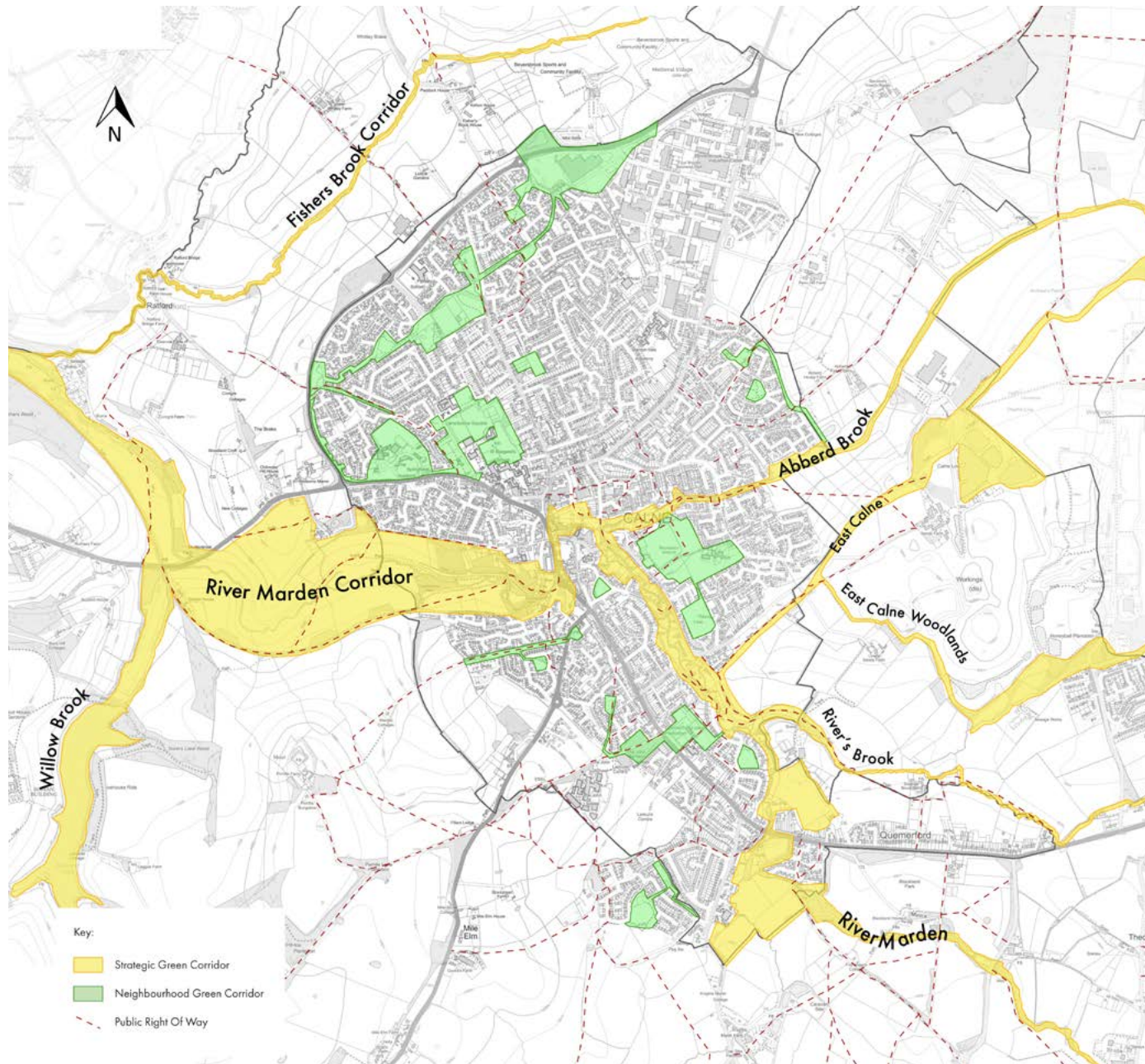




Figure 5b: GBI corridors through the town



The Sustrans route along the River Marden Corridor



The River Marden



## Policy NE2: Protecting and Enhancing Biodiversity

### 1. Biodiversity

Development proposals must include provision for the protection, enhancement and maintenance of wildlife habitats and biodiversity as shown on figures 4 and 5. In order to achieve this in the Neighbourhood Plan area, proposals must demonstrate how national and local policy, together with the adopted Design Guide section DC.03 have been applied. Matters of particular importance include:

- a. Securing a net gain for biodiversity as calculated to reflect the latest local or national policy and advice through planning conditions or planning obligations. Proposals which go beyond the minimum 10% Biodiversity Net Gain requirement to achieve 20% will be particularly supported;
- b. protecting and enhancing designated sites, including SSSI's, designated County Wildlife Sites, nature reserves, and other priority habitats as shown on figure 4, as well as for sites with observations of protected species as detailed in the Biodiversity Topic Paper (CCNP 2022);
- c. protecting, and wherever possible enhancing woodland, hedgerows, ponds, lakes, rivers, streams, ditches, and wildlife habitats. Corridors should include ecology buffer zones of appropriate size for the main watercourse of the River Marden and other watercourses including the disused Wilts and Berks Canal;
- d. Major development proposals will be expected to demonstrate their contribution to the delivery of local nature recovery objectives in line with the Wiltshire Council's Local Nature Recovery Strategy.

### 2. Protected Species

Development which could harm, directly or indirectly, species which are legally protected, or species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats) will not be permitted unless the harm can be avoided or mitigated by appropriate measures. In particular:

- a. development that would reduce or damage the habitat of otters which are known to be present in the plan area. An otter survey should be carried out for any proposal within 200m of suitable habitat. If otters could be affected by a development proposal, the report must include a protection plan which may include an appropriately sized buffer zone;
- b. development that would reduce or damage the habitat of water voles (in particular in the Abberd Brook area);
- c. development that would require the removal of hedgerows or trees that support roosting and the movement of bats.



Abberd Brook

“This is very important to keep the wildlife and a pleasant place to work and live.”

“Really important that development plans mitigate the impact on habitat and biodiversity.”

“All vital to support local wildlife. LGS 2.16 as a habitat supported the return of the Great White Egret to the area in 2023, currently on the Amber list.”

Comments from Regulation 14 Consultation Feb/ March 2024

## Policy NE3: Green and Blue Infrastructure Network

Proposals should demonstrate how the overall Green and Blue Infrastructure Network, as illustrated on figure 5a/b is maintained, protected and where possible extended.

Proposals must demonstrate how they have been informed by the adopted Design Guide which includes design guidelines and codes for green networks in section DC.03 of the document.

Major development proposals should demonstrate the use of Natural England Green Infrastructure Standards for the development to demonstrate that green infrastructure of appropriate quantity and quality will be provided. Where relevant the voluntary use of other standards, such as Building with Nature to support compliance with this policy, will be encouraged.

There will be a presumption against development that encroaches upon or harms any green or blue infrastructure asset. Where harm is unavoidable and the harm is outweighed by the need for the development, the harm must be mitigated in full at an appropriate habitat improvement scheme with a net improvement.



### Small Changes for the Environment add up!

Common but declining species such as Common Toad, Brown Hare, House Sparrow and Hedgehog can be supported through considered design choices for both new and existing places in our area. New wildlife habitats and features, including predominantly native trees and shrubs and durable tree mounted nest boxes, bat boxes and insect boxes, can be incorporated into homes, gardens, streets and greens spaces too. It's important to achieve a positive impact on the environment - whether building a small extension to a home or building a new housing estate.

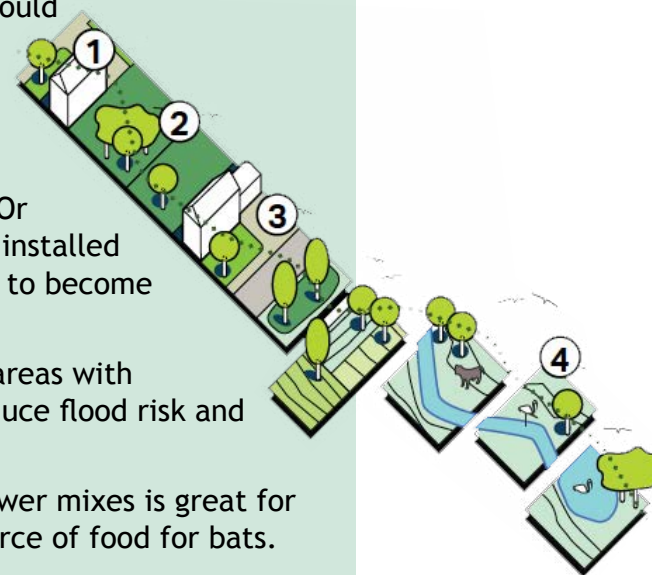
Here are some examples of the small changes that can make a big difference:

**Installing** bat or bird boxes to support local animals that roost near or on our homes, or in new large developments 'wildlife towers' could be provided;

**Planting** hedges instead of closeboard fences helps to soak up excess water, improves air quality and is great for wildlife. Or hedgehog friendly fences can be installed contributing to Calne town's aim to become a 'hedgehog friendly town';

**Replacing** the concrete parking areas with permeable surfacing helps to reduce flood risk and surface water;

**Careful planting** such as wild flower mixes is great for insects which also provides a source of food for bats.



“Green and blue corridors are important for habitat connectivity and good to see policy providing some protection.”

Comments from Regulation 14 Consultation Feb/ March 2024

## 4.5 Trees, Woodland and Hedgerows

### Introduction

4.5.1 Trees, woodlands and hedgerows are highly valued and celebrated locally. Some key statistics about local trees and woodlands are set out below:

- The CCNP area has a tree canopy cover estimated at 17%<sup>3</sup>. This is driven by the woodlands in the Bowood/ Derry Hill area; outside this the canopy cover is estimated at about 10%, below the national average of 13%. In the town of Calne two wards have canopy cover above 15%;
- Six veteran (a tree that provides wildlife habitat - not as old as an ancient tree) trees and two notable trees (usually magnificent mature trees that stand out in the local area) have been recorded in the area on the Ancient Tree Inventory; however, it is known that there are many more unrecorded veteran trees in the area;
- Many of the trees in Calne are subject to Tree Protection Orders or protected as part of the Conservation Area;
- The area contains two nature reserves, one of which Penn Woods has planted 10,000 trees;
- The species recorded in the area includes 55 species one of which (on the boundary of the CCNP area) is Common Juniper and is in the Wiltshire Biodiversity Action Plan (those that are rare or locally rare) and is also a priority species that are protected under section 41 of the Natural Environment and Rural Communities Act 2006.

4.5.2 The many benefits of trees, woodland and hedgerows are well documented and set out in the Trees and Woodland Topic Paper prepared to inform this Plan. These benefits



Lavender Drive: a proposed Local Green Space with mature trees

include: carbon absorption, reducing air pollution, and reducing air temperature through shading - all of which contribute towards combatting and mitigating the effects of climate change, provision of key habitats, attractive landscapes as well as having direct benefits to our health and wellbeing.

4.5.3 To help reach the UK government’s 2050 target to become carbon net zero - that’s removing as much carbon as we’re producing - we need more trees. The Urban Forestry and Woodland Advisory Committee Network advises that ‘a minimum standard for tree canopy cover is set for a local area, with evidence showing that 20% is a good aspiration’. Friends of the Earth also advocate that planting more street trees, forests and hedgerows is one of the best solutions to protect our environment and achieve net zero. Notably in the Calne area opportunity mapping<sup>4</sup> funded by the charity indicates potential for more woodland planting in the Marden Valley.

“Very important. Encourage native tree planting in larger gardens.”

“Vital for our mental health and well being protecting vital habitats for nature, wildlife and the environment.”

“I feel particularly strongly that our ancient trees, woodland and hedgerows must be protected and where required replaced and renewed.”

Comments from Regulation 14 Consultation Feb/ March 2024

<sup>3</sup> <https://www.forestresearch.gov.uk/research/i-tree-eco/uk-urban-canopy-cover/>

<sup>4</sup> <https://friendsoftheearth.uk/nature/trees-map-where-could-we-create-woodland-england>



4.5.4 We need to look after the trees we already have, but there may be cases where some are lost to development. The Bristol Tree Replacement Standard (BTRS), adopted by Bristol City Council in 2013 sets out a standard for replacements for any trees that are removed for developments and can be applied anywhere (and have been successfully used as part of other Neighbourhood Plans). Rather than a 1:1 replacement, the number of trees to replace the loss of a tree should take into account the size of the tree - the bigger the tree, the more replacement trees should be planted. Table 3 below sets out the 2013 (Bristol) Tree Replacement Standard and is included in the Tree Topic Paper. This table, and any updates should inform the approach to replacement of any trees in the CCNP Plan area.

**Table 3: Tree Replacement Standard (taken from Bristol Core Strategy June 2011: BCS9 Green Infrastructure)**

Trunk diameter of tree lost to development (cm measured at 1.5m above ground level)	Number of replacement trees
Less than 15	0 - 1
15 - 19.9	1
20 - 29.9	2
30 - 39.9	3
40 - 49.9	4
50 - 59.9	5
60 - 69.9	6
70 - 79.9	7
80+	8

**i**

**Calne ‘Tree of the Year’ Competition**

The Calne ‘Tree of the Year’ Competition was proposed to Calne in Bloom by a local resident with the aspiration of encouraging people to notice and engage with the trees local to them.

Residents can complete an application form to nominate their favourite tree or group of trees. As part of the application process, residents are asked to include any information about the historical and cultural value of their nominations, along with the perceived wildlife and townscape value. The only condition is that the nominated tree or group of trees needs to be either on public land or visible to the public. The winner of this competition will have their winning tree added to a map and a new tree planted for the winner on public land. This competition aims not only to highlight the current trees in Calne, but also to add new trees of both visual and wildlife value to the town.



## Policy NE4: Trees, Woodland and Hedgerows

### 1. Protection of Ancient and Veteran Trees

Development which would result in the loss of ancient woodlands or individual ancient or veteran trees, will not be permitted. Protection buffers to woodland or individual trees should be applied in accordance with latest guidance from Natural England.

### 2. Protection of other Trees and Hedgerows

Development proposals should ensure other trees and hedgerows are retained to the maximum extent possible and incorporated into new development as placemaking features.

### 3. Replacement Planting

Whenever a development cannot avoid the loss of trees, then replacement planting should be informed by the Neighbourhood Plan Tree topic paper (2022)(Appendix 6) which includes reference to the Tree Replacement Standard (table 6) and guidance on tree species and selection. Development proposals that require the removal of all or part of a hedgerow should make provision in the landscape scheme:

- a. either for its replacement within the site of hedgerow of a similar length, height and form, and of similar or greater density of native species to match existing or nearby hedging on site;
- b. or to deliver biodiversity value of the equivalent to that lost with additional hedgerow or other shrub or tree planting elsewhere within the site; or, if necessary, for replacements through a combination of on-site and off-site measures. If proposing boundary treatment of different type then replacement planting elsewhere on-site or off-site planting within the plan area of at least equivalent biodiversity value.

### 4. New Tree Planting

The size, species and placement of trees provided as part of the landscape and green infrastructure of development proposals will be expected to take practicable opportunities to:

- a. increase canopy cover (with a target of 20%) in line with local and national targets to help with climate change where this would not conflict with existing important open landscape character, important habitats such as chalk grasslands or wet meadow /other open habitats, sensitive archaeological areas and/or farming/ food uses;

- b. assist in reducing or mitigating run-off and flood risk on the development site; and
- c. connect into the wider green infrastructure network, particularly where woodland planting could help better integrate Calne's existing settlement edges into the wider landscape.

Proposals will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees, and should take into account the impacts of a changing climate for species selection.



Trees in Castlefield Country Park



## 4.6 Setting of Calne and Calne Without

### Introduction

4.6.1 The pastoral and beautiful landscapes in the CCPN area include the Marden Valley, the Grade I Bowood Park, and in the south east is the northwestern extremity of the North Wessex Downs escarpment, designated a National Landscape area. The landscape to the west of the area includes the large area of Bowood which is a registered park and garden. Development must therefore take into account the existing varied landscape character and topography of the Neighbourhood Area.

4.6.2 The main approaches to the CCNP area are from the A4 (west - east), the A3102 (north - south) and the A342 to the west. There is clear visual separation between the countryside and the more urban areas, which should be maintained. For example, viewed from the Millennium Bridge over the A4 to the west, Calne sits beyond the top of the valley side with only Berhill Cottages visible at the top of Chilvester Hill. This makes an important visual boundary between the townscape and its rural setting.

4.6.3 Due to the topography of the area, there are a good number of short and long distance views that enable the viewer to appreciate the attractive countryside and

to experience its tranquillity. For example, the view of the North Wessex Downs, with the Lansdowne Monument and Cherhill White Horse, can be seen from Quemerford and the eastern side of the area, but can also be seen from the elevated position of Curzon Park, from Kingsbury Green Academy playing fields and from the High Penn Nature Reserve.

4.6.4 The River Marden valley provides an important pastoral landscape with open views along the river valley. The valley is important in landscape terms with a locally distinctive pattern of natural features and contains important historical features, notably the line of the Wilts and Berks Canal and the former Chippenham to Calne railway line (now part of the Sustrans Cycle Path as mentioned in the Getting Around topic).

4.6.5 There are also important townscape views from the countryside that need to be maintained. For example the view of the town (including St Mary's church tower) from the top of Wenhill Lane and the Bowood Estate; the longer views of the town from the Roman road below Morgans Hill or the town view from High Penn Nature Reserve and the top of the solar farm.

4.6.6 Within the urban areas and villages, there are many short-distance views generated by the topography, for example, along Castle Street, Curzon Street, The Green, Abberd Brook and at Horsebrook.



View towards Calne from Morgans Hill (above Calstone)



View from the fields above Wenhill Lane

4.6.7 Development proposals must take advantage of the topography to produce short or long-distance views and pleasant perspectives. Three important protected key views towards local landmarks identified in the Design Guide are:

1. Lansdowne Monument towards Calne and countryside to the west;
2. St Mary's church in Calne from adjacent streets and from the countryside - e.g. from Blackland Down and Wenhill; and
3. Bowood Gates from the north and A4 into Chippenham.

4.6.8 Key characteristics of the landscapes of our plan area are defined in Landscape Character Assessments, which include broad management objectives to protect or enhance areas. These can be found on Wiltshire Council's website and provide valuable information to protect the intrinsic qualities of the different landscapes.



Lansdowne monument from Calne and countryside to the west



St Mary's Church in Calne from Mill Street



View towards Bowood Gates from the North



## Policy NE5: Setting of Calne and Calne Without

### 1. Rural Setting

Proposals for new development must respect the rural setting of the Plan Area and accordingly must assess and address, with mitigation where appropriate, their impact on:

- a. the rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places;
- b. the physical separation (countryside gaps) that protects the separate identity of settlements and landscape features as shown on figure 5a;
- c. the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops;
- d. the rural qualities of the country lanes;
- e. important views, including but not limited to, the 3 views identified in the Design Guide, should be protected;
- f. tranquillity and the need to protect against intrusion from light and noise pollution.

Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.

### 2. River Marden Valley

In the River Marden Valley proposals for new development must assess and address, with mitigation where appropriate, their impact on the character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal and River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they:

- a. enhance the existing landscape;
- b. retain visual separation between townscape and the rural valley setting;
- c. not prejudice and where possible support the full or partial restoration of the Wilts & Berks Canal, and the delivery of the vision for a Castlefields Country Park;
- d. maintain, and where possible enhance the existing rights of way.

“Agree that development should take account of the impact on landscape views. This is vital to maintain the historic market town, and its scenic setting, for both residents and visitors.”

“This would be my number 1 priority for the future of Calne. The rural and tranquil setting, along with the River Marden, is what makes Calne a lovely town to live in.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

5

Built Environment

## 5.1 Introduction

5.1.1 The Built Environment refers to structures within the Plan area, such as houses, shops, industrial units, public works of art, and the areas in which they reside.

5.1.2 In recent years many new buildings have been built with little consideration given to their immediate environment. Little, if any, emphasis was placed on design principles, resulting in many new residential developments having standard designs without incorporating any local characteristics. Many of these developments gave no consideration to the interaction with the local landscape and environment.

5.1.3 The update to the Plan aims to tackle the component parts of these issues to ensure that the unique character of the Plan area is enhanced and not further eroded. In recognition of the value to the community's health and wellbeing public art can achieve, a project to consider future public art projects is included at part 10.4 of the Plan.

## 5.2 Key issues, priorities and opportunities

5.2.1 The erosion of the character and distinctiveness of the neighbourhood plan area will be addressed by:

- Producing and adopting a Design Guide which focuses on all developments, including house extensions;
- Drawing up a Heritage Asset List to identify and protect local assets of significant interest, which are not nationally listed;
- Protecting the many fine examples of public art in the area and encouraging the creation of more to support place shaping and create vibrant places that benefit the local community;
- Ensuring developments sit naturally within the landscape in which they are created;
- Encouraging the development of innovative modern buildings in appropriate settings.



- ✓ Public access
- ✓ Focal point for the town
- ✓ Attractive access to river



- ✗ Scale not in keeping with surroundings
- ✗ Blocked access to the river
- ✗ Paved car park with no greenery or landscaping

## 5.3 Local Distinctiveness

### Introduction

5.3.1 ‘Local distinctiveness’ is concerned with celebrating the unique characteristics of a place and demanding the best of the new, for the benefit of both the residents and nature. Good design is referenced in national policy: ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

5.3.2 This is not about resisting change; the past and the present must shape the future. Well-designed buildings and developments that respond to local character, history, and identity of local surroundings are essential. Figure 6 shows the great variety of places and character areas there are in the Plan area. New development should not merely echo local examples of poor design but should innovatively incorporate locally distinctive features as identified in the Design Guide.

