

Calne Community Neighbourhood Plan

Community Facilities Report

Draft Document V7 May 2024



Community Facilities Report

1. Introduction & Policy Context

The National Planning Policy Framework 2023 (NPPF)¹ defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities (para. 89(d)).

Under the Town NDP Country Planning Act, Class F2 (Community Facilities) was introduced on 1st September 2020 and covers some uses that government wishes to protect for use in the community including local shops where it is

a) mostly selling essential goods, including food, to visiting members of the public in circumstances where—

- (i) the shop's premises cover an area not more than 280 metres square, and
- (ii) there is no other such facility within 1,000 metre radius of the shop's location,

These Class F2 uses are protected for local community use and therefore we are unlikely to ever see permitted development rights. This would apply to the village shop located at Derry Hill and Studley within the CCNP area. All other shops that do not qualify as Class F2 fall within the new Class E and may alter to any of the business or other uses this wide ranging use class E enables through permitted development. This removes the ability of the CCNP or Wiltshire Council to protect these small convenience shops from changing use.

The Wiltshire Core Strategy identifies community facilities within Calne as under pressure stating that:

"There is some pressure on community health facilities in the town, with GP surgeries at or near capacity. In addition, the emergency services are looking for new or additional sites and additional cemetery capacity is required." (para 5.38)

Additionally, the core strategy highlights the following key issues and considerations in relation to community facilities:

- developer contributions from future housing growth should also help to deliver infrastructure necessary in the town, which has not been delivered at an appropriate rate through historic development. In particular, there is a lack of cultural and entertainment facilities on offer in Calne compared to other towns of a similar size.
- other infrastructure requirements include the need to expand the existing GP surgeries and provide additional cemetery capacity. The fire and rescue service is also considering relocating closer to the North Beversbrook Road area and so new facilities may be required
- potential for additional convenience retail has been identified for Calne in the Wiltshire Town Centre and Retail Study. It is important that this is directed to the central area of the town to help improve the retail offer and the vitality and viability of the town centre
- the delivery of a proposed leisure campus in Calne will provide enhanced community facilities and could help to strengthen the overall offer of the town. It is very important that such facilities are also directed towards the town centre, where this is practicable

(para 5.41)

The latest draft of the Wiltshire Local Plan also includes village halls and health and education infrastructure in its list of community facilities, whilst omitting open spaces and cultural buildings. Open spaces have now been included in a separate policy for Public Open Spaces and Play Facilities.

¹ https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

2. Community Facilities in Calne Community Neighbourhood Plan Area

Key Facilities

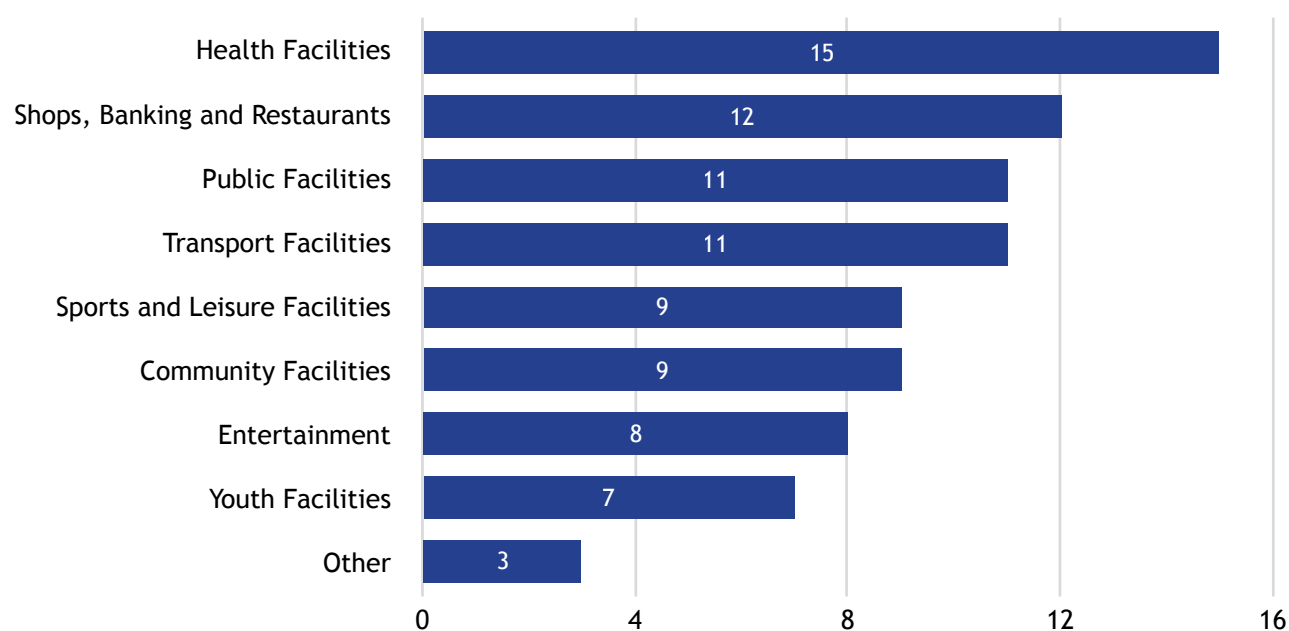
There are a range of community facilities throughout the Plan area, both within Calne town and the settlements of Calne Without. These facilities and services host and support a variety of community activities.