5.3.3 To support this ambition, the Design Guide has been produced by planning consultants Aecom with local input from the local council and community members as part of the updated Neighbourhood Plan. The

consultants visited the area in the summer of 2022 and the group has worked hard to tailor the contents of the guide to reflect the Plan area.

5.3.4 The Design Guide, along with Wiltshire’s Design Guide, will play their part in a national drive for improved standards of design: “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development” (NPPF para 132).

5.3.5 Identification and analysis of the existing character areas of both the town and the rural area and their features provide design guidance for new developments to follow. It will work alongside the Wiltshire Design Guide providing greater local detail and advice. The guidelines cover all forms of development from large developments to house extensions and details such as shop fronts and public realm.

5.3.6 The ambition is to present our key document as part B of the Neighbourhood Plan to ensure it is readily accessible to planning officers and applicants on the Wiltshire Council website along with our Neighbourhood Plan.



Kerry Crescent, Calne

“Anything that stops the development of yet more “square box” unimaginative housing designs can only be a good thing”

Comments from Regulation 14 Consultation Feb/ March 2024





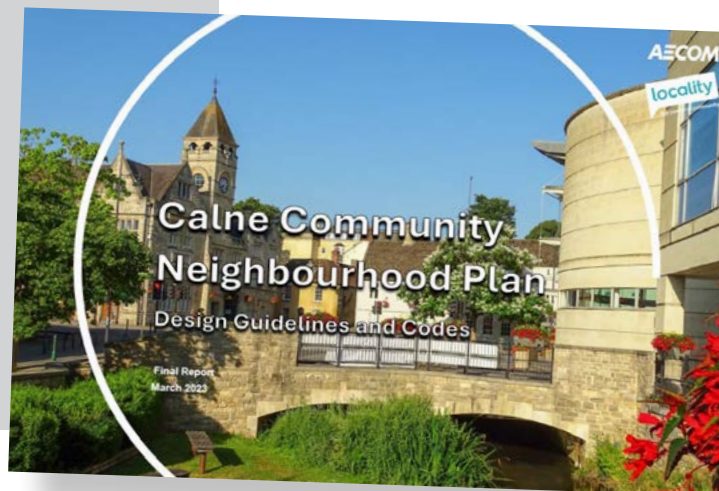
### What are Design Guidelines and Codes?

The Government’s Planning Policy Guidance defines design codes as:

‘... a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area... They can be ...appended to a Neighbourhood Plan...’.

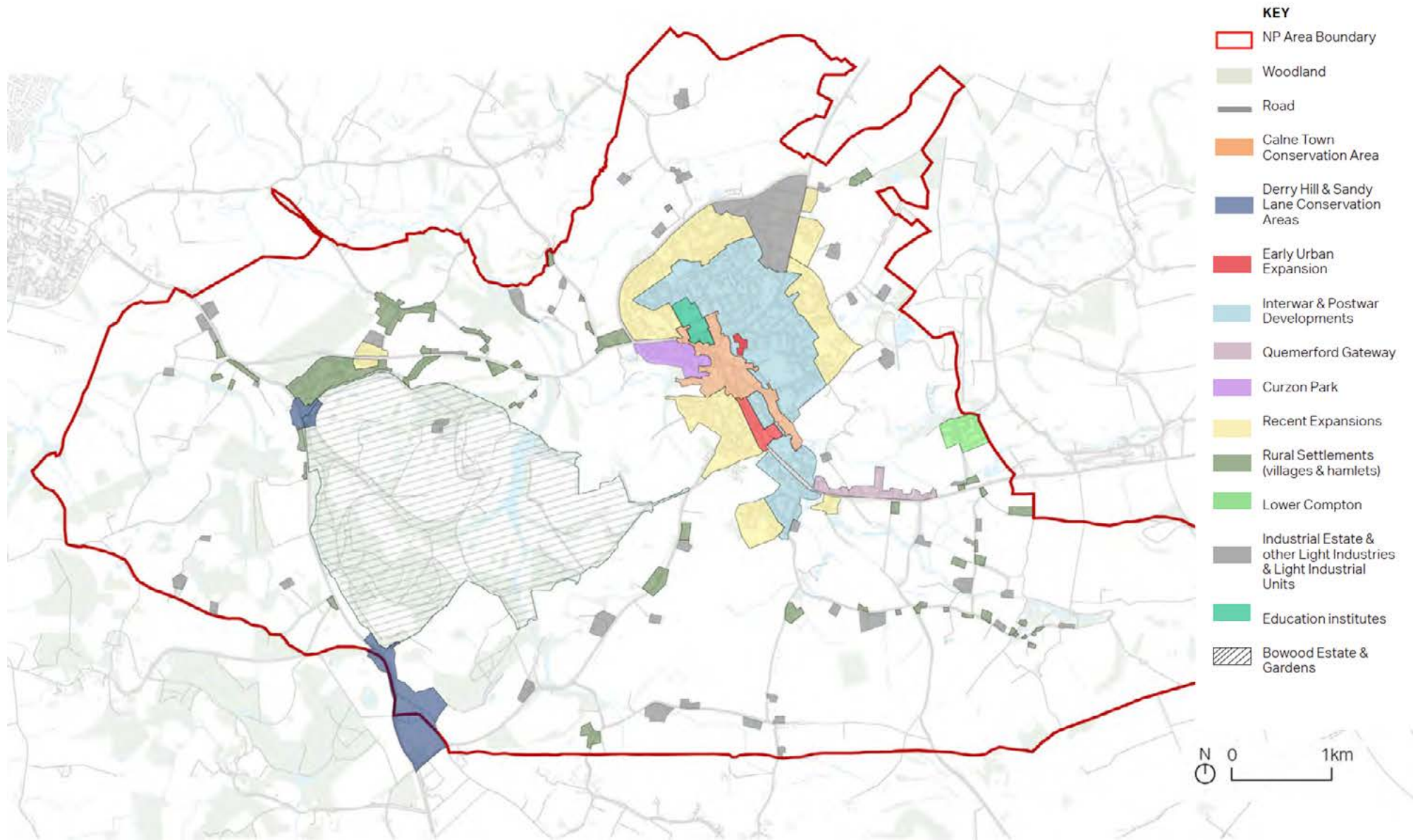
By establishing a set of design principles that reflect the local character of the CCNP area we can be clear on how any design proposal within the area can reinforce the good and locally distinctive qualities of design in the area with a consistent and high-quality standard of design.

The Design Guidelines & Codes are a valuable tool in securing high-quality development that addresses its environment. <https://www.calnecommunityplan.com/>. It will give more certainty to both developers and the community that developments are designed to match our aspirations.



Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines and Codes as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines and Codes should be discussed with applicants during any pre-application discussions.
<b>Calne Town Council and Calne Without Parish Council</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

Figure 6: Character Areas





## Policy BE1: Design Principles for Local Distinctiveness

1. Development that demonstrates good design, contributing to the conservation, enhancement, and extension of positive and distinctive characteristics in the various character areas of the Plan area will be supported.
2. In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the adopted Design Guide, demonstrating a positive response to the identified character, history, and landscape of the character area (as shown in figure 6) in which proposals are located, and how the Calne area design guidelines and codes have been applied. Proposals must not exacerbate identified issues relating to poor design and should seek to resolve them where possible. Development proposals must not follow or be influenced by recent poor design in the area.
3. Proposals for major development should be submitted with a Design and Access Statement, and where proportionate, a masterplan, to demonstrate how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the character area in or adjacent to which they are located.

4. Good design will be important in all locations, with the highest standards required for developments:
  - a. in sensitive locations, for example affecting the North Wessex Downs National Landscape area, Conservation Areas or the setting of listed buildings; or
  - b. that would be highly visible, due to the prominence of the location or the scale or features of the buildings proposed.
5. Delivery of sustainable construction must also be balanced with local distinctiveness considerations in accordance with Policy C2.

“A lot of work has gone into this and I’m hopeful that it will improve the design of new estates.”

Comments from Regulation 14 Consultation Feb/ March 2024



An example of good design



## 5.4 Local Heritage

### Introduction

5.4.1 The area’s heritage is reflected in buildings, monuments, sites, the landscape, and townscape which have historic or architectural significance; collectively they help make up the historic environment.

5.4.2 The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

5.4.3 The CCNP area is home to a wealth of heritage assets. This includes three designated Conservation Areas, 300 Listed Buildings and many structures of local historical importance that contribute to the area’s character and are deemed valuable to local residents.

5.4.4 Within the plan area there are 3 Grade I Listed Buildings (Bowood House; The Mausoleum Bowood; and Church of St Mary). Bowood House is also a Grade I Historic Park and Garden. There are 17 Grade II\* Listed Buildings and 280 Grade II Listed Buildings. There are 13 Scheduled Monuments.

5.4.5 The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the

provision of accessible recreation space and opportunities for community involvement in restoration work; and

- an understanding of the history of the area, offering physical links to the past.

5.4.6 There are 176 Listed Buildings and features in Calne Town, almost all of which are in the Conservation Area. Calne Conservation Area was first designated in January 1973 and consisted of the area around Church Street and The Green.

5.4.7 The boundary has been reviewed and adjusted periodically, most recently in 2000. The Calne Conservation Area follows the route of the river and includes areas around the two main routes into the town centre. It includes the historic Green and the later Strand, as well as the retail and commercial heart of the settlement. Many listed buildings exist inside the area, and it is here that much of the recent development has taken place. The Conservation Areas will continue to evolve, with proper design and planning ensuring that this goes in the right direction.

5.4.8 The Derry Hill Conservation Area was designated on 18 March 1986, it covers the traditional village centre focussed on the junction of Church Road with Devizes Road and Old Derry Hill.

5.4.9 The Sandy Lane Conservation Area covers almost the entire settlement which has a distinct character, with thatched cottages built of local ironstone and even a thatched church.



Sandy Lane

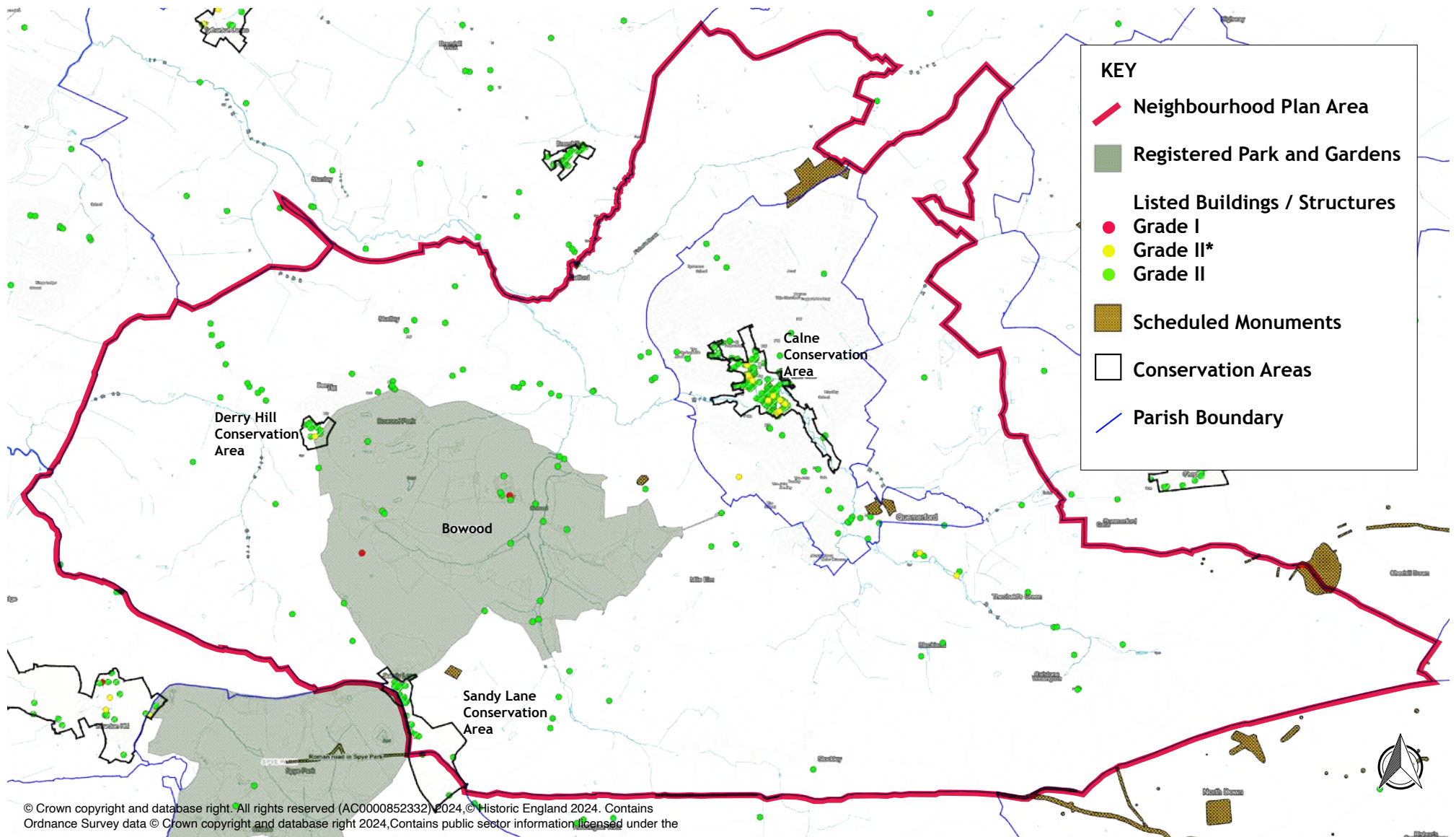


Derry Hill Church



Alms Houses, Calne

Figure 7: Historic Environment and Designated Assets





5.4.10 The importance placed on the historic environment extends beyond the confines of the planning system to recognise those community-based values that contribute to the sense of place.

5.4.11 The Neighbourhood Plan gives an opportunity to strengthen the influence of local heritage as a material consideration in the planning process. The Neighbourhood Plan can identify those features of the local scene that are valued by communities as distinctive elements of the local historic environment, but don't have national listed status.

5.4.12 Non-designated heritage assets are locally-identified 'buildings, monuments, sites, places, earthwork remains, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'

5.4.13 As set out in the NPPF<sup>1</sup>, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining a planning application. In weighing applications



Calstone Manor Farm, Calstone

that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.4.14 Neighbourhood Plan Policy BE2 identifies buildings and structures as 'locally listed' or locally valued non-designated heritage assets, using a methodology set out in Historic England Advice Note 7<sup>2</sup>. A description



St Marys Courtyard, Calne

“All heritage should be protected against being destroyed and kept for future generations to enjoy.”

“We have lost so many buildings and structures of interest over many decades that it is even more important we don't let it happen again.”

Comments from Regulation 14 Consultation Feb/ March 2024

<sup>1</sup> NPPF Paragraph 209

<sup>2</sup> Historic England Advice Note 7 (2nd edition) Local Heritage Listing an Identifying and Conserving Local Heritage. <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>



of their special character and selection process for inclusion is detailed in the Topic Paper - Locally Valued Heritage Assets (Document 8).



**Why identify locally valued heritage assets?**

These are referred to as ‘non-designated’ heritage assets.

This is not the same as being a listed building - which is a designated heritage asset. Listed building consent application will not be required. It does not affect permitted development rights.

Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, it does mean that it will be recognised for having local value and that will be taken into account by planning officers.



Pavement mosaic, Calne



3 Anchor Road, Calne

5.4.15 The regulation 14 consultation produced some additional suggestions for non designated heritage assets including a number of archaeological sites and the transport heritage within the Plan area. To give these proper consideration and consultation and to allow work on future suggestions to be carried out regular reviews of the list are proposed at 10.4.



Black Dog Halt, Sustrans cycle route 403



The Head, The Library Calne

## Policy BE2: Heritage Assets

### 1. Designated Heritage Assets

Development will be expected to preserve and where appropriate enhance the character, appearance, special interest and setting of:

- a. the three Conservation Areas in Calne, Derry Hill and Sandy Lane, existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the historic character of a Conservation Area; and
- b. other designated heritage assets, such as listed buildings, across the plan area as shown on figure 7.

### 2. Non-designated Heritage Assets

The neighbourhood plan identifies a number of important non-designated heritage assets. Development proposals that affect non-designated heritage assets of local interest as listed on page 69 will be required to take into account the character, context and setting, including important views towards and from the building or structure. Development proposals must demonstrate that appropriate consideration has been given to:

- a. the significance of the heritage asset;
- b. its most distinctive and important features;
- c. the elements of its setting and immediate surrounds that contribute to its significance; and
- d. the contribution the asset and its setting makes to the character of the local area (whether in a Conservation Area or not). Where any heritage assets are affected, proposals should include a heritage statement setting out:

- identification of heritage asset(s);
- statement of significance of the asset, including its setting, an assessment of the impact of proposed development on the asset and its setting;
- measures to mitigate any such effects.

Proposals for modifications to buildings in the Conservation Area, or to a Listed Building or Non-Designated Heritage Asset, should address the advice from Historic England (Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency). On a case-by-case assessment, some minimised harm/ reversible impacts to the significance of heritage assets may be acceptable when weighed against the public benefit of mitigating and adapting to climate change.



Black Dog Bridge

Table 4: Locally Valued Heritage Assets List

Heritage Asset	Location
1. Black Dog Halt Station	Sustrans Cycle Route 403, Black Dog Hill
2. Black Dog Footbridge	A4 Black Dog Hill
3. Calstone Manor Farm	Calstone
4. Calstone Millenium Stone	Theobalds Green, Calstone
5. Victorian Drinking Fountain	Calne Recreation Ground
6. St Edmond's Catholic Church hall (Facade only)	Oxford Road, Calne
7. Guthrie Juvenile School	Wood Street ,Calne
8. Chaveywell Bridge and Spring Wall	Castlefield Country Park
9. Swaddons/Horsebrook Mill(including nos 3 and 4 Swaddons Mill)	Horsebrook ,Calne
10. Calne Public Library	Calne Town Centre
11. Bronze of Two Pigs	Phelps Parade, Calne
12. Bronze of a Ewe and Lamb	Sainsbury's, Calne
13. The Head (Sculpture)	The Library, Calne
14. Railway Bridge (Hazeland)	Sustrans Cycle route 403
15. Railway Bridge (Iron topped)	Sustrans Cycle Route 403
16. Old Rectory	Calstone
17. Metal Railings	Black Dog Halt, Castlefields Country Park, Chaveywell Bridge and Carnegie Mews
18. Wiltshire and Berkshire Canal Wharf	Castlefields Country Park
19. 3 Anchor Road	Calne
20. Victorian Street Lights at St Mary's Church	St Mary's Church, Calne
21. Calstone Reservoir	Calstone
22. St. Mary's Courtyard	Church Street, Calne
23. Pavement Mosaics	The Strand, Calne
24. Red Telephone Box	Derry Hill
25. Pewsham Locks Wiltshire and Berkshire Canal	Pewsham
26. Milestone within boundary wall of 121 London Road	London Road, Calne
27. Wessington House	Calne
28. The Lodge, 24 Theobalds Green	Calstone
29. Spiney Meads Cottage	Calstone
30. Calstone Reading Room	Calstone



6

# Community Facilities

## 6.1 Introduction

6.1.1 Through this update to our Neighbourhood Plan, we have the opportunity to reinforce and improve the existing policy on community facilities as well as adding a new policy on community infrastructure and the phasing of developments to strengthen the plan for our community as it continues to grow.

6.1.2 Community is at the heart of Calne and the surrounding villages, making it a vibrant and supportive place to live. It is therefore essential that any developments in the area support this community by protecting, improving and increasing the physical assets that allow the community to thrive and increase.

## 6.2 Key issues and priorities

- Provision and retention of community facilities and infrastructure is not keeping pace with development;
- Prioritise the protection of viable community facilities from closure;
- Seek investment for additional facilities to meet the needs of a growing community;
- Provide a schedule of prioritised new community facilities and infrastructure needs to inform investment from developers and Wiltshire Council;
- Ensure future housing development is balanced with the simultaneous provision of community facilities and contributions towards infrastructure improvements;
- Seek investment to increase facilities to meet the needs of those living with disabilities.

## 6.3 Retaining and Improving Community Facilities

### Introduction

6.3.1 The term ‘community facilities’ refers to all the buildings, public spaces and locations where members of the community meet and come together for social benefit.

6.3.2 Community facilities include meeting places, village halls, leisure and multi-use facilities, sports venues, open spaces, cultural buildings, health and education infrastructure, places of worship, public houses, post offices and small local shops. These facilities provide venues for the wide range of community groups, clubs and individual activities in the Plan area, including learning and access to public services. Providing a good range of community facilities is essential to supporting sustainability, vibrancy and vitality in the area, which is of particular importance in the more rural locations to support rural life without the necessity of the private car.

6.3.3 Calne has a “community campus” which includes Calne Library, the refurbished Calne Leisure Centre and Beversbrook Sports Centre. Between them these facilities provide spaces for learning, accessible IT provision, sports facilities, meeting rooms, cafes and catering space.

6.3.4 In the rural area the Lansdowne Hall in Derry Hill provides a large hall and smaller rooms and an outdoor multi-use court which are used for a wide range of sports, clubs and cultural activities. The hall also houses the local pre-school and is where the Parish Council meets.

6.3.5 Our facilities and outdoor public spaces provide space for a wide range of public community events including the summer and winter festivals, the music and arts festival and the largest Bike meet in Europe.

i

### Community Spaces

The Calne Pocket Park & Community Garden has transformed an unused piece of land into a fantastic community space which has become the most popular place in Calne. Whether people come to one of the regular events, help to maintain the space and the numerous planters or simply drop by for a sit and a chat, this space helps with the wellbeing of a wide range of people and adds to the vitality of the area as a whole.



“The Pocket park is very good, central open space used by people of all ages.”

Comments from Regulation 14 Consultation Feb/ March 2024





6.3.6 Outdoor facilities such as allotments, the Pocket Park, the Castlefields Canal and River Park gym trail and the Sustrans cycle path (from Chippenham to Avebury via Calne) provide important opportunities for the community to meet and socialise in the open air. The experience of Covid 19 has highlighted the need for more spaces like this within our community.

6.3.7 The plan area has a number of privately owned facilities (such as gyms and sports clubs) which are open to public membership and add to the range of amenities available.

6.3.8 Social connections are proven to aid well being and whilst the Calne area has a good number of community groups and activities for all ages, we need to ensure these groups have suitable facilities and that new groups can develop in all parts of the area and provide cohesion for the whole community. Whilst formal groups and settings are important, informal groups and spaces are essential for people to connect with each other or simply to sit and feel part of the community. Further details of the community facilities and their locations are provided in the Community Facilities Evidence Base Report. Allotments and children’s play areas have not been included as community facilities as they are mostly included in the designated and proposed Local Green Spaces included in the Natural Environment chapter of this Plan. Town centre shops, cafés and restaurants have not been included, although they are essential for the vibrancy of the community, as they are included in the Working and Shopping Chapter.



The Marden House Centre, Calne

6.3.9 Whilst there is a reasonably good provision of basic community facilities in Calne, community facilities in Calne Without are significantly more limited. As further development occurs in the area, it will be important to ensure the current facilities are retained, improved and increased to meet the growing needs of the community.

6.3.10 Several comments during the plan review consultations noted that there are few activities for young people (<13) and youth (13-19). While the Calne Bowl skatepark was noted as a great community asset, it was identified that there is a lack of positive activities for young people to engage in. In particular it is noted that Calne

“Calne Music and Arts Festival is a brilliant town festival in October each year. Marden House is a wonderful venue and the open art exhibition really brings artists from the community together.”

Calne Bowl  
“A well-used facility enjoyed by families and young people.”

Comments from Regulation 14 Consultation Feb/ March 2024

Town Centre is lacking an outdoor play area for children. In the summer of 2023 Calne Town Council improved the facilities by providing a new splash pad and a driving track for the younger children at the Recreation Ground.

6.3.11 With all the bank branches in the area having been closed, the three post offices now provide an essential banking service to the community, especially amongst the elderly. A banking hub would be a much appreciated addition to the area.

6.3.12 Whilst there are cultural and arts events which take place during the year in the Plan area, there are no specific arts or entertainment venues (e.g. cinemas, theatres). Marden House and the Town Hall are generally used for event venues, but may be inadequate as the population continues to grow.

6.3.13 In the Neighbourhood Plan, development of land for housing and commercial uses requires provision of facilities and open space and is a requirement for planning permission being granted. This can be through the dedication of land for a particular purpose, e.g. allotments, and/or a financial contribution towards the provision of facilities by a third party.

6.3.14 The organisation and provision of primary health care services is detailed in the Community Facilities Report (Evidence Base Document 10). Health service provision in Calne has not kept up with its population growth as evidenced the community's responses to consultation. Higher tier health



The Spar and Post Office, Derry Hill

care facilities outside Calne are not accessible by direct public transport services. Plans which involve the loss of existing NHS facilities will be supported only where they result in a wider range and/or greater capacity of accessible services within the Plan Area either through new sites or redevelopment of existing ones.

6.3.15 The Town and Parish Councils will jointly prepare a Community Facilities List which will set out the current priorities for new or improved community facilities and will be subject to an annual review.

“Need to ensure (Derry Hill Post Office) remains a good quality shop and retain the post office”

Comments from Regulation 14 Consultation Feb/ March 2024



## POLICY CF1: Community Facilities

1. Development proposals requiring planning permission that will result in the loss of a local community facility, including but not limited to, those identified in the Community Facilities Report 2024 (Document 10), will only be supported where it can be demonstrated that the site/building is no longer required or no longer economically viable for an equivalent or alternative community use.
2. Where it is demonstrated that it is not possible to provide an equivalent or alternative community facility use, a mixed use which still retains a substantial proportion of community facility provision, will be supported.
3. In order for the loss of a local community facility to be supported, it must be demonstrated that equivalent or better local services are available, or that the service is no longer required by the community.
4. In order to safeguard the community assets of public houses listed in the Community Facilities Report 2024 (Document 10) and the Derry Hill village convenience shop, support will only be provided for proposals that would result in their loss if they are supported by evidence of comprehensive marketing which demonstrates all reasonable attempts have been taken to secure their continued use. This marketing plan will:
  - a. be undertaken for at least six months;
  - b. be open and flexible with respect to accommodating alternative community uses;

- c. establish appropriate prices, reflecting local market values, for the sale or lease of the site/ building, which reflects the current or new community use, condition of the premises and the location of the site;
  - d. clearly record and report all marketing undertaken and details of respondents, in a manner capable of verification;
  - e. provide details of advertisement undertaken including dates of publication and periods of advertisement;
  - f. demonstrate that the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility, have been offered; and
  - g. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.
5. Proposals for the provision of new community facilities to meet evidenced local needs including those identified by a local community infrastructure priority list, will be supported where the development would not have an unacceptable adverse effect on the local environment or residential amenity.

“Protecting what we have is important but ensuring that more provision is made to serve the needs of Calne is critical, all the recent developments have made token efforts e.g. play areas but have done nothing to support the towns infrastructure or the needs of the increasing population - doctors, dentists, local shopping precincts, nursery places etc.”

Comments from Regulation 14 Consultation Feb/ March 2024



## 6.4 Community Infrastructure Delivery and Phasing of Development

### Introduction

6.4.1 Community feedback undertaken as part of the review of the Calne Community Neighbourhood Plan has identified significant concerns about the failure of previous housing growth to be accompanied by adequate community infrastructure, including school places, healthcare facilities, transport improvements and green infrastructure.

6.4.2 During the consultations for the plan review, feedback identified there is a perception that the healthcare provisions for the area are not keeping up with the demand from a population that has grown considerably over the last decade. Whilst planning permission has been obtained for a new surgery, this is a replacement for an existing surgery rather than an increase in capacity.

6.4.3 The provision of connected footpaths and cycleways is further discussed in the ‘Getting Around’ chapter.

6.4.4 Further housing development within the Plan area will only be considered acceptable by the community if it is delivered alongside infrastructure that addresses the increased demand, supports the sustained viability of existing facilities and services and provides new community infrastructure where needed.

6.4.5 The Town and Parish Councils will jointly prepare a local community infrastructure delivery plan that should be used to inform how development should provide directly or through financial contributions to local community facilities and infrastructure.

6.4.6 Improvements to facilities has in part been funded through the use of Community Infrastructure Levy (CIL) funds, grants and particularly funding through the landfill community fund facilitated by Hills Waste Management.

6.4.7 Development proposals will be expected to extend their protection of resident amenity, safety and related environments to the management and programming of all aspects of scheme construction. These measures will be expected to be submitted with schemes and be included as conditioned items within any associated planning consent.

### POLICY CF2: Community Infrastructure and Phasing of Development

1. Within the Calne Community Neighbourhood Plan area, the proportion of Community Infrastructure Levy (or a successor levy) paid to Calne Town Council or Calne Without Parish Council (or successor parish councils within the CCNP area resulting from administrative boundary changes) will be used to:
  - a. Support the delivery of local infrastructure priorities identified within a local community infrastructure list(s) to be produced and maintained by the town and parish councils;
  - b. Support any other projects identified and agreed as a priority by the Town or Parish Council to address the demands that development places on the area.
2. Development proposals must consider, assess and address their infrastructure requirements and Plan the related programmes of work to ensure that these dovetail together and minimise any disruption to the community, and to protect the amenity and safety of existing residents and minimise disruption, during the development, the agreement of a related construction programme and process should be a condition of any planning consent.

“Infrastructure of schools, medical facilities should be prioritised to support new housing developments and provided and built by construction company’s before any new dwellings are erected.”

“Improve Infrastructure to rural and remote areas.”

Comments from Regulation 14 Consultation Feb/ March 2024

## 6.5 Burial Space

### Introduction

6.5.1 Calne Town Council has identified a need for additional burial space. Housing developments in the last 20 years have expanded Calne’s population by 40% (additional 5,468 from 2001(13,606) to 2021(19,074) Census stats). The proportion of people in later life is also predicted to increase significantly during the updated plan period and beyond. As a result, it is calculated that a space for further graves will be needed to provide local people with the choice of burial for deceased relatives and friends within their home community.

6.5.2 Establishing new burial space is a sensitive and complex process that requires detailed consideration and involvement of the community and stakeholders. The precise amount of land required, the character of the burial space and its location have yet to be resolved.

6.5.3 The Town and Parish Councils will give support to appropriate proposals that meet evidenced needs. They will work together within a community led process, in dialogue with local churches and humanist organisations, land owners and Wiltshire Council to agree and support the creation of new land for burials that provides an inclusive, dignified and beautiful location for local people to be laid to rest. The Town and Parish Councils will give support to appropriate proposals that meet evidenced needs. They will work together within a community led process, in dialogue with local churches and humanist organisations, land owners and Wiltshire Council to agree and support the creation of new land for burials that provides an inclusive, dignified and beautiful location for local people to be laid to rest. The use of modern long barrows for Columbarium similar to that at All Cannings in Wiltshire will also be considered.

6.5.4 See also Partnership Working in section 10.4 of the Plan for more information.

### POLICY CF3: Burial Space

**Proposals for additional public and non-denominational burial space to meet increased needs and to provide burial choices within Calne and Calne Without Parish will be supported subject to meeting all necessary environmental criteria and maintaining the amenity of neighbouring residents and does not cause unacceptable levels of increased traffic and congestion.**



Curzon Street Cemetery

“It would be really nice to see a modern long barrow up on the Downs, acting as a columbarium, like the All Cannings one.”

“Forgotten facility but needed.”

“It would be important to me to be able to have somewhere to have members of my family close by.”

Comments from Regulation 14 Consultation Feb/ March 2024

7

Getting Around



## 7.1 Introduction

7.1.1 The term “Getting Around” is used to describe how people move about as part of their daily life whether by car, walking, cycling, bus, or any other form of transport.

7.1.2 Consultation on the Neighbourhood Plan has demonstrated that the impact of development on movement around the Calne and Calne Without area remains a key concern. There is general concern within the local community that recent housing development has not been accompanied by the necessary improvements to associated cycle, walking and road infrastructure.

7.1.3 The Calne Area Transport Strategy (Atkins, 2021), produced on behalf of Wiltshire Council, forms a key part of the evidence base for this chapter of the Neighbourhood Plan.

7.1.4 Traffic congestion and road safety are key concerns for local residents (as expressed in early consultations on this edition of the Neighbourhood Plan). During peak times there are high levels of traffic congestion on all main routes in Calne.



Traffic at Studley Crossroads

## 7.2 Key issues, priorities and opportunities

1. Road safety, particularly the speed of traffic and a lack of safe crossing places at key locations.
2. Public transport provision links within the town, villages, neighbouring towns, and key facilities is infrequent or non-existent.
3. Calne area is noted as having one of the highest levels of out commuting in Wiltshire predominantly due to the imbalance between housing and employment within the area.
4. Parts of the road network, particularly junctions on the A4, are heavily congested at peak times. Traffic generated air pollution in parts of Calne at times exceeds internationally recognised safe levels.
5. Promoting a comprehensive and joined-up strategic sustainable transport network that works for the Calne Community Neighbourhood Plan Area.
6. Better links for neighbourhoods, facilities, new developments, and the surrounding countryside with walking and cycling routes.
7. The villages around Calne suffer from significant “rat running”, especially at peak times and when there are roadworks in Calne. This can make these lanes very hazardous to residents, walkers, riders, and other drivers.
8. Improve safety of existing walking and cycling routes as many are narrow, uneven and inaccessible.
9. Improving road safety by restricting HGV’s to appropriate roads designed to accommodate their size and weight. E.g. potential weight restrictions through Studley and Blackland Hollow

## 7.3 Highway Impact

### Introduction

7.3.1 Maintaining and improving highway safety and amenity for all users is a primary consideration in assessing all proposals for development that are likely to alter how people move around a site or impact on the connecting network. Access to and from any development would be governed by the standards set by Wiltshire Council as the Highway Authority.

7.3.2 There are a number of interrelated factors that contribute towards adverse highway impacts in Calne and Calne Without: principally congestion, HGV traffic, road traffic accidents, the perception of danger, air pollution and noise pollution. The main perceived traffic problem in the Calne area is the significant increase in traffic generated by the new housing developments on the edges of the town and through traffic. (source - Neighbourhood Plan Public Opinion Survey 2022).

7.3.3 Peak time traffic congestion already exists in the Neighbourhood Plan area, most noticeably in the area around Curzon Street and the Silver Street / White Hart A4 area in Calne and at the Derry Hill arm of the Studley Crossroads at rush hour.

7.3.4 Standing traffic generates considerably more pollution than flowing traffic and this congestion needs to be minimised. It should be noted that the Silver Street / White Hart A4 area is the only traffic access route between a large part of Calne and the secondary school. This means that significant numbers of the town's young people are exposed to the pollution whether they are walking or travelling within a vehicle (during which one is exposed to higher levels of pollution).



Lack of Pedestrian Crossing at Junction of A4 and Silver Street

7.3.5 The opening of the Beversbrook By-pass in 1999 has had an unforeseen consequence of giving drivers travelling North/South an alternative route through the village of Derry Hill in order to avoid congestion in the centre of Calne and Silver St. The plan below shows the signed route and the route used by some drivers who use Church Road in Derry Hill as a shortcut between the A4 and the A342 Devizes Road.

7.3.6 Villages around Calne suffer from significant “rat running” at peak times. For example, Church Road in Derry Hill is a residential road with a primary school and the village shop. The only continuous footway is on the opposite side of the road to the housing, school, and village facilities. It is not regarded as a suitable link between these classified roads. Despite a weight limit and a 20 mph speed limit with some traffic calming, significant volumes of

through traffic are “rat running” through the village, many in excess of the speed limit. The amount of traffic using Church Road and then attempting to turn right onto the A4 at Studley Crossroads is concerning in terms of safety and the growing delays at peak times.

7.3.7 Detailed information on traffic congestion, counts and delays is included in the Calne Transport Strategy and Part 2 of the Getting Around Evidence Base Report.

7.3.8 Road safety is a key concern for local residents; the Calne Transport Strategy 2021 identifies collision clusters at key locations on the network, including along the A4 and the A3102, as a key issue. Figure 8 shows the location and severity of accidents across the Neighbourhood Area between 2016 and 2020. In 2021, there were a total of 36 recorded road traffic accidents in Calne Without (3 categorised as either serious or fatal) and 18 in Calne Town (2 categorised as either serious or fatal). Any development will be expected not to exacerbate or create highway safety issues for all users. It is also expected to contribute towards wider highway safety and sustainability improvement measures.

7.3.9 In 2013, a large part of Calne covering most of the town centre was designated an Air Quality Management Area, due to pollution levels well in excess of Government limits for nitrogen dioxide and particulates (small particles in the air). Both these pollutants emanate from road traffic and can be very damaging to human health. It has been estimated that this level of pollution contributes to the several premature deaths of people in Calne every year. The levels of pollution are affected by the volume and make up of traffic, the speed of traffic, weather conditions and topography. Pollution contributes to the premature death of 40,000 people across the UK per year (source Royal College of Physicians report - Every breath we take: the lifelong impact of air pollution 2016).

7.3.10 The A4 at Calne is designated as a Local Lorry Route by Wiltshire Council, linking the A346 west of Marlborough to the A350. The A342 to the south of Calne is also designated as a Local Lorry Route. This contributes to the levels of pollution in the Neighbourhood Area.

7.3.11 In 2020, data from air pollution monitors in the Neighbourhood Area showed that the level of pollutants within the Air Quality Management Area has fallen significantly. Of the three sites monitored for Nitrogen Dioxide in Calne (34 New Road, 30 London Road, and 57 Curzon Street), London Road and Curzon Street were significantly below the unacceptable threshold (both at approx. 20 µg/m<sup>3</sup> versus an annual mean threshold of 40 µg/m<sup>3</sup>). 34 New Road was slightly over threshold at just over 40 µg/m<sup>3</sup>. The Air Quality Action Plan for Wiltshire April 2024- 2029 published April 2024 sets out possible measures to reduce levels of nitrogen dioxide.

7.3.12 The proportion of HGVs travelling on the A4 through the centre of Calne has reduced with the introduction of the internal Hills link road, but a large proportion of this traffic has been rerouted to residential areas along Sandpit Road and Spitfire Road, moving the problem to this area. Increased HGV movement in Sandy Lane, on Old Derry Hill and the A4 at Studley Crossroads is also a key concern for residents.

7.3.13 New housing developments planned for the Sandpit and Spitfire roads area will add a significant number of new vehicles, pedestrians and cyclists to an area that is already a busy HGV route.

7.3.14 Due to the interrelated factors outlined above that contribute towards adverse highway impacts and conditions for all road users, it is considered that most development would cause a detrimental impact to the already congested, polluted and unsafe road network.

“With congestion and poor air quality in Calne this is crucial.”

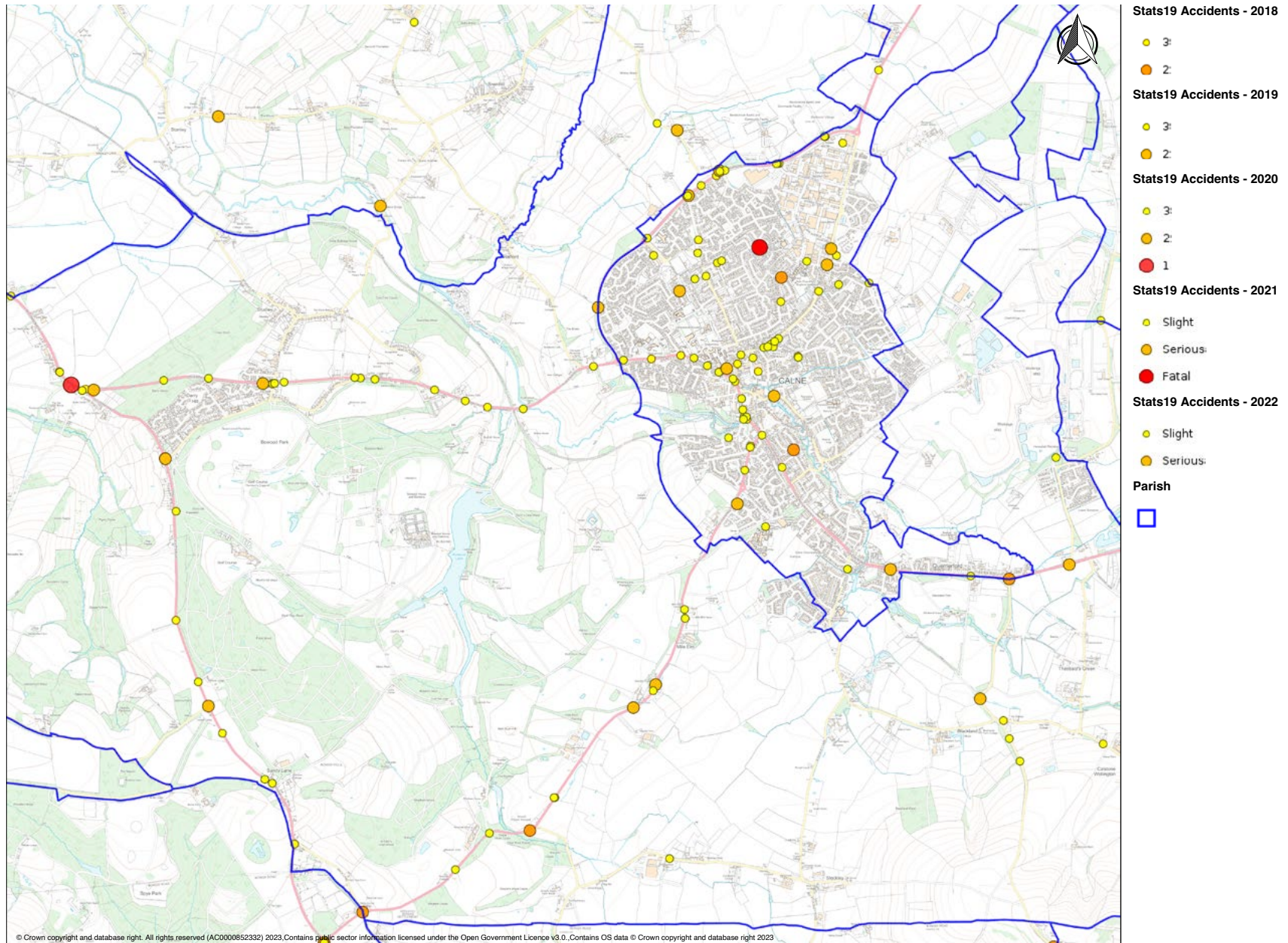
“More community transport to encourage electric transport to help reduce traffic noise and fumes.”

“Vital. Main and local roads are already very congested. Air pollution from vehicles is awful.”