Consultation identified that facilities such as shops, cafes and rural pubs within Calne Without offer a key service to communities that was highlighted as particularly important during the COVID-19 lockdowns. These facilities often served as community hubs that assisted with distribution of food and goods beyond their standard remit.

The importance of local post offices has recently become clear with the closure of all the banks in the Plan area.

Current gaps in provision of community facilities

As part of the Regulation 14 Consultation Public Survey, respondents were asked which new facilities they would use if provided. This was an open-ended question, and responses were grouped into categories which are summarised in the chart below. Further details and a full list of verbatim responses can be found in the report by Community First 'Results from the Public Survey'. Please note, survey respondents frequently mentioned more than one facility in their answer.



Activities for young people

Several comments during consultation noted that there are few activities for young people (<13) and youth (13-19). While the 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 Town Centre is lacking an outdoor play area for children.

Local Shops

The rural communities in particular place high value on their shops and post offices. These are filling a gap in the rural areas by providing for basic needs without having to get into a car. These are in short supply and should be protected. There are some areas within the Calne Neighbourhood area that do not have easy access to a local shop without using a vehicle.

Burial Facilities

Steering group members noted an ongoing shortage of burial space within the Neighbourhood area. Alongside an ageing population, this is an issue that is expected to grow throughout the life of the Neighbourhood Plan.

Healthcare facilities

Early consultation feedback identified that while the quality of doctor's surgeries is generally good there are high patient numbers and it can be difficult to get an appointment. There is a perception that the healthcare provisions are not keeping up with the demand that comes with additional residential developments in the area.

The Regulation 14 consultation evidenced the Community's concern about the health service provision in the Calne Area -

"We are in desperate need of more doctor and dentist availability in Calne. In medical times of need my family are having to wait anything from 1 to 3 weeks for a GP appointment, this is de-stressing and concerns me this will get much worse with the building of more homes but without supporting the essential services. It is not safe, more funding must be provided for local health services for local people."

"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."

"Again, will the healthcare provisions be in a position to manage the demand. At present, they can't."

Primary care is provided by 2 GP practices. Planning permission has been granted for a new health centre (Reference: 20/01057/FUL) on Silver Street in Calne to replace the current Patford Street GP surgery. A start has been made on site to secure the planning permission but there is currently no timescale for completion of the facility.

Calne as the 4th biggest town in Wiltshire does not have the provision that the three larger towns have, such as minor injuries units, and is also lacking in health facilities compared to smaller Devizes which has Devizes Health centre which provides a number of outpatient services alongside primary health care.

Access to higher tier health facilities is difficult with none being accessible by direct public transport links.

An NHS owned health facility at Broken Cross currently provides access to adult and children's community health services. The site being close to the town centre is easily accessible by public transport and active travel.

Response to the Regulation 14 Consultation from the NHS Property Services has provided useful information about the organisation and provision of primary health care facilities.

NHS Bath and North East Somerset, Swindon and Wiltshire ICB

The NHS BSW ICB covers a large and varied geographical area that includes the densely populated and growing town of Swindon to the north, the historic city of Bath, Salisbury plains to the south, and the rolling Mendip Hills to the west. The ICB commissions (plans, designs, and purchases