Comments from Regulation 14 Consultation Feb/ March 2024



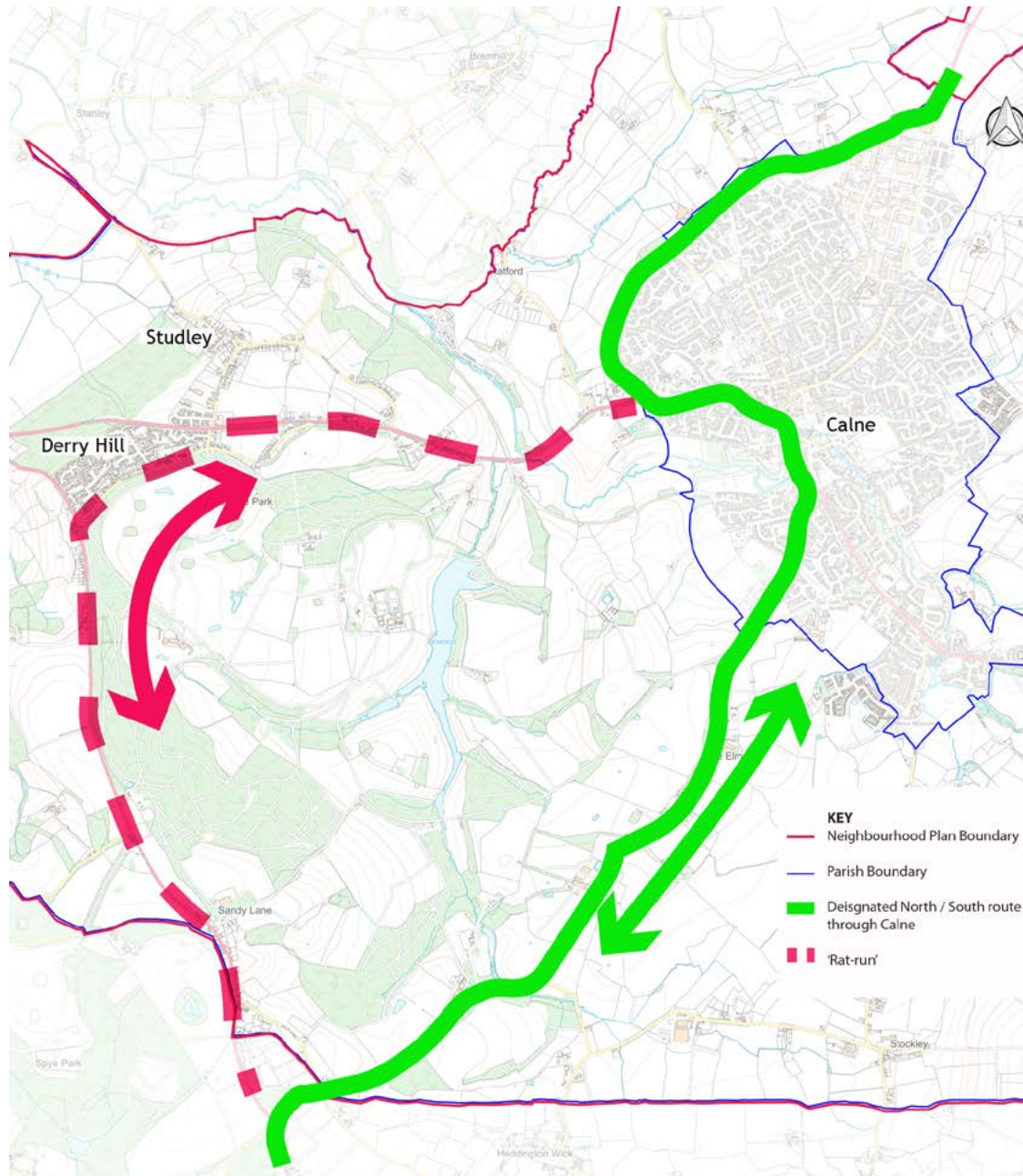
Figure 8: Injury accidents from 2016 to 2022. Red = fatal, amber = serious, yellow = minor injury



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Figure 9: Rat Run through Derry Hill to avoid Calne town centre



## Policy GA1: Highway Impact

### 1. Impact on Safety

Development proposals that provide access to the local road network in a way that mitigates potential adverse transport impacts will be supported. Development proposals that will generate an increase in traffic at key locations on the network, including Church Road, along the A4 and the A3102 should demonstrate through their Transport Statement and, where necessary, a Road Safety Audit that there will be no further detriment to the community's safety concerns in these locations.

New developments which involve alterations to existing highways and the provision of new highways must meet the following design criteria:

- a. Provide suitable measures to accommodate traffic (including at peak times);
- b. Improve the safety and attractiveness of the street scene; and
- c. Integrate appropriate traffic-calming measures within the development.

### 2. Impact on Air Quality

Development proposals, which by virtue of their scale, nature or location are likely to adversely affect air quality anywhere in the area, but especially in the Town Centre Air Quality Management Area, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

### 3. Impact of HGVs

Major development that will result in HGV movements through Calne town centre and the Air Quality Management Area will need to set mitigation measures in their Transport Assessments. They must also be accompanied by a Travel Plan to set out proportionate and clear monitoring and management arrangements to ensure that any mitigation measures are effective and defined specific outcomes and targets are met.

### 4. Mitigation of Impacts

Mitigation measures may include defined routing, restrictions on times of movements or the use of low emission vehicles. Proposals that demonstrate alternative routing proposals using the main road network to avoid Calne town centre and the Air Quality Management Area, that do not result in unacceptable impacts on congestion, air pollution, noise pollution and/or safety, will be sought where feasible.



Town Centre - New Road

“ I support the policy, recent developments have already had a massive impact on the local road network, so more attention must be paid to how any further development would affect the roads.”

“Bypass badly needed around town to reduce traffic through town centre.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 7.4 Public Realm

### Introduction

7.4.1 Streets are the most important components of public space, and these are referenced in the hierarchy of movement section of the Design Guide. Key design principles, such as maintaining active frontages and natural surveillance for streets, are fundamental to creating vibrant and attractive streetscapes.

7.4.2 It is essential that the design of new development includes streets that incorporate the needs of those walking, using mobility aids, cycling, or using public transport. It is also important that streets are designed to fit with the more urban and suburban traffic needs of Calne, whilst maximising connectivity with the more rural outskirts where new developments continue to be anticipated.



Studley Gardens

### Policy GA2: Public Realm

1. Development proposals must consider, assess, and address their impact on the streets, pavements, parking areas and other public spaces and the opportunities provided to improve the quality, accessibility, and safety of the public realm.
2. Development proposals must demonstrate through their Design and Access Statements how the places have been designed to prioritise the safe and convenient movement of people through active travel and public transport as a priority rather than the use of the private car.
3. Proposals that demonstrate ‘people-friendly streets’, harnessing section Dc.02 2b of the adopted Design Guide, will be supported.

“People friendly streets are of great importance. Several more pedestrian crossings on the A4 are required.”

“More disabled footpaths with drop pavements so can assess more area and empower people to be independent as can get around.”

Comments from Regulation 14 Consultation Feb/ March 2024

## 7.5 Sustainable Transport and Inclusive Active Travel

### Introduction

7.5.1 Transport is now the biggest carbon emitting sector in the UK. Maximising active and carbon zero travel generated in and around the Neighbourhood Plan Area will make a meaningful contribution towards Wiltshire Council's aim to reach county-wide net zero by 2030. The Wiltshire Core Strategy promotes sustainable transport modes such as public transport, walking and cycling, in line with the Sustainable Transport Hierarchy. This is reinforced through the draft Local Plan review which includes a number of update policies to address the importance of sustainable modes of transport to help tackle climate change, pollution, congestion and contribute to improved health and wellbeing.

7.5.2 Car ownership levels in Calne and Calne Without confirm a very heavy reliance on car travel. Whilst cars remain a popular way of getting around, the Neighbourhood Plan encourages the creation of an inclusive, accessible, and attractive sustainable transport network to link our neighbourhoods, villages, key facilities, town, and countryside.

7.5.3 Getting around by means other than the private car can be difficult for a number of reasons. Local groups, including "Sustainable Calne", have undertaken a range of related surveys and projects to understand more about the local barriers to using sustainable transport. More detail is included in the Getting Around Consultation Reports (e.g. report from "Beat the Street" and the Cycle Track survey). The aim locally is to enable new and existing residents

to have the choice to meet their daily needs (e.g. shops, schools, employment and recreation) without always needing a car.

7.5.4 The cycle network and locally identified priorities for cycling and walking is shown on figure 10, and Wiltshire Council's Public Rights of Way map<sup>1</sup>; these highlight that existing routes do not constitute a properly connected network that enables people to cycle easily from one side of town to the other. Rather, the network is disconnected and difficult to use for a number of reasons. Links into the town from Calne Without are largely limited to the main roads, which are unsuitable or unattractive for cycling and walking. The Sustrans 403 route is an important strategic route, but currently has limited potential for commuting because of the poor state of the track's surface.

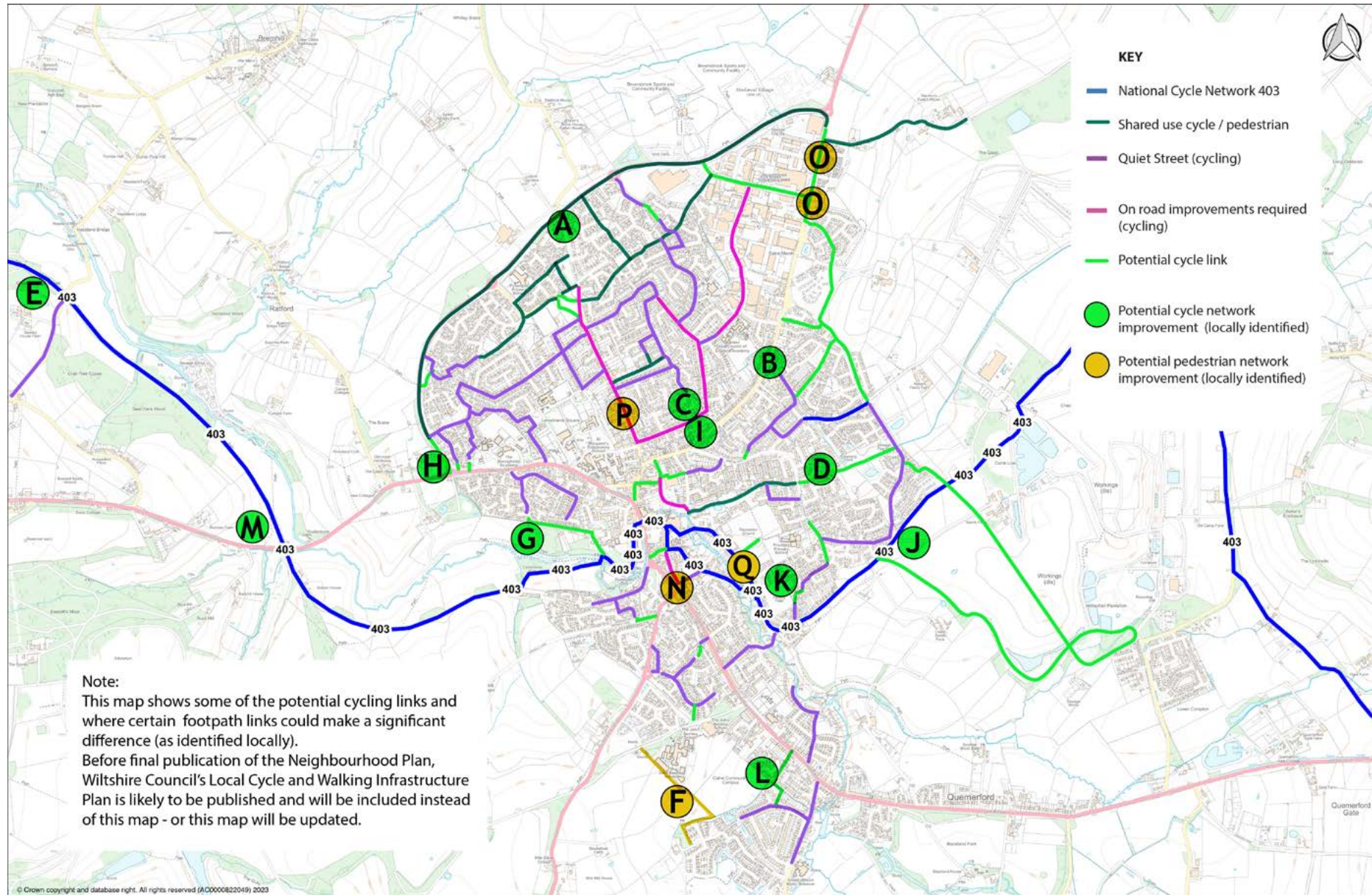


Cycle track between Calne and Studley showing poor surface

<sup>1</sup> <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>



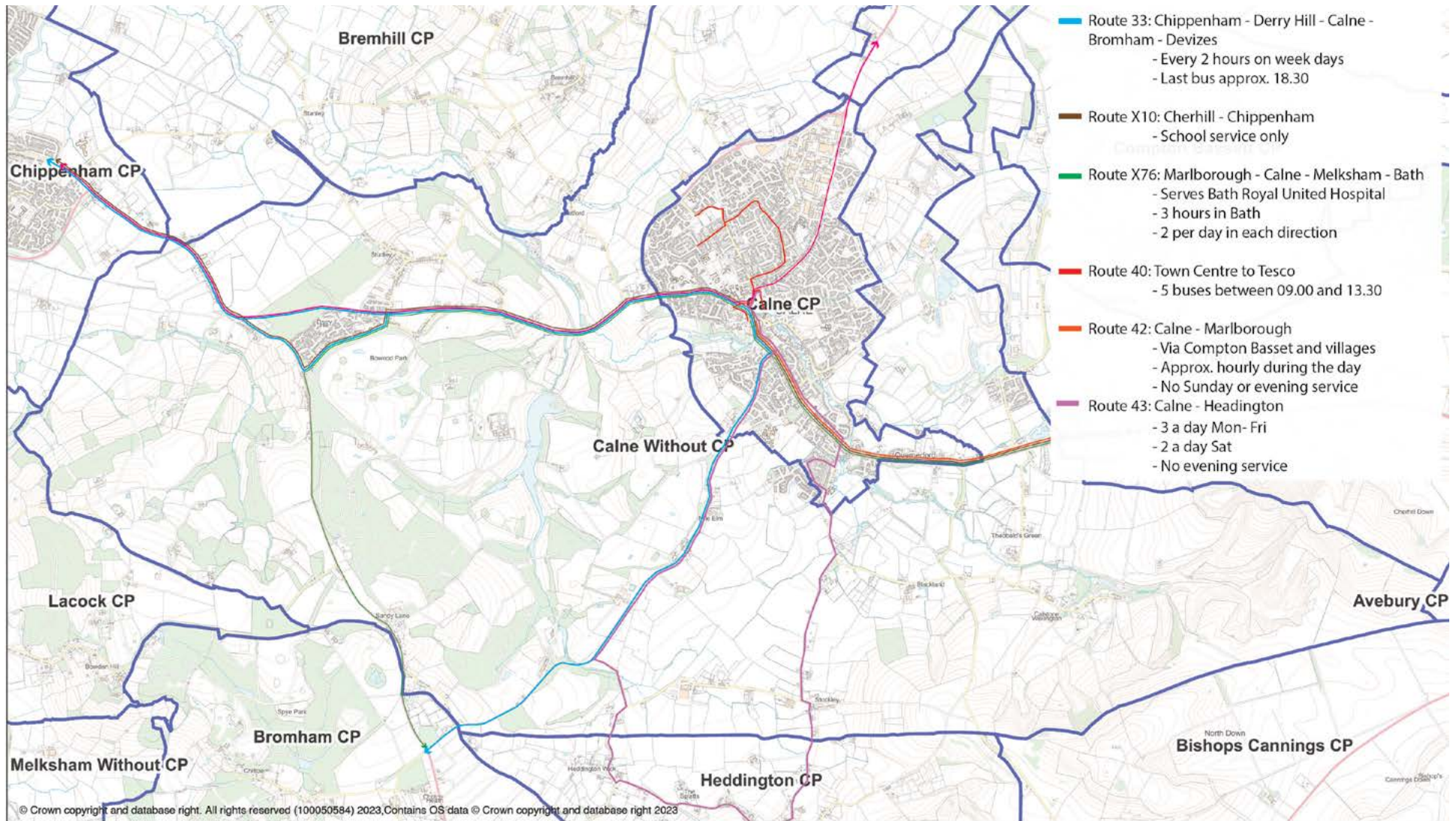
Figure 10: Active Travel Network Map - opportunities<sup>1</sup>



<sup>1</sup> Getting Around Topic Paper



Figure 11: Bus Route Map<sup>1</sup>



<sup>1</sup> Bus Route 43 Heddington and Stockley not shown



7.5.5 As a large proportion of residents need to travel outside the area for employment and shopping, for most the car is the preferred, and only practical, mode of transport. According to the 2021 Census 86% of households in Calne have access to a car compared to 80% in Devizes and 81% in Chippenham. The 55-bus service between Chippenham and Swindon, via Calne, provides a generally good, regular link to the centres of those towns, and to their railway and bus stations. However a change of bus would be required to access any of the local hospitals. In Calne itself the 55-bus route does not adequately serve the new centres of population in the town. Figure 11 shows bus routes across the Neighbourhood Area. For people employed in the many employment areas away from the town centres there are no direct public transport links, a lengthy walk or a change of bus if available, significantly lengthens journey times.



CALW65 links Derry Hill to NCN 403 - in need of an upgrade

7.5.6 There is local concern that new housing development is taking place to the north and east of Calne town, with no integration into the existing public transport, walking or cycling networks; for example, Abberd Way cycle route and across Sandpit Road. Policy GA3 seeks to ensure that future development provides enhancement of and connections to the sustainable transport network, as shown on figure 10 and the Wiltshire Council Public Rights of Way map. The Design Guide also highlights the importance of access and movement for people walking or wheeling and sets out the need to address accessibility and safety issues to ensure that active travel is as attractive and accessible as it can be to many of the people who live and work in our area.



Town centre bus stops

7.5.7 Indicative priority improvements to the pedestrian, cycle and public transport network are also set out in Section 5 of the **Calne Area Transport Strategy (2021)**<sup>2</sup>

<sup>2</sup> <https://cms.wiltshire.gov.uk/documents/s192501/Calne%20Transport%20Strategy%20February%202021%20FINAL.pdf>

## Policy GA3: Sustainable Transport and Inclusive Active Travel

1. New development that is designed and located to prioritise walking, then cycling, then public transport, then car clubs, electric vehicles and lastly private fossil-fuelled vehicles, will be supported.
2. Development proposals should connect into the existing pedestrian, cycle and public transport network across the town and villages of the Plan area, and beyond. Proposals that demonstrate how the development contributes proportionately and positively towards the protection, enhancement and extension of the area’s active travel network (elements of which are shown on figures 10 and 11) for all people, including those with disabilities will be supported. For major development proposals, this shall include:
  - a. public transport within accessible walking (a maximum of 5 minutes / 400m) distance of all homes. Proposals that retain and improve existing bus infrastructure, will be supported;
  - b. prioritised walking and cycling access to the countryside in line with guidelines and codes set out in the Design Guide document (2023 or successor document) to standards set out in LTN 1/20 (or any successor standards);
  - c. proportionate improvements to the network, as identified in the Calne Area Transport Strategy 2021 (and any subsequent updates);

- d. safe, accessible, active travel routes to key locations in the plan area, notably:
  - i. the town centre and villages;
  - ii. Kingsbury Green Academy and Calne community groups;
  - iii. bus routes;
  - iv. Beversbrook Sports and Community Facility;
  - v. local schools;
  - vi. industrial estates, primarily Porte Marsh;
  - vii. parks, playgrounds and allotments and other local green spaces;
  - viii. National Cycle Network Sustrans 403 route;
  - ix. medical facilities.



A3102 by-pass dual use path

“Buses are very important and a regular reliable Bus service is vital not only to Chippenham but also to Devizes.”

“While car access is important, we need to make Active travel a priority for health and well-being as well as pollution.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 7.6 Supporting the Shift to Zero and Ultra Low Emission Vehicles (ULEVs)

### Introduction

7.6.1 An ultra-low emission vehicle (ULEV) is a motor vehicle that uses low carbon technologies, such as a battery electric vehicle, plug-in hybrid electric vehicle or a fuel cell powered by hydrogen. All the cars that use these technologies emit extremely low levels of motor vehicle emissions compared to other vehicles. The most common types of ULEVs need electric charging. Wiltshire Council is seeking to improve the ULEV charging offer in Wiltshire as the car is currently by far the most popular travel mode in the county and will continue to be. Wiltshire Council plans to develop an Electric Vehicle Charging Infrastructure Strategy to enable higher levels of ULEV use.

7.6.2 At the time of writing this Plan, there are public charging points available in the Tesco car park at the north of Calne, Heritage Centre car park (under construction) and Beversbrook sports facility, as well as charging points available at Bowood Hotel. There are a further 4 locations around the Neighbourhood Area which are soon to provide further charging infrastructure.

7.6.3 Building Regulations Approved Document S (2021 edition) came into effect in June 2022 and sets out national standards for provision and installation of charging points and passive infrastructure for charging (cabling) in new developments. The Neighbourhood Plan encourages appropriate provision of charging infrastructure as one way to reduce our carbon and nitrogen emissions and tackle the climate emergency. Reducing air pollution is essential, particularly in Calne, where the designated Air Quality Management Area serves as a reminder of the unacceptable level of Nitrogen Dioxide and particulates in the air which it is essential to reduce.



Charging points at Beversbrook Sports Centre

“A requirement for EV charging points on all new or refurbished homes where possible should be included.”

“Lack of charging points puts off many people (including me) from owning an all-electric vehicle.”

Comments from Regulation 14 Consultation Feb/ March 2024

## Policy GA4: Ultra low emission vehicle charging

1. All new major housing developments with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure. In all non-residential developments providing 1 or more car parking bays, access to electric vehicle charging infrastructure must be provided. Building Regulations Part S exemptions should not apply to development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality in the area.
2. To increase the attractiveness and use of Ultra-Low Emission Vehicles - ULEV - (including electric bikes), additional infrastructure for low emission vehicle charging is encouraged for community/public electric vehicle charging points at publicly accessible parking locations where space allows, particularly at the following destinations and locations:
  - a. Calne Community Campus Car Park (includes Kingsbury Green Academy Car Park);
  - b. Supermarket car parks;
  - c. Bowood House and Gardens.
  - d. Insofar as planning permission is required, on existing streets (e.g. on-street facilities integrated with street furniture like lighting columns) will be supported subject to detailed considerations such as heritage implications.
3. Electric vehicle infrastructure should be delivered in accordance with national and Wiltshire Council standards as relevant and must have appropriate regard for pedestrian movement and design guidance as set out in the Design Guide.



EV chargers, Tesco Superstore, Calne

“Given that a large part of Calne is rural and the range of EV’s is limited, more should be done to promote other types of low emission vehicles eg. hydrogen.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 7.7 Parking Provision

### Introduction

7.7.1 The lack of sufficient off-street car parking in new development can lead to on-street car parking resulting in road safety issues including pedestrian visibility and a poor visual impression of the overall street scene. On-street car parking can raise problems with service and emergency vehicle access, particularly fire engines.

7.7.2 Development layouts which are vehicle dominated can detrimentally affect the overall design and visual appearance. The Design Guide analyses parking in different character areas across the Plan area and also sets out design guidelines to support improved integration of parking into new developments.

7.7.3 There is local concern that Wiltshire’s Car Parking Standards are not being applied robustly in new developments, leading to safety and accessibility concerns. Policy GA5 reinforces that Wiltshire’s car parking standards must be applied in new developments. Car parking standards are set out in the Wiltshire Car Parking Strategy 2011-2026.

7.7.4 In the Calne Community Neighbourhood Plan Area, more convenient and secure cycle parking provision is needed, across residential and other development, that will make it easier for people to choose to regularly cycle to get around. The adopted Local Transport Plan (LTP3) makes provision for cycle parking in the Cycling Strategy and the draft Wiltshire Local Cycling and Walking Infrastructure Plan includes cycle parking standards, setting out the requirement for new development.

### Policy GA5: Parking Provision

1. Proposals that demonstrate a design-led approach to parking provision, harnessing section Dc.02 2d of the adopted Design Guide will be supported.
2. The levels of provision of on and off-road car parking for any new residential development shall provide the expected standards as set out in the Wiltshire Car Parking Strategy (2011 - 2026 or successor strategy), as a minimum.
3. Cycle parking and storage provision will be required for new developments and should be delivered in line with parking standards and design guidance set by Wiltshire Council.



Cycle Rack at Calne Community Campus

“Agree that new housing should have adequate parking provision. On street parking can also cause access issues for delivery and emergency vehicles.”

“Parking is essential for visitors to Calne, allowing them to contribute to the local economy. Easily visible signposting and accessible design is essential.”

Comments from Regulation 14 Consultation Feb/ March 2024



## 7.8 Walking and Cycling for Leisure and Recreation

### Introduction

7.8.1 The benefits of walking and cycling for leisure and recreation for our health and wellbeing are widely recognised. Valued environmental assets in our Neighbourhood Area, such as Castlefields River Park and the River Marden Valley, the North Wessex Downs National Landscape area, the Avon Vales and our ancient villages represent a distinct opportunity to harness these benefits. The COVID-19 pandemic demonstrated just how important and beneficial it is to be able to get out and about in our local environment and to exercise outside.

7.8.2 Many people already take advantage of our public rights of way and cycle network for local leisure and recreation. The National Cycle Route 403 links the town with Chippenham to the west and Marlborough to the east; passing through beautiful landscape and countryside between.

7.8.3 Calne Without Parish Council has recently promoted the Calstone Jubilee Walk as part of the Platinum Jubilee Celebrations. There is also a key popular recreation route linking the town with the Bowood Estate to the west of the town. Walking routes north from Calne town out to Bremhill are also highly valued by the local community.

7.8.4 Calne Without Parish Council supports improvements to the CALW65 cycleway and associated signage, linking Derry Hill and Studley and a safe route to the National Cycle Route 403.

7.8.5 The overall aim is to deliver improved connections that will enable all of our community to access and enjoy open spaces, landscape, heritage, and leisure facilities in Calne and Calne Without.



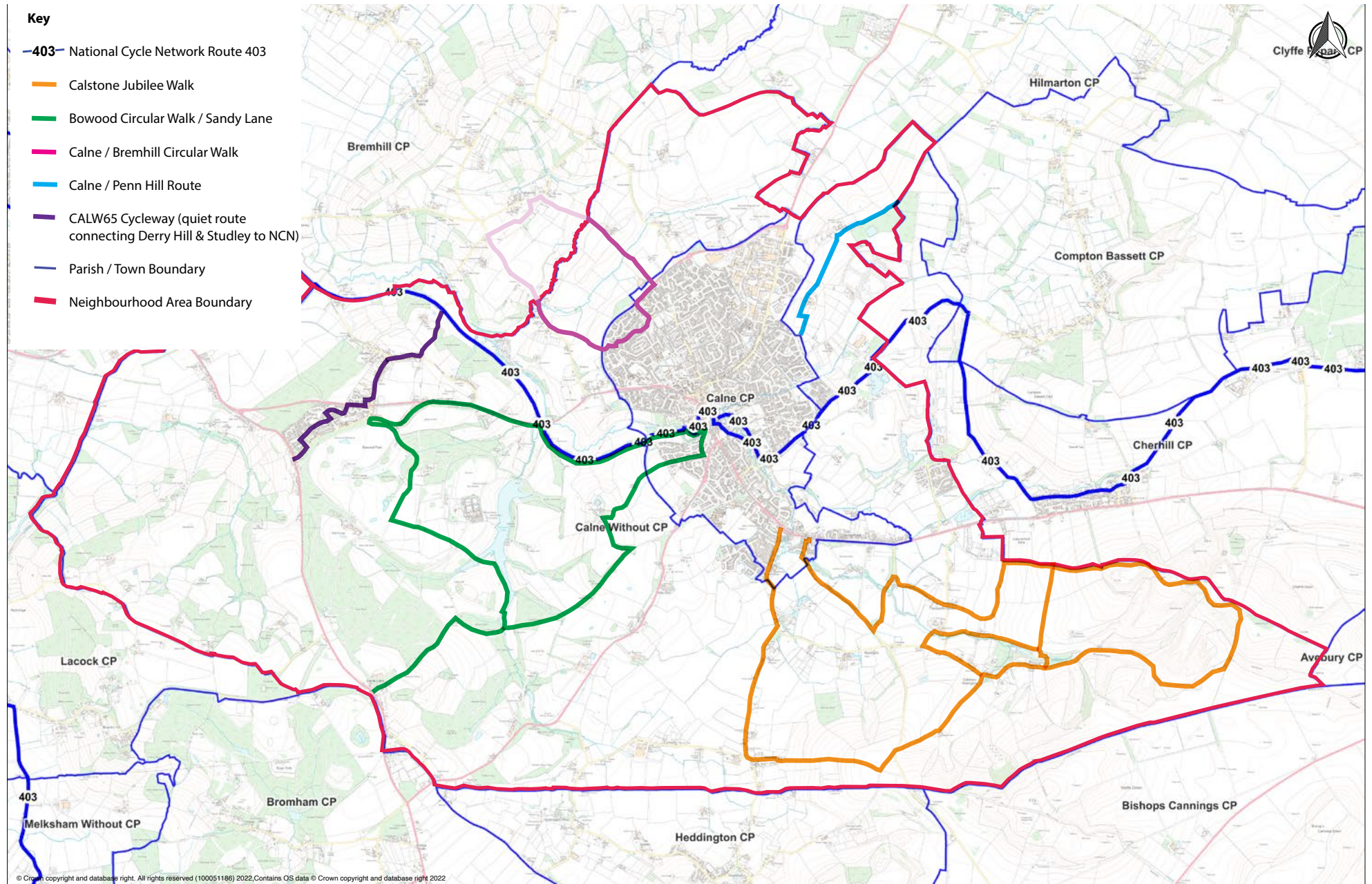
Public right of Way on the Bowood Estate



Calstone Jubilee Walk



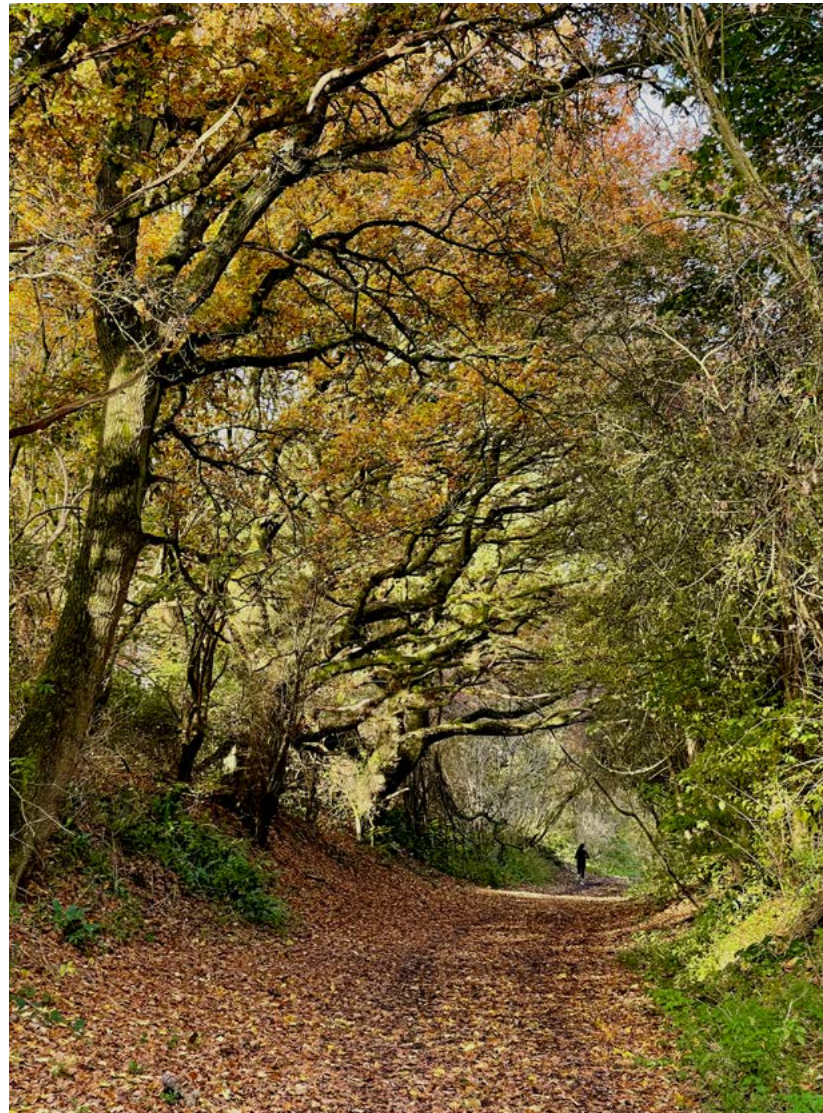
Figure 12 - Walking and Cycling for leisure routes





## Policy GA6: Walking and Cycling for Leisure and Recreation

1. Leisure walking and cycling routes as shown on figure 12, that connect Calne Neighbourhood Area's town centre, surrounding countryside and its local neighbourhoods will be protected and enhanced to enable and encourage walking and cycling for leisure, health, and wellbeing. Enhancement and extension of sections of leisure and recreation routes within the Neighbourhood Area will be prioritised, including:
  - a. National Cycle Network (NCN) Sustrans Route 403;
  - b. Calstone Jubilee Walk;
  - c. Bowood Circular Walk;
  - d. Calne / Bremhill Circular Walk
  - e. CALW65 Cycleway linking Derry Hill, Studley and NCN403.
2. Improvements in provision of facilities to encourage cycling such as conveniently located and secure parking provision, signage, safer crossing points, repair stations and seating at appropriate locations will also be supported.



Runner on Sustrans Cycle route 403

“Exercise is important for physical and mental health, by keeping cycle tracks and walk ways open and usable it will reduce the cost to the NHS and our struggling doctors surgeries.”

“Beautiful walkways and cycleways and invaluable asset for the community.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024





# Working and Shopping

## 8.1 Introduction

8.1.1 The first Calne Community Neighbourhood Plan contained a policy to protect and support local employment, two policies relating to Calne town centre’s public realm and implementation of the 2018 Town Centre Master Plan and policy to protect and support local neighbourhood shops.

8.1.2 In the time since the making of the first plan in 2018, there have been significant economic changes including the lasting impacts of Covid-19 and online shopping. There have been new developments including the expansion of Hills Waste Solutions, expansion of Deceuninck operations at the Porte Marsh Trading Estate, refurbishment and expansion of the Grade 2 listed Lansdowne Strand Hotel and the Churchill retirement housing development within the town centre which includes 4 retail units. The visitor economy, centred on Bowood House and Gardens, and farm diversification continues to play an important part to the rural economy.

8.1.3 Wiltshire Council has published the updated draft Local Plan for the period 2020-2038. This contains new policies to protect, support and allocate land for employment

and define primary shopping areas within town centres. It also contains a specific policy and priorities for Calne, including continued protection of the Porte Marsh Trading Estate and allocation of additional employment land adjacent to Spitfire Road.

8.1.4 Important changes to the planning system which increase the flexibility to change retail, business and residential uses without the need for planning permission, reduce the powers of employment and town centre policies to manage changes of use. The Calne Town Centre Masterplan has become outdated due to recent developments.

8.1.5 The updating of the Working and Shopping chapter presents the opportunity to bring existing policies up to date, to maximise their strength and effectiveness to address community priorities within the new circumstances.

8.1.6 The updated plan will strengthen the support to local visitor and farming economies that have a distinct and important role in providing local employment opportunities particularly within Calne Without Parish.



Simply Flowers in Church Street



Deceuninck operations at the Porte Marsh Trading Estate

## 8.2 Key issues, priorities and opportunities

- Securing a vibrant future for the diverse local urban and rural economy of Calne and Calne Without through protection of sustainable employment sites and uses.
- Encouraging business investment that creates local jobs providing opportunities for rewarding work close to home.
- Supporting our existing visitor economy with policy to enable sensitive growth of local attractions and accommodation including Bowood Estate, local camping and caravanning sites and hotels and guest houses.
- Supporting long term viability and rural employment opportunities within local farms through supporting appropriate farm diversification.
- Encouraging and supporting the growth of new local employment and start-up businesses including inward-investment in existing employment land at Porte-Marsh and rural business accommodation in Studley and Derry Hill and within the Bowood Estate.
- Encouraging investment in low carbon and renewable energy technology that will help our economy build towards carbon neutrality by 2030.
- Working within a significantly more permissive national policy framework to guide and manage town centre development to secure and increase accessibility, image, quality and range of shopping, leisure, community services, and business opportunities as the economic, cultural and community heart of the town and wider area.
- Protecting local convenience shopping within Calne’s local centres at Newcroft Rd, William St, Harrier Close, London Rd, James Avenue, and Quemerford Post Office and stores and the local village shop at Derry Hill and Studley that provides an essential local service.



Farming offers rural employment opportunities



Quemerford Post Office and Stores



## 8.3 Protecting and Promoting Sustainable, Low Carbon Local Employment

8.3.1 The make-up of employers is in general a healthy mix without an over reliance on any single employer. That is not to say that there are no sizeable concerns e.g., St Mary's and St Margaret's Independent Schools (475), Kingsbury Green Academy (140) and Springfield School (90) within the education sector, (which is the CCNP area's largest employment sector) and in the rural part of the area, Bowood Estate (250) and Hills Group (270)

8.3.2 Bowood is the largest single employer within the rural area with approximately 250 full and part-time staff, 60% of whom live within 5 miles, including the Forest Gate Business Park, which provides 30 commercial units for businesses employing at least 75 people.

8.3.3 The mix of employment in both Calne Town and Calne without is added to by the number of smaller businesses totalling over 100<sup>1</sup>.

8.3.4 The Porte Marsh Trading Estate is well positioned for access to the M4 and to the £121 million defence college of technical training at the former RAF Lyneham, MOD Lyneham. At present the occupancy levels are very good with a broad mix of 100 businesses, covering a range of business to business and business to consumer activities. Recent expansion by Deceuninck at Stanier Road included an extension to the existing warehouse to include B2 use and a new B8 storage facility adding 10,000m<sup>2</sup> additional floorspace. The estate offers a good opportunity to attract business with some large areas that are under-utilised and could be fit for expansion.



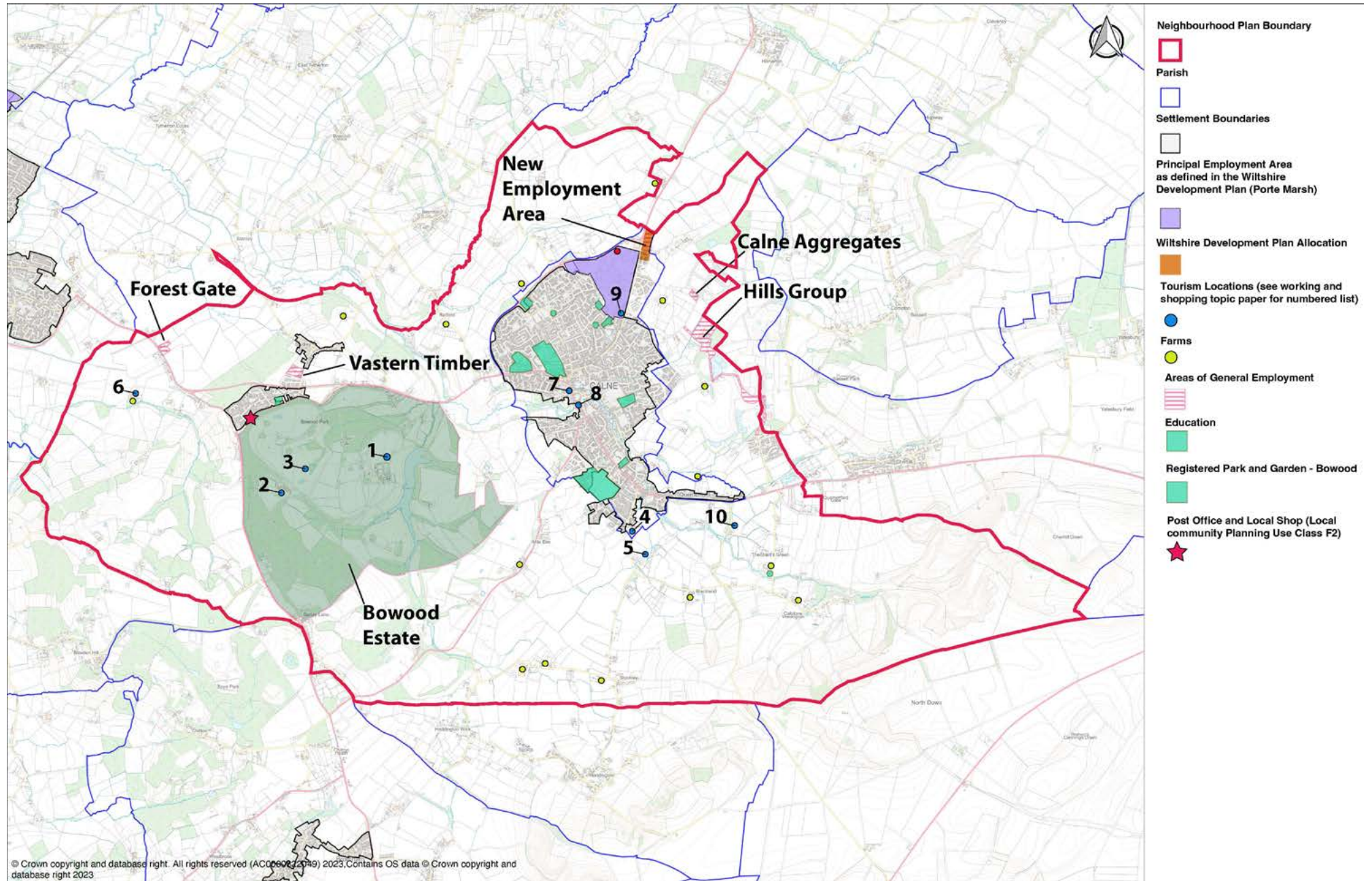
St Mary's School

8.3.5 This policy also ties into the Town and Parish Council support for Wiltshire Council's ambition to achieve carbon neutrality by 2030.

8.3.6 Employment policies that promote and support employment developments within the CCNP area that contribute positively to achieving Wiltshire Council's ambition and the objectives of published local delivery strategy will form an important contribution to the overarching approach to low carbon development within the area. This may be through new employment development that demonstrates exemplary approaches to sustainable and renewable energy building technology, encouraging sustainable and active travel and waste minimisation. It may also apply to retro-fitting of low carbon technology, including solar panels, micro-wind turbines or improved insulation to pre-existing premises.

<sup>1</sup> See list in Working and Shopping Topic Paper

Figure 13: Local Employment





## Policy WS1: Protecting and Promoting Sustainable, Low Carbon Local Employment

### 1. Protecting Employment Land

The Principal Employment Area at Porte Marsh will be protected in employment uses E, B2 and B8 in conformity with adopted Wiltshire Local Plan policy/ Core Strategy Policy 35 (Existing Employment Land) or a successor policy within the Wiltshire Local Plan.

Proposals to change from employment uses E, B2 or B8 on other local employment sites including, but not limited to those identified in figure 13, will only be supported where they conform with Wiltshire Core Strategy Policy 35 or successor policies within the Wiltshire Local Plan.

### 2. Employment Development

Proposals for new development of existing employment sites within use classes E(g) or B2 (General Industrial) & B8 (Storage and Distribution), in Calne, Studley and Derry Hill and within the settlement boundaries of small villages will be supported where they:

- a. Retain, restore or increase the site's permitted employment use and levels;
- b. Provide additional employment opportunities for local people and reduce out-commuting;
- c. Would not adversely impact the amenities of surrounding residents and other nearby uses;

- d. Maintain or enhance pedestrian and cycle access and links to public transport;
- e. Maintain or improve highway safety;
- f. Improve or enhance the safety of users of the employment site.

Particular support will be given to employment investment and development proposals that meet local needs and contribute towards meeting Wiltshire and local carbon reduction targets, including:

- g. Start up space especially where these bring under-used existing employment space such as upper floors within Calne town centre and Studley and Derry Hill village centre into viable economic use;
- h. Proposals to locate new low carbon and low waste employment or to retro-fit waste and carbon reduction technology to existing business or community buildings that contribute to achieving National and Wiltshire Council's carbon neutrality targets at the local level;
- i. High-tech and research and development industries that develop campus-style offices on existing employment sites or sites allocated for employment use within the Wiltshire Local Plan.

### 3. Working from Home

To support home working, where planning permission is required, development proposals to improve the mobile phone coverage and internet connections in the plan area shall be supported.

“Better well paid jobs are essential for the future growth of the town.”

“Calne is in danger of becoming a commuter town. We need to develop more local employment.”

“We need a variety of employment opportunities.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 8.4 Supporting Local Farming and Farm Diversification

### Introduction

8.4.1 The vitality of the rural and farming economy in Calne Without is a key factor in providing rural employment opportunities as well as providing stewardship and nurturing of the rural landscape and biodiversity.

8.4.2 The 15 farms within the CCNP area (figure 13) reflect the scale and importance of successful and sustainable agriculture to the economy and the environment of Calne Without. Wiltshire is the most farmed county in the South West with more than three quarters of the area being commercially farmed. This is reflected in the Plan area with the majority of its rural landscape given over to agriculture. Together agriculture provides work for about 253<sup>2</sup> residents within the neighbourhood plan area.

8.4.3 Increasingly farmers have turned to diversification that can offer considerable scope for improving the economic viability and securing the future of their farm businesses. This often gives a significant benefit to the wider rural economy. In 2021 the UK government identified that 68 per cent of UK farmers have diversified, alongside running a traditional working farm. The evidence within the plan area bears this out with a wide range of diversification ranging from a full redevelopment of a farmstead such as at Forest Gate to the smaller scale direct sales of produce to the public. Farm diversification can open new employment opportunities for local people close to home and strengthen the rural economy of Calne Without.

8.4.4 Where planning consent is needed, care must be taken to ensure that any diversification development



Calne Market

proposal is sustainable and compatible with the existing farming business and would not have a harmful impact on the environment or landscape including in terms of light, noise and smells, or generate unacceptable traffic. In addition, the uses must not compete with or threaten the viability of Calne Town Centre or shops in our villages or local neighbourhoods.

<sup>2</sup> 2021 Census

8.4.5 The Hardisty Jones Associates Wiltshire Employment Land Review Update 2022 considering demand for office space within the A350 FEMA (Functional Economic Market Area) states: “The greatest demand for offices is for self-contained small offices in rural parts of the county.” While the CCNP would resist speculative development within the countryside; farm diversification could usefully be used to meet this demand and provide local employment opportunities.

8.4.6 The CCNP will support the sustainable vitality of the rural economy and specifically the economic stability of the farms within its area. It will provide support for key worker housing developments where these are directly related to the needs of the farm.

8.4.7 It will support schemes for farm diversification that provide new opportunities for wider employment choices especially for highly qualified residents and younger people in knowledge based employment and within ancillary visitor and rural businesses. Farm diversification must contribute positively to local employment opportunities in sectors and a scale that does not compete with or harm their overall vitality.

8.4.8 The CCNP will give support to schemes that contribute positively to achieving carbon neutrality targets, where the Parish Council is satisfied the benefits outweigh impacts.

8.4.9 Highway safety and the reduction in the need to travel by car is a key CCNP priority. Farm diversification schemes will only be supported where they do not create highway safety issues for all users and do not promote unsustainable travel patterns.

## Policy WS2: Supporting Local Agriculture and Farm Diversification

Planning permission will be supported for small-scale development for business space outside of Calne, Studley and Derry Hill settlement boundaries where proposals:

- i. are for farming; or
- ii. diversify and support an existing rural based business.

Proposals will only be supported where they:

- a. are appropriate in scale with their location, do not adversely affect the operation of nearby uses or unacceptably harm residential amenity;
- b. demonstrate how the historic environment is protected;
- c. demonstrate how ecological resources and networks are protected;
- d. do not represent unacceptable harm to landscape character or visual intrusion;
- e. would not undermine the delivery of strategic employment allocations;
- f. lead to no unacceptable impacts on the local transport network; and
- g. are supported by adequate infrastructure, including broadband. Support will be given to proportionate proposals that increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary.

“We need a good local farming community.”

“I would only agree with small-scale development in rural areas and these should be designed to be sympathetic to the surrounding area.”

“We need to give as much help to farmers to maintain the food needs of this county.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## 8.5 Supporting the Local Visitor Economy

### Introduction

8.5.1 As one of the oldest market towns in Wiltshire, Calne provides an attractive and important centre for the surrounding area. Calne itself has a rich heritage linked to coach roads, canal and rail travel, woollen broadcloth, and meat processing, which is revealed in its historic town centre.

8.5.2 The town centre is within Calne Conservation Area and notable buildings include St Mary’s Church, an array of listed properties on The Green and Calne Town Hall.

8.5.3 Located on the A4, Calne is well positioned for exploring the North Wessex Downs National Landscape area.

8.5.4 The river Marden, which flows through the town centre and Castlefield’s Canal and Riverside Park was voted Local Favourite in the Southwest in 2022. The river connects the town’s services, cultural facilities and independent shops with expansive green space and riverside walks, providing a strong basis for its vitality.

8.5.5 Together, Calne and Calne Without contain a distinct and strong

visitor and tourism offer that make a particular and significant contribution to the identity and economy of the neighbourhood area. Sustainable and active transport links also connect the area to the World Heritage Sites of Avebury and Bath.

8.5.6 The breadth of offering to the visitor economy can be thought of in the following categories:

### Accommodation

8.5.7 Hotels and other places to stay can be sources of valuable local employment.

8.5.8 It is important to retain flexibility so that some premises can change their use as market conditions change but might return to hotels or guest houses in future should there be demand.

8.5.9 Calne contains a range of places to stay including Coaching Inns, Boutique B&Bs, Hotels and Bowood Hotel & Spa. There is a successful local campsite and a number of Airbnbs.

8.5.10 Increasingly farmers and agricultural landowners diversify in order to secure a viable livelihood. Providing visitor accommodation and small farm-based attractions can be a valued part of the wider visitor economy.



### Calne Town of Discovery

8.5.11 An example of this near Stockley is the Blackland Lakes camping and holiday park. The 15-acre site is an established visitor accommodation centre with 110 pitches for Caravans, Campervans, Motorhomes and Tents. The pitches have electricity hook up and 15 have hardstanding. In addition, there are fully serviced ‘Premium Pitches’ as well as lodges. The site is set within 6 tree lined paddocks with three small lakes for coarse fishing and wildfowl and public footpaths to areas of historical and ecological interest.



## The Bowood Estate

8.5.12 The Bowood Estate holds a particularly important position in Wiltshire's visitor offer. Bowood House with its estate landscape designed by Capability Brown, attracts in excess of 120,000 visitors annually and is the largest employer within Calne Without parish with about 250 full and part-time staff, 60% of whom live within 5 miles of the estate.

8.5.13 Since it opened to the public in 1975, there have been about five million visitors to the gardens. In 2009, a hotel, spa and golf resort opened which offers 4 AA Red Star accommodation with 43 bedrooms and suites.

## Events and Sporting Activities

8.5.14 Calne hosts a number of events including the largest Bike Meet in Europe with over 4,000 bikers, Town Council organised Summer and Winter festivals, and an Arts and Music Festival in October which attracts top musicians. These are augmented by smaller community events including the Bentley Model Railway Group annual exhibition, the Atwell Wilson Motor Museum classic car days.

8.5.15 Local sporting facilities also draw in visitors. The Beversbrook Sports facility provides training

facilities for Swindon Town FC and their youth programme, St Marys sports centre has hosted the BUCS nation university triathlon competitions and Bowood Golf Course hosted the 2023 English PGA championship.

## Nearby Attractions

8.5.16 Calne & Calne Without are on the route of the Great West Way, a touring route that links London and Bristol. The Great West Way was designed for self-guided travel and a website provides wide ranging information that draws visitors to the area.

8.5.17 Calne's thriving heritage quarter, conservation area and blue plaque trail provide interesting things to see when walking around the town.

8.5.18 Calne and Calne Without are on the edge of the North Wessex Downs National Landscape area. Nearby is the Cherhill White Horse, UNESCO World Heritage site of Avebury which includes Silbury Hill, the Sanctuary, Windmill Hill and West Kennet Long Barrow. Also nearby are access points to the Wansdyke Trail, White Horse Trail and The Ridgeway, all popular with walkers.



Calne Carnival

## Policy WS3: Supporting the Local Visitor Economy

1. Proposals for development that maintains, enhances or expands the tourism and visitor economy within Calne and Calne Without will be supported where the proposal is in conformity with Wiltshire Development Plan policies and where they will protect and enhance the neighbourhood area's distinct local character and environment, its designated and non-designated heritage assets and will contribute positively to the sustainable economic vitality.

Particular support will be given to:

- a. Proposals for expansion and improvement of existing hotel and bed and breakfast accommodation or proposals for the development of new visitor accommodation within Calne or on the edge of town centre and within Studley and Derry Hill;
- b. Improvement or expansion of visitor attractions and facilities-associated with Bowood Estate that provide local employment opportunities and support vitality which are consistent with the estate conservation and development strategy (2020-2030) and future updated versions that are validated by Calne Without Parish Council;
- c. Proposals that sustain and increase the availability, range and local employment opportunities offered by other rural visitor accommodation including camping, hotels and guest houses within the neighbourhood area; and

- d. Within the open countryside, including the Marden Valley, proposals to expand or develop visitor facilities and accommodation businesses will only be supported where they protect or enhance rural character, are well-connected to local services and do not harm existing or neighbouring rural businesses or farming, consistent with Wiltshire Core Strategy Policy or successor Local Plan Policies.



Bowood House

“Make Calne more attractive to stop at on way through.”

“There is huge potential to develop the visitor economy in Wiltshire and really good to see it supported here.”

“There is so much to see in the area and Tourism is the world's largest employer.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## 8.6 Calne Town Centre

### Introduction

8.6.1 Calne is one of the oldest Market Towns in Wiltshire, reflected in its town centre historic quarter around St Mary's Church and the heritage centre.

8.6.2 Benefiting from an award-winning development in the late 1990's following the demolition of the former Harris factory, Calne Town centre is focused on its river frontage and the old coaching road, the A4. The town centre contains just over 90 premises, primarily retail outlets, solicitors, estate agents, accountants, hairdressers, cafes, food outlets, public houses and restaurants and a number of independent retailers.

8.6.3 A well-developed public realm with spaces for the weekly market and local events, plus bespoke public art makes the town centre an attractive and welcoming place. The town also benefits from the Castlefield's Canal and River Park which links the town centre to the surrounding countryside.



Calne town centre

8.6.4 Sainsbury's provided the anchor store for the 1990's redevelopment and sits at the eastern end of the purpose-built pedestrian Phelps Parade which itself has been upgraded to include a roof and upper floor residential accommodation, although could still benefit from further improvements to its shopping environment. This area also hosts the weekly market. The ground floor of the recently completed Churchill retirement development provides four new retail units adding modern space for new users.

8.6.5 Calne town centre has fared reasonably well through the national decline of town centre retailing and the increase of online shopping, with fewer than the national average of vacant premises. The Co-op supermarket closure was announced in February 2020, subsequent planning applications for redevelopment of the site have been submitted to Wiltshire Council, this area provides an opportunity for new town centre uses and public realm including enhancement of the river environment.

8.6.6 More recently M&Co on Phelps Parade which closed in Spring 2023 and has already reopened as the Factory Outlet Shop and a smaller unit CM3 has closed and almost immediately reopened as BUYology showing the town centre's current resilience.

8.6.7 Calne town centre is in a strong position for redevelopment with a very good quality of environment linked directly to open space, the River Marden and local neighbourhoods.

8.6.8 However, the quality and attractiveness of the Town Centre is harmed by the volume of through traffic on the A4 and the air quality pollution it currently causes.

8.6.9 In 2012-13 The Town Council worked in partnership with Wiltshire Council to commission professional analysis and community consultation that informed a Town Vision and Scoping Study for the whole town and a Town Centre Master Plan that developed an agenda of actions to address key issues it identified.



As a result of changes to the Town Centre and planning legislation the 2013 Town Centre Vision and Scoping Study and accompanying Master Plan has been withdrawn by the Town Council. The evidence and objectives that the Master Plan established have been reviewed to form the foundation of current aims for the Town Centre and have been carried forward in the updated CCNP.

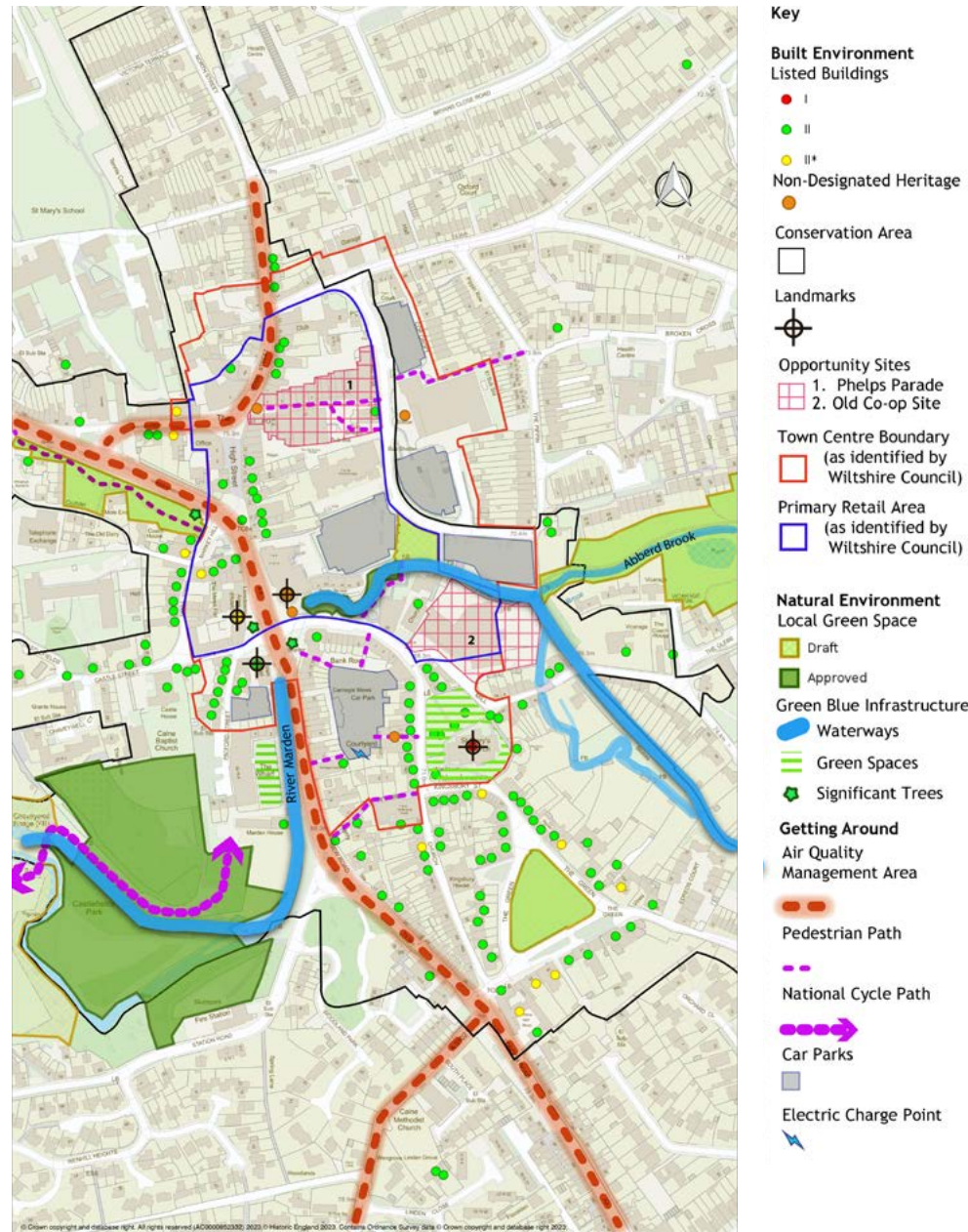
8.6.10 The Town Council resolved in September 2023 to request for a scoping study to seek investment to remodel Phelps Parade.

**i**

**Key objectives for the Town Centre:**  
(as shown on figure 14)

- providing an accessible, vibrant centre which supports an active community;
- supporting the growth of retail operations in the town centre;
- modernising the existing facilities and providing opportunities for future growth that support the objectives of the Design Code;
- supporting social and cultural activities;
- protecting and enhancing the public realm;
- improving connectivity including pedestrian, cycle, public transport and vehicular links;
- identifying opportunities for renewable energy; and
- Improving air quality.

**Figure 14: Calne Town Centre and Primary Shopping Area with local priorities for place making**



## 8.7 Objectives for the Town Centre

**Providing a welcoming and vibrant centre which supports an active community.**

Where relevant, policies in the CCNP are cross referenced.

### Housing

- Residential use of upper floors within the Town Centre (Housing Policy H2, H3, and H4)

### Community Facilities

- Protecting social and cultural activities, such as the Library which is part of the Calne Community Hub and the Town Hall hosts a number of community and social activities (Policy CF1);
- Modernising existing community facilities. (Policy CF1 see facilities identified within the Town centre Area);
- Providing opportunities for future growth to meet community needs;
- Promoting a high quality, safe nightlife experience.

### Working and Shopping

- Supporting the growth of retail operations in the town centre to attract better and a greater variety of shops and other town centre uses, including restaurants and cafes;
- An area of opportunity exists to improve or redevelop Phelps Parade shopping centre. (Reference to September 2023 resolution of Calne Town Council and Policy BE1 Design Guide);
- Build on the quality of the library development and seek to rebalance the mix of uses in the town centre to create a more diverse offer (Policy BE1 Design Guide);



The town centre

- Encourage new retail businesses via start-up/seed units and pop-up shops;
- Expanding market facilities and encouraging market traders;
- Increasing the number of complementary businesses in the town centre to create employment opportunities.

### Getting Around

- Improving connectivity to and from the town centre including pedestrian, cycle, public transport and vehicular links; (Policy GA3 and GA5);
- Improving town centre transport infrastructure including pedestrian facilities and cycle parking and bus stops and wayfinding (Policy GA3 and GA5);
- Improving the inclusive accessibility of the public realm, creating greater permeability;



- in the town centre to increase accessibility, visibility and promote a pedestrian friendly environment and a new street life (Policy GA2);
- Reviewing parking arrangements, including the provision of ultra-low emission vehicle charging. (Policy GA4).

### Built and Natural Environment

- Creating a ‘destination’ within the town centre through high quality public realm design with a focus on its natural and historic assets, to increase tourism. (Policies BE1 and WS3);
- The former Co-op site provides an area of opportunity to develop and enhance the riverside and heritage setting of this important town centre site;
- Protecting the character of the conservation area and heritage assets within the town (Policy BE2);
- Enabling sustainable architecture and infrastructure creating a new contemporary atmosphere in the town centre (Policy BE1);
- Protecting and enhancing town centre trees, biodiversity and the River Marden and Abberd Brook (Policies NE1, NE2, NE3, and NE4);
- Protect valued green spaces through Local Green Space designation (NE1);
- Improving air quality (Policy SCC1) Air Quality Management Area through the town centre.

## Policy WS4: Calne Town Centre

Proposals for main town centre uses within the defined Calne Town Centre boundary and within Calne Town Centre Primary Shopping Area (as defined by figure 14) will be supported where:

- a. they are in conformity with Wiltshire Council’s Development Plan;
- b. they have regard to and make a proportionate and positive contribution to the delivery of specific Calne Town Centre objectives (figure 14 and page 106) and any subsequently adopted Calne Town Centre Strategy.



Phelps Parade in Town Centre

“Need a good balance of retail, recreational and residential.”

“I believe that appropriate town centre development is the most essential area of focus for the sustainability of Calne.”

“There needs to be a better diversification of shops.”

Comments from Regulation 14 Consultation Feb/ March 2024



## 8.8 Local, Neighbourhood Centres in Calne and Derry Hill

### Introduction

8.8.1 In Calne there are small neighbourhood shopping precincts at: Newcroft Road, William Street and Harrier Close in Calne. To the east of the town centre, there are various small speciality retail premises on New Road and London Road, including a new Asda Express, a Spar on James Avenue and a Post office/general store in Quemerford.

8.8.2 In Calne Without, the Village Store and Post Office in Derry Hill performs a vital role as a community facility (and is classed in planning terms as Use Class F2 - community use) and there are a number of “farm gate” sales.

8.8.3 There are also a number of public houses/pub restaurants in Calne Without, including The George at Sandy Lane, the Lansdowne Arms at Derry Hill, and the recently renovated and renamed Pewsham on the A4.

8.8.4 The Neighbourhood Plan will continue to help ensure that existing and new residents are able to shop for basic convenience goods and medicines within walking distance of their homes by maximising the policy protection provided to retain their retail use.

8.8.5 Many of the newer housing developments in the Neighbourhood Plan area have been built with only limited provision for local retail and no community facilities.

8.8.6 Local shopping facilities are needed for more of the community, given the lack of facilities provided in recent developments, in particular for small top-up shopping and pharmacies nearer to where people live.

8.8.7 Policy WS5 is aimed at supporting local neighbourhood shopping floorspace which is likely to be

under the 200 sqm threshold for sequential testing in the Core Strategy.

8.8.8 Residents have indicated that it is important to maintain the local retail offerings which do exist to ensure those without transport (public or private) are able to shop within walking distance of their homes. This was particularly evident in consultations with the elderly community and those in the village of Derry Hill and Studley where even crossing a road can be a barrier to access.

8.8.9 Feedback from a Neighbourhood Plan workshop included the following quote: “The trend is for people to do smaller shops more frequently. This is only worthwhile for them if they can walk to the shop, carry back easily and safely what they have bought without getting into a car.”



Post Office and Shop at Derry Hill

## Policy WS5: Local, Neighbourhood Centres in Calne and Derry Hill

1. Where planning permission is required, support will be given to development proposals for change of use or alteration to frontages, that protect or strengthen the role, character and vitality of local neighbourhood and village centres in Calne and in Derry Hill village.
2. Proposals to change the use of floorspace within use class F2 (community facilities) will only be supported where they are in conformity with Calne Community Neighbourhood Plan Policy CF1 (Community Facilities).
3. Proposals for the use of under-used or vacant floorspace above ground floor frontage units for residential, business (class E) or community uses (Class F2) will be supported in principle where they provide a high quality of self-contained accommodation and will not harm the amenity of existing residents or viability of the ground floor and neighbouring businesses uses and conform with other policies in the development plan.



Shops at Harrier Close, Calne

“Local shops can be a lifeline, as we discovered in the pandemic.”

“Need to retain village store and post office.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

# 9

## Housing and Infrastructure



## 9.1 Introduction

9.1.1 The review of the Calne Community Neighbourhood Plan Housing and Community Infrastructure chapter provides an opportunity to reinforce existing policies with updated evidence and to add new policies that increase the strength and effectiveness of the plan in responding to the community's current needs and those looking ahead to 2038.

9.1.2 This chapter contains local policies to deliver housing that meets locally generated needs that have been recently analysed and fed back through updated community engagements.

9.1.3 This review of the Plan does not address the need for housing allocations. The Councils (Qualifying bodies) have decided to progress this iteration of the Plan without allocations which will now be considered through a future review.



Ceres Place development



Chilvester Hill

## 9.2 Key issues, priorities and opportunities

- Housing in Calne and Calne Without has been developed rapidly, expanding the population from 20,070 in 2011 to 22,455 in 2021. The 11.8% rise is higher than that for Wiltshire (8.4%) and the South West (7.8%) resulting in Calne moving from the 7th to the 4th most populous town in Wiltshire.
- Speculative housing development has undermined the plan-led and sustainable approach to growth within the CCNP area and the character of Calne and its rural setting.
- Greenfield development will be limited to sites allocated for development through either the Wiltshire Local Plan or the next update of the CCNP. Speculative development must be contained within defined settlement boundaries of Calne, Studley and Derry Hill.
- There is a significant proportion of households with a need for affordable discounted housing. The housing needs assessment suggests that needs will be met if development secures the right balance of affordable housing as a proportion of market housing development in accordance with adopted strategic policy.
- Discounted market housing products like “First Homes” and shared ownership could provide affordable opportunities to households on average incomes.
- There is a significant need for socially rented housing<sup>1</sup>.
- In rural areas, community-led projects to provide affordable housing for local needs will be supported through Rural Exception sites.

- Self build and custom build housing can also provide a more affordable pathway to home ownership.
- 27% of the population of the CCNP area is older than 60, by 2040 population over 85 is expected to increase by 87%. An ageing population requires accessible, supported and adaptable homes to enjoy happy, healthy and active lives at home for the maximum period.
- The CCNP review will place increased requirements for new age restricted supported living housing and adaptable housing as part of future growth. It will support adaptation of existing housing to support changing mobility needs and active lives.
- The CCNP will prioritise high quality of scheme design that integrates beauty with facilities and infrastructure to increase community pride and well-being.



Sandpit Lane

<sup>1</sup> Calne Area Housing Need Assessment report and Survey results 2022(Document 1)

## 9.3 Housing Within Settlement Boundaries

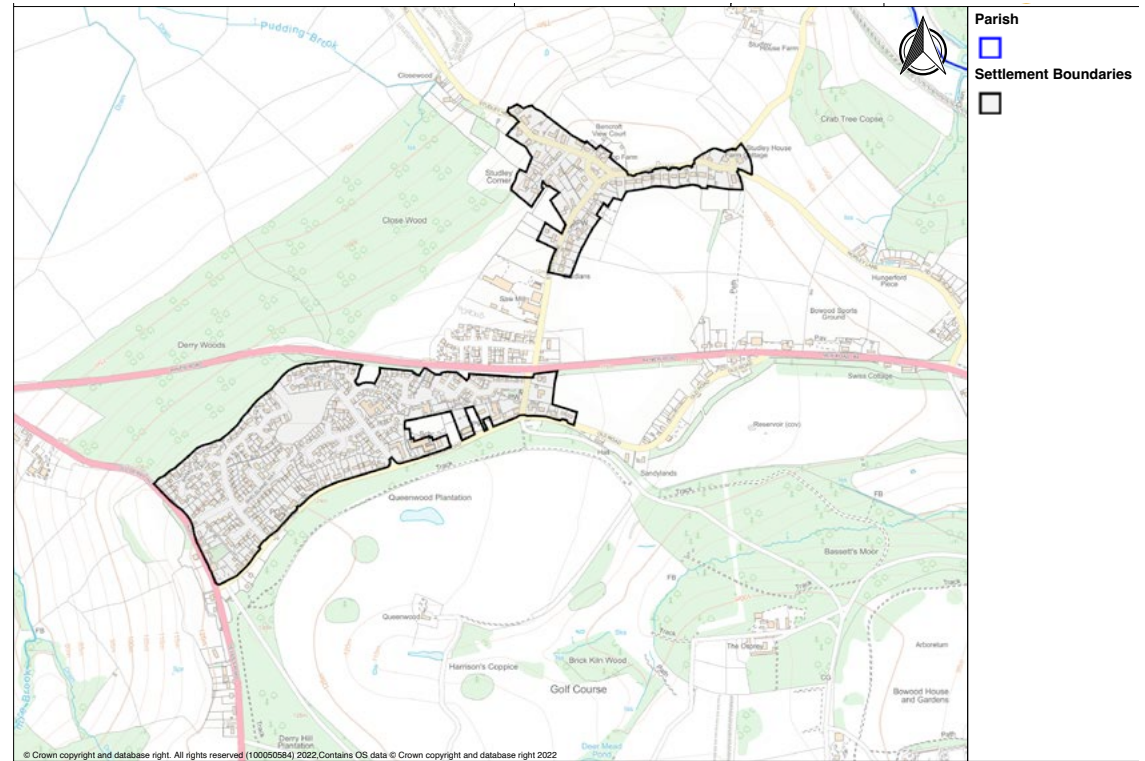
9.3.1 Wiltshire’s Development Plan Policies classify settlement roles and it defines and reviews their boundaries. This includes Calne, and the large village of Studley and Derry Hill. (See figures 15 and 16)

9.3.2 It supports the principle of sustainable windfall development within the existing settlement boundaries, but applies strict controls on development in the countryside beyond.

9.3.3 Windfall development is development that is granted consent on land not allocated for development in any plan. It contributes to future housing growth.

9.3.4 The Neighbourhood Plan seeks to ensure that new windfall developments always have appropriate regard for the scale and character of the local community in which they are set (as set out in the Design Guide) and the distinct settlement landscape setting, the scenic beauty of the North Wessex Downs National Landscape, Sites of Special Scientific Interest adjacent to and within Calne and the River Marden valley.

Figure 15: Derry Hill and Studley Settlement Boundary



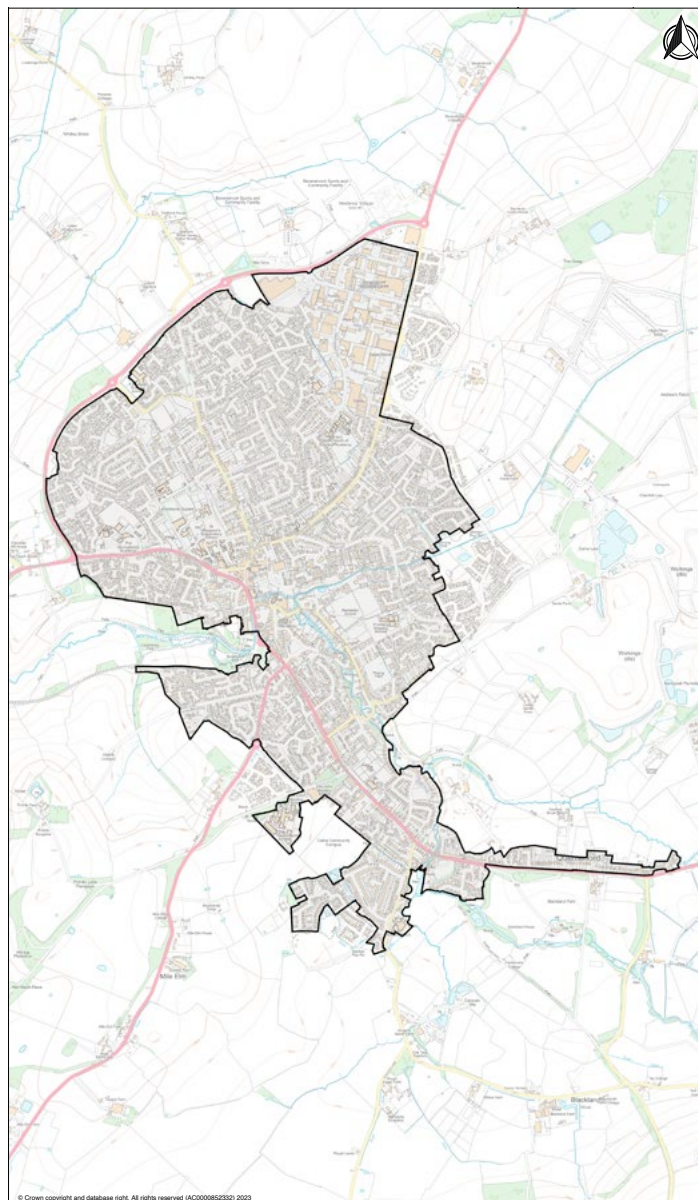


## Policy H1: Housing Within Settlement Boundaries

Housing proposals will be supported within defined settlement boundaries provided they:

- a. accord with the settlement boundaries; (see figures 15 and 16);
- b. do not cause harm to the valued landscape setting and green infrastructure of the settlement, the natural scenic beauty of the North Wessex Downs National Landscape area, adjacent Sites of Special Scientific Interest, the River Marden valley and designated local green spaces (see policy NE1);
- c. where relevant, protect or enhance the character of the Calne, Derry Hill and Sandy Lane Conservation areas and the setting of designated and non-designated heritage assets (see policy BE2);
- d. are proportionate scale, land-use character and design that enhances local character of the settlement or part of the settlement within which they are located informed by the Design Guide (see policy BE1).

Figure 16: Wiltshire Development Plan Defined Calne Settlement Boundary



“Infill housing should be supported in preference to large developments.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024

## 9.4 Housing to Meet Local Needs

### Introduction

9.4.1 The Wiltshire Core Strategy (2006- 2026) includes a housing requirement for Calne of 1,400 dwellings and 165 dwellings to be delivered within the rest of the Calne Community Area. This target was met and is now exceeded. Housing growth included completion of housing allocated in the first Calne Community Neighbourhood Plan, land North of Low Lane in Calne.

9.4.2 Housing in Calne and Calne Without has expanded rapidly, expanding the population from 20,070 in 2011 to 22,455 in 2021, a rise of 11.8%.

9.4.3 In recent years the Calne area has been subjected to speculative housing development, exploiting opportunities to secure permission on un-allocated sites including at Oxford Road, Abberd Lane and Prince Charles Drive.

9.4.4 Feedback on our consultations has raised very significant concerns about the level of housing growth on quality of life and environment and the impacts of a lack of accompanying community infrastructure and employment growth.

9.4.5 The Wiltshire Local Plan is now planning for growth for the period until 2038. A draft of the Plan was published for consultation during the Autumn of 2023. Taking account of housing developments recently completed or permitted, Wiltshire Local Plan (2016-2038) has set a target of a further 630 homes to be planned for up to 2038 at Calne. It proposes to allocate land north of Spitfire Road to accommodate about 570 dwellings, children's nursery and convenience shop and open space. It also proposes the allocation of about 2.7 hectares of land for offices and employment on a neighbouring site.



Orchard Lodge retirement apartments

9.4.6 The Local Plan sets a target about 10% of Calne's proposed total housing growth to be planned for by the Calne Community Neighbourhood Plan to 2038. Wiltshire Council outlined that this would require allocation of land for about a further 100 dwellings.

9.4.7 It also sets a target figure of 30 homes to be planned for at Studley and Derry Hill, which has a separate housing target. The Local Plan will not allocate land there (but the next review of the Neighbourhood Plan could).

9.4.8 To progress the Review of the Neighbourhood Plan while the Wiltshire Local Plan housing strategy is still being tested through Regulation 19 and the subsequent examination the decision has been made to focus provision of housing to meet the identified need on the development of brownfield sites both in Calne town and the large village of Derry Hill and Studley. An early future review of the Plan

will be made to specifically progress the consideration of greenfield site allocation to meet the Neighbourhood Plan element of the housing requirement in the Wiltshire Local Plan.

Nearly 400 responses to a local housing needs questionnaire undertaken in Calne and Calne without in May and June 2022 revealed there to be a good level of satisfaction with current housing choice and range in both town and villages amongst existing residents<sup>2</sup>. However there was also significant concern expressed about the affordability and availability of housing.

9.4.9 Whilst many expressed objections and concerns about further housing growth, the vast majority wished the Neighbourhood Plan to continue to address local housing issues, with a large majority wishing local site allocations to be considered.

9.4.10 Residents from Calne gave higher levels of priority to smaller new homes and affordable rented and intermediate discounted housing, while responses from Studley and Derry Hill were weighted to smaller open market housing.

9.4.11 Whilst a significantly smaller return, responses concerning potential future needs reflected a building need for smaller and accessible market and affordable homes for local downsizers.

9.4.12 An independent Calne Housing Needs Assessment report (AECOM 2022) updated evidence of the profile of Calne and Calne Without demographics, local housing affordability and types. It predicts what will be needed to offer housing opportunities to local people as their housing needs change.

9.4.13 This was supplemented by the results of a housing and housing needs community survey that more than

400 local people completed. This analysed local people's current housing and sought information on potential future needs from within the community.

9.4.14 Two and three bedroom homes form the majority of supply in Calne, whilst there is a larger proportion of four bedroom homes in Calne Without. Terraced and detached houses are the most common dwelling types in the Calne Community Neighbourhood Area, with terraces the most common in Calne parish and detached homes most common in Calne Without.

9.4.15 Calne Neighbourhood Plan Area has a lower proportion of flats compared to houses, and a lower proportion of smaller homes with one and two-bedrooms, suitable for younger first-time buyers and older people looking to downsize. Compared to Wiltshire, it has a slightly higher percentage of larger houses with four or more bedrooms.

<sup>2</sup> <https://www.calnecommunityplan.com/post/understanding-more-about-housing-need-in-our-plan-area>



**Table 5: Housing stock in Calne and Calne Without**  
(source 2021 census)

No. of Bedrooms	Calne Town	Calne Without Parish
1	7%	4%
2	25%	16%
3	44%	37%
4 +	23%	43%

9.4.16 The group making up just over half of the Calne Community Neighbourhood Area population is aged 25-64 years, followed by young children under the age of 15.

9.4.17 Households over the age of 65 are the most likely to have two or more spare bedrooms and under-occupy their home. The most likely to over-occupy their home are lone parents and ‘other household types’ with dependent children.

9.4.18 The assessment suggests two bedroom properties (29%); followed by three bedroom homes (25%) are most needed. Most of all, while prioritising mid-sized homes, a variety of housing should be provided to cater for different needs, incomes, sizes, and life-stages, including smaller homes suitable for first time buyers, those with limited funds, and those looking to downsize. In terms of distribution between the two parishes, Calne parish may be a more suitable location for more of new 3 - 4 bedroom homes, while Calne Without parish may benefit from more 2 -3 bedroom homes, and a proportion of flats, to increase choice and variety.

## Policy H2: Affordable Housing

1. Proposals for residential development that result in development of 10 or more dwellings, or 0.5 hectares or greater, will be required to include affordable housing to address locally specific needs and in conformity with Wiltshire Council’s adopted Local Plan policies.
2. In response to specific local housing needs, Affordable Housing schemes in the neighbourhood plan area should respond to the specific local housing needs identified in the Calne Community Housing Needs Assessment 2022 (AECOM) by:
  - a. providing 67% affordable rented housing, 8% intermediate discounted market housing, and 25% First Homes, provided at a discount of 30%; or
  - b. by providing an Affordable Housing mix that is informed by an up-to-date, robust and local housing needs assessment that has been validated by Wiltshire Council and Town and Parish Councils.

“This is very important as people on lower incomes need good housing that is affordable.”

“Good to build in a mix of different types of affordable housing.”

“We need more homes for people to rent.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 9.5 Housing Tenure Needs and Demands in Calne and Calne Without

### Introduction

9.5.1 The majority of households in the Neighbourhood Area own their home. Social renting (normally housing association homes) remains the second most common tenure in the Neighbourhood Area overall. However private renting is a growing sector and the second most common tenure in Calne Without. The average house price in Calne is about £252,750 and £315,000 in Calne Without parish. The average household income in Calne Without is £49,000, but in Calne this is about £45,300, where levels of deprivation are also higher.



### Affordable Housing

Housing may be provided through open market homes to buy or rent and affordable (social) homes.

Affordable Housing includes subsidised rented housing, normally provided by housing associations to eligible households in acute need who cannot afford open market housing. It also includes intermediate shared ownership, rent to buy and First Homes discounted market housing which are designed to make it possible to own a home.

House prices, rental costs and local household incomes determine the need for discounted affordable housing.<sup>3</sup>

9.5.2 It will require an annual household income of £66,857 to buy a median priced local house, and an income of £54,000 to buy a (lowest quartile) entry level house considerably more than the current average household income in the Neighbourhood Area (£45,500), and the lower quartile average earning (£27,576 assuming two earners in the household), making even entry-level market homes out of reach.

9.5.3 There is a relatively large group of households that can afford private rents but can't afford to buy. They may benefit from the discounted home ownership products such as First Homes and shared ownership and rent-to-buy.

9.5.4 Affordable rented housing continues to perform a very significant and vital function in the Calne Neighbourhood Area as it is the only option for a large segment of people with low income levels who cannot afford market rents.

9.5.5 The emerging Wiltshire Local Plan Policy 76 seeks 40% of all new housing to be affordable. But even this increase from the Core Strategy requirement of 30%, will not fully meet the assessed estimated need for 622 to 1,252 affordable homes including about 454 affordable rented units, in the Calne Neighbourhood Plan Area over the Plan period. It is therefore essential the CCNP supports and explores all other avenues for delivering greater quantities of Affordable Housing, which could include rural exception sites which deliver 100% affordable homes on small sites and community led housing schemes.

<sup>3</sup> For full legal definition see NPPF December 2023 Glossary

## Policy H3: Housing Mix

1. Residential development proposals should include open market and affordable dwelling types and sizes that address the assessed local needs of the community, informed by an up-to-date, robust and local housing needs assessment, (the Calne Housing Needs Assessment AECOM 2023, or successor assessments that are validated by Wiltshire Council and Town and Parish Councils).
2. Market and affordable housing delivery should prioritise:
  - a. 1, 2 and 3 bedroom starter homes, to address current imbalances and growing demands for locally driven downsizing;
  - b. 3 and 4 bedroom family homes to address forecast needs;
  - c. Include a mix of smaller and single storey housing types to address increasing need and demand for accessible housing and local downsizing;
  - d. Schemes will be expected to provide a high standard of internal space and in conformity with national residential space standards and Wiltshire Council's adopted local policies.



Housing on Stoke Meadows

“Housing without the supporting infrastructure is nonviable within the town.”

“I would like to see more emphasis on 1 and 2 bedroom homes and on bungalows.”

“Definitely less four and five bedroom executive houses.”

Comments from  
Regulation 14  
Consultation Feb/  
March 2024



## 9.6 Housing for Older People and those Living with Disabilities

### Introduction

9.6.1 The population of the CCNP area is ageing. Currently 27% are 60 plus and 15% are 70 plus. By 2040 the population over 65 years old is expected to increase by 43% and the over 85 age group is expected to increase by 87%. This is likely to generate an increased need for smaller, accessible and supported housing choices for down-sizers and people with disabilities that enables local people to continue to lead active, healthy lives as part of the community.

9.6.2 In recognition of our ageing population, HAPPI - the Housing our Ageing Population: Panel for Innovation - was commissioned by the Homes and Communities Agency on behalf of Communities and Local Government and the Department of Health to set out the case for change in the provision of housing for older people. The HAPPI principles are based on 10 key design criteria that have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over

time to meet changing needs.

9.6.3 It is of particular importance that new housing (both open market and affordable) is brought forward on allocated sites and infill developments in Calne and Within villages provides housing to meet this demand and need.

9.6.4 This may be achieved through:

- Ensuring developments include bungalows and smaller houses suitable for downsizers;
- Including the provision of specialist age restricted housing including extra-care housing and nursing homes.

The Calne Housing Needs Assessment has identified the very significantly increased proportion of older people who will continue to be living in the CCNP area in the years to 2038 and beyond.

9.6.5 It is essential that sufficient new homes are designed and built to be adaptable to meet different and changing mobility needs of their residents.

9.6.6 The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This has been reflected in recent changes to building regulations



The Wharf development

relating to adaptations and wheelchair accessible homes published in the Building Regulations 2010 Approved Document Part M: Access to and use of buildings.

9.6.7 In addition to promoting new housing that is accessible and adaptable for older people and also for others in our community, especially those living with disabilities, it is also important that our existing homes, including those that are within our local conservation areas are able to address changing housing accessibility needs to make it possible for residents to continue to live actively at home or accommodate a relative in the Calne Neighbourhood Plan Area should their mobility needs require it.

## Policy H4: Housing to meet the needs of Older People and those Living with Disabilities

Proposals for new or expanded housing for older people including, extra care housing (Class C3) and residential nursing home facilities (Class C2) will be supported in Calne and Derry Hill when they:

- a. are in conformity with CCNP Policy H3 (affordable housing);
- b. do not result in the net loss of housing within the neighbourhood plan area;
- c. does not result in harm to the vitality and economy of Calne Town Centre and Derry Hill village centre;
- d. are located within 10 minutes safe and convenient walk of local community facilities, green space and public transport to optimise health and wellbeing and minimise the need for residents or carers to use cars;
- e. are of a high standard of design protecting or enhancing local character having regard to the CCNP Character and Design Code (2023) and, where relevant, conserving the character of the Calne and Derry Hill or Sandy Lane Conservation Area;
- f. achieve a high standard of residential amenity and wellbeing having regard to the ten principles of the Housing our Ageing Population Panel for Innovation (HAPPI) report.

## Policy H5: Adaptable and Accessible Housing

1. To respond positively to meeting the growing need for housing that enables those living with disabilities and older people in Calne and Calne Without to live actively and inclusively within their local community, residential schemes will be supported where:
  - a. enhanced standards of accessibility and adaptability in conformity with Building Regulations Part M4(2) is provided; and
  - b. 7% of all new housing is provided to meet the needs of people who use a wheelchair, in conformity with Building Regulations Part M4(3).
2. To assist local residents with changing mobility and accessibility needs to continue to live active lives in their existing homes, planning, conservation area or listed building applications to adapt dwellings to provide enhanced accessibility in Calne and Calne Without will be supported where proposals:
  - a. are of a high standard of design in conformity with Calne Community Neighbourhood Plan Policy BE1;
  - b. where relevant, conserve the character of Calne, Derry Hill or Sandy Lane Conservation Areas;
  - c. do not cause unacceptable or irreversible harm to the fabric and setting of the host listed building or local non-designated heritage asset in conformity with Policy BE2; and
  - d. do not harm neighbouring residential amenity.

“It can be very difficult to find appropriate housing particularly care places for family members to stay in their area near friends and family.”

“Availability of smaller accommodation ie bungalows or apartments in Derry Hill would allow some larger houses to be released by older people wishing to stay in the village.”

Comments from Regulation 14 Consultation Feb/ March 2024

## 9.7 Rural Exception Sites and Community Led Development

### Introduction

9.7.1 The Calne Housing Needs Assessment has provided statistical evidence to demonstrate that it is important that the Neighbourhood Plan enables additional opportunities for the delivery of affordable and specialist housing in addition to that secured through developer contributions.

9.7.2 Community led housing and development can provide additional affordable housing choices and meet specific community needs.

9.7.3 ‘Community development’ must be delivered by an appropriately established community development organisation such as a community land trust or registered provider.

9.7.4 Responses to the Calne Community Housing Survey (2023), identified support for community led housing as part of the Neighbourhood Plan’s approach to meeting local housing needs.

9.7.5 Rural exceptions housing provides an opportunity for community led affordable homes to be developed at the edge of rural settlements and for their homes to be allocated to local people in housing need. These are not allocated in either Neighbourhood or Local Plans, but can be given qualified support by them.

### POLICY H6: Exception Sites and Community Led Housing

1. Where proposals meet an evidenced specific local housing need and demonstrate community support, the following residential development proposals will be supported:
  - a. Rural Exception and First Homes Exception site affordable housing led developments, that are in conformity with adopted Wiltshire Development Plan policy, and meet an identified local need outside of but adjoining the settlement boundaries of Studley and Derry Hill, and villages in the rural area; and
  - b. Community led affordable housing development within the settlement boundaries of Calne and Studley and Derry Hill as shown on figures 15 and 16.
2. Proposals that include self build or custom build housing within settlement boundaries or as a part of allocated site developments will be supported where they are in conformity with adopted Local Plan Policy.
3. Schemes that demonstrate exemplary standards of sustainable construction and environmental performance and particularly strong design response to the character and landscape setting of the host settlement will be particularly supported.

“Keep it small scale to fit with the character of the local area and encourage integration with the community, when larger scale developments can cause animosity.”

“Affordable housing in rural areas should be built for locals only.”

Comments from Regulation 14 Consultation Feb/ March 2024



10

USING THE PLAN

## 10.1 Implementation and Delivery

10.1.1 The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.

10.1.2 The Town and Parish Council (and its successors) need the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Town and Parish Councils will work with a number of partners, including Wiltshire Council, statutory bodies, local groups and private developers to implement the Plan.

10.1.3 New development creates a need to provide new infrastructure, facilities, and services to successfully incorporate new development sustainably into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure.

10.1.4 The Neighbourhood Plan provides a positive framework to ensure that development in Calne and Calne Without will bring benefits to the town and villages.

10.1.5 Calne Town and Calne Without Parish Councils are committed to Localism and bringing greater locally informed influence over planning decisions and these will be the key organisations in the implementation, monitoring, and review of the Neighbourhood Plan. The Councils will build upon their combined excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies

and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Councils recognise the need to involve a range of other organisations if the potential of this plan is to be realised.

## 10.2 Developer Contributions and Funding

10.2.1 In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of the Community Infrastructure Levy (CIL)<sup>1</sup> revenues arising from development that takes place in their area.

10.2.2 Contributions will be sought from developers through Infrastructure Levies to adequately mitigate any impact on existing infrastructure and contributes towards new local facilities, where additional demand will be generated. The Neighbourhood Proportion of the CIL (or other successor Levy) and any financial contributions not allocated to site-specific projects will be focused on assisting the delivery of community projects in Calne and Calne Without as set out in Plan policy CF2 and annually reviewed.

10.2.3 In addition, the Town and Parish Councils will seek to influence annual and other budget decisions by Wiltshire Council on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies.

10.2.4 The Town and Parish Councils will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, and

<sup>1</sup> A significant change in the Levelling Up and Regeneration Act (LURA) comes in Part 4, with the introduction of the Infrastructure Levy (IL) - described as a non-negotiable levy which enables local authorities to raise money from development to regenerate their areas through infrastructure. As with many components of the Act, secondary legislation on IL is required before it comes into force, so the precise detail of how IL will work in practice is awaited at this point in time (December 2023).

UK Government programmes. Involvement of the existing network of established local community groups will be used where appropriate and local residents have a vital role in holding all those involved in decision making to account to reflect this Neighbourhood Plan.

10.2.5 The changes to Calne Without Parish Council in May 2025 will require the resulting parishes that cover the plan area to work together to implement the plan.

### 10.3 Monitoring and Review

10.3.1 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored and reviewed by Calne Town Council Calne Without Parish Council and its successor Parishes on a regular basis. We assess the progress and effectiveness of planning policies set out in the Neighbourhood Plan by asking:

- are policies achieving their intention, and is sustainable development being delivered?
- have policies had or are they having the intended consequences?
- are the objectives behind the policies still relevant?
- are relevant targets set out being achieved?

10.3.2 The Neighbourhood Plan has been prepared to guide development up to 2038. It is in line with the adopted Wiltshire Core Strategy and has had regard to the emerging Wiltshire Local Plan.

10.3.3 The Neighbourhood Plan has been drafted in the knowledge that an almost immediate review will be required to take account of the finalised requirements

of the Wiltshire Local Plan, in particular possible housing allocations for both the town and Derry Hill and Studley. This early review will also provide an opportunity for other areas to be reviewed and updated as necessary.

10.3.4 It is the recommendation of the CCNP Steering Group that the Councils keep the plan under constant review to ensure that the Plan is kept up to date and relevant.

10.3.5 Indicators, and in some cases targets, that will be used to monitor whether the policy is being implemented successfully are set out overleaf.



CCNP Policy	Objective(s)	Indicators
Policy C1: High Quality Sustainable Development in the Calne Area	All	Number of applications referencing and meeting the objectives of the CCNP.
Policy C2: Sustainable Construction and Energy	6. A healthy place 8. A resilient and future facing place	Planning applications that embed the energy hierarchy within the design of buildings and operational figures (aim for the targets as set out in the policy). The use of standards such as BREEAM Passive Haus, Enerphit or other standards
Policy C3: Retrofitting the Existing Built Environment	8. A resilient and future facing place	Number of planning permissions granted for retrofitting measures
Policy C4: Calne Community Energy	1. A place with a productive and balanced economy 8. A Resilient and Future Facing Place	Number of planning permissions granted for community energy infrastructure (and instalment where no planning permission required)
Policy NE1: Local Green Space	2. A town centre that is a focal place both socially and economically 4. A vibrant place 6. A healthy place 9. A biodiverse place 10. A nature-based place	Planning applications relating to designated Local Green Spaces.
Policy NE2: Biodiversity	5. An inclusive place 6. A healthy place 9. A biodiverse place 10. A nature-based place	% increase in biodiversity units as measured by the biodiversity metric Local Nature Recovery Strategies Developments that demonstrate Building with Nature Standards
Policy NE3: Green and Blue Infrastructure	6. A healthy place 9. A biodiverse place 10. A nature-based place	Amount and % of eligible open spaces managed to Green Flag Award standard. Natural England Green Infrastructure Standards - aim to achieve standards. Developments that demonstrate Building with Nature Standards

CCNP Policy	Objective(s)	Indicators
Policy NE4: Trees, Woodland and Hedgerows	6. A healthy place 9. A biodiverse place 10. A nature-based place	% of tree cover - aim to increase in line with policy. Replacement trees to any lost as a result of development measured against the Tree Replacement Standard.
Policy NE5: Setting of Calne and Calne Without	11. A distinct place	Number of applications received and percentage approved contrary to Policy NE5. Applications approved on the fringes of the town and villages and in the countryside.
Policy BE1: Design Principles for Local Distinctiveness	2. A town centre that is a focal place both socially and economically 11. A distinct place	Number of applications referencing and meeting the objectives of the Design Guide (Part B to the Neighbourhood Plan)
Policy BE2: Heritage Assets	2. A town centre that is a focal place both socially and economically 11. A distinct place	Heritage assets on the 'At Risk' national register Planning applications in conservations areas Planning applications that reference local heritage assets
Policy CF1: Community Facilities	4. A vibrant place 5. An inclusive place 6. A healthy place	Number of applications received and percentage approved for multi-uses of community facilities Amount of new development improving or creating community facilities. Number of community facilities lost to alternative uses
Policy CF2: Community Infrastructure and Phasing of Development	5. An inclusive place 8. A resilient and future facing place	Amount of CIL (or Successor Levy) received by the Town / Parish Councils and infrastructure projects undertaken. Planning conditions that secure a construction programme and process to minimise disruption.
Policy CF3: Burial Space	5. An inclusive place	Completion of community project to establish an agreed location for new space for burials.
Policy GA1: Highway Impact	6. A healthy place 7. A connected place	Results of air quality monitoring - target aim for reduction.
Policy GA2: Public Realm	5. An inclusive place 7. A connected place	Number of applications referencing and meeting the objectives of the Design Guide (Part B to the Neighbourhood Plan)

CCNP Policy	Objective(s)	Indicators
Policy GA3: Sustainable Transport and Inclusive Active Travel	5. An inclusive place 6. A healthy place 7. A connected place	Number of applications received and percentage approved for sustainable access and travel proposals Results of air quality monitoring - aim for reduction. Congestion - decrease in the average journey time during peak times. Increased bus journeys A net increase (Census data) in cycling, walking or getting public transport to work or education.
Policy GA4: Electric and Ultra Low Emission Vehicles	8. A Resilient and Future Facing Place	Increase in numbers and locations of charging infrastructure
Policy GA5: Parking Provision	6. A healthy place 7. A connected place	Increase in the number of cycle parking locations
Policy GA6: Walking and Cycling for Leisure and Recreation	5. An inclusive place 6. A healthy place 7. A connected place	A net increase (Census data) in levels of people walking and cycling.
Policy WS1: Employment Sites	1. A place with a productive and balanced economy	Amount and net change of floor space granted planning permission for employment Amount of employment floorspace lost to residential use. Number of jobs (full-time equivalent) created by type and location
Policy WS2: Supporting Local Farming and Farm Diversification	1. A place with a productive and balanced economy	Number of applications received and percentage approved for small scale business space development.
Policy WS3: Supporting the Local Visitor Economy	1. A place with a productive and balanced economy 7. A connected place	Amount and net change of floor space granted planning permission for tourism by type, by location Number of applications received and percentage approved for the reuse of existing buildings for holiday letting. Number of applications received and percentage approved for year round use of camping and caravanning sites.



CCNP Policy	Objective(s)	Indicators
Policy WS4: Calne Town Centre	2. A town centre that is a focal place both socially and economically 4. A vibrant place 5. An inclusive place	Number of applications referencing and meeting the objectives of the Design Guide (Part B to the Neighbourhood Plan). Development of 'opportunity sites'. Achievement of objectives.
Policy WS5: Local, neighbourhood centres in Calne and Derry Hill	4. A vibrant place	Applications received and approved for change of use where a local shop is use class F2 community facility. Loss of local shop where business is use class E (not a community use).
Policy H1: Housing within Settlement Boundaries	1. A place with a productive and balanced economy 5. An inclusive place	Number of houses completed by type, and by location.
Policy H2: Affordable Housing	1. A place with a productive and balanced economy 5. An inclusive place	Number of affordable houses completed by type. Target to meet relevant Needs Assessments.
Policy H3 Housing Mix	1. A place with a productive and balanced economy 5. An inclusive place	Numbers of houses completed by type. Number of houses provided to meet needs of identified demographic.
Policy H4: Housing to meet the needs of Older and Disabled People	3. A creative and adaptive place 5. An inclusive place	Numbers of housing provided to meet the needs of identified demographic. Target to meet relevant Needs Assessments.
Policy H5: Adaptable and Accessible Housing	3. A creative and adaptive place 5. An inclusive place	Planning applications that meet the standards of policy H5.
Policy H6: Rural Exception Sites and Community Led Housing	5. An inclusive place	Relevant planning applications.

## 10.4 Non Land-Use Planning Issues and Community Aspirations

### Partnership Working

#### Local Communities Priorities List

Calne Town Council and Calne Without Parish Council will produce and maintain a list of local community infrastructure priorities in consultation with the community and providers. The list will be used as evidence in making decisions about the use of development related contributions made to the councils from Community Infrastructure Levy or other funding sources.

#### Local Green Spaces

The submission Neighbourhood Plan includes a proposed list of 28 Local Green Spaces for designation. During the Regulation 14 Consultation a further potential Local Green Space was identified in Lower Compton (End of Edinburgh Road), but additional work is needed before this can be proposed for designation. This work will be done by the Town and Parish Council (and its successors), along with the investigation of other potential Local Green Spaces as they are put forward by the community.

#### Locally Valued Heritage Assets

The submission Neighbourhood Plan has identified an initial list of non-designated local heritage assets. In compiling this list and through the Regulation 14 consultation in early 2024 potential additions to the list have been identified. To give these proper consideration and carryout consultation with owners and the community, the Town and Parish Council (and its successors) will review and update the list on a regular basis. Initially the project shall include those potential assets listed in the Heritage Topic Paper April 2024.

#### Burial Space

The Town and Parish Councils will work together within a community led process, in dialogue with local churches and humanist organisations, land owners and Wiltshire Council towards establishing an agreed location of new land for burials that provides an inclusive, dignified and beautiful location for local people to be laid to rest. The use of modern long barrows for Columbarium similar to that at All Cannings in Wiltshire will also be considered.

#### Public Art

Community art projects have the opportunity to bring together different sections of the community and create places which benefit the health and wellbeing of everyone. To guide the use of contributions from development the Town and Parish Council will work to establish the aspirations of their communities for future public art in the area.

#### Drive towards cars not powered by petrol and diesel

The Town and Parish Council will work with local landowners and partners to reinforce the national drive towards cars powered by energy other than petrol and diesel. This will not help solve the growing congestion problems.

## 10.5 Acronyms and Glossary

**Active transportation:** Human-powered mobility, such as biking or walking.

**Affordable Housing:** In planning terms this includes subsidised rented housing, normally provided by housing associations to eligible households who cannot afford open market housing. It also includes intermediate shared ownership, rent to buy and First Homes discounted market housing.

**Air Quality Management Area (AQMA):** an area identified as having air pollution levels that exceed government standards.

**Ancient Woodland:** Land that has had continuous woodland cover since 1600AD as designated by Natural England.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional habitat, cultural or heritage value. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life stage.

**Biodiversity net gain:** Net gain is an approach that uses the planning process to leave habitats and thus biodiversity in a better state than it was before the development.

**Brownfield land:** Land that has been previously developed.

**The Built Environment:** refers to structures within the Plan area, such as houses, shops, industrial units, public works of art, and the areas in which they are located.

**Calne Area Design Guidelines and Code:** Forms part of the updated Neighbourhood Plan. It illustrates appropriate design standards for particular areas.

**Calne Area Transport Strategy (2021):** A report that analyses the situation and strategy for transportation in the area prepared for Wiltshire Council.

**Calne Housing Needs Assessment Report (2022):** an analysis of the demographics of the CCNP area and its future housing requirements

**Community Energy:** A group that come together to reduce, manage or generate energy.

**Community facilities:** These include meeting places, village halls, leisure and multi-use facilities, sports venues, open spaces, cultural buildings, health and education infrastructure, places of worship, public houses, post offices and small local shops.

**Conservation Area:** Conservation Areas exist to manage and protect the special architectural and historic interest of a place.

**Core Strategy (also called the Wiltshire Core Strategy):** The Wiltshire Core Strategy which forms part of the Development Plan, setting out the spatial vision and strategic objectives of the planning framework for Wiltshire.

**County Wildlife Sites (CWS):** Non-statutory areas that are deemed to be important nature conservation areas.

**Core Policy (CP):** Core Policies included in the Wiltshire Core Strategy (adopted in 2015).

**Design Guide:** Calne Community Neighbourhood Plan Design Guidelines and Codes (2023)

**Development Plan:** Consists of the local plans and neighbourhood plans (taken as a whole) that have been adopted or approved in relation to an area, setting out the policies for the development of that area.



**Energy Performance Certificate (EPC):** a document which states the energy efficiency of a property on a scale of A to G, A being the most efficient.

**Green and Blue infrastructure (GBI):** A network of green spaces and wetlands, which supports a wide range of wildlife and habitats. Described by Wiltshire Councils GBI strategy.

**Greenfield development:** development of a site that has not been built on previously.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Listed Buildings:** Buildings or monuments that are defined by Historic England to have particular historic value.

**Local Green Space (LGS):** designated areas that are of particular significance to the community.

**Locally valued heritage assets:** these are buildings or structures that are not nationally listed but deemed to have a local heritage value.

**National Planning Policy Framework (NPPF):** This was last updated in December 2023. The overall planning

policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

**Local Plan:** The plan for the future development of the local area, in this case Wiltshire - drawn up by the local planning authority in consultation with the community and statutory bodies. Currently this being reviewed and a draft version is available.

**Local Planning Authority (LPA):** Wiltshire Council

**Market Housing:** Private housing for rent or sale where the price is set in the open market.

**Neighbourhood Plan:** A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).

**North Wiltshire District Plan:** A previous plan for the area produced by the former North Wiltshire District Council.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. This can include privately owned open spaces such as playing fields.

**Protected Species:** Species that are identified as species or habitats of principal importance in England. Also termed section 41 species.

**Qualifying bodies:** Bodies that are enabled by legislation to prepare a Neighbourhood Plan.

**Rural Exception Sites:** small sites in rural areas used for affordable housing in perpetuity where sites would not normally be used for housing.

**Settlement Boundaries:** Planning boundaries defined in the development Plan and referred to in policies.

**Site of Special Scientific Interest (SSSI):** statutory designated areas where high concentration of priority habitats occurs. There are two SSSI's in the plan area and borders on three others.

**Speculative development:** Development that is not identified in an existing plan.

**Strategic Housing and Economic Land Availability Assessment (SHELAA):** is a process used to identify possible land for development.

**Sustainable development:** is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

**Town Centre Master Plan:** a plan for Calne town centre that was developed in 2012-13 by Calne Town Council.

**Tree Canopy:** the percentage of an area that is covered by trees.

**Tree Replacement Standard:** A standard that defines how many young trees should be planted to replace a mature tree that has to be felled.

**Ultra-low emission vehicle (ULEV):** is a motor vehicle that uses low carbon technologies, such as a battery electric vehicle, plug-in hybrid electric vehicle or a fuel cell powered by hydrogen.

**Wiltshire Core Strategy (WCS):** see Core Strategy

**Windfall development:** those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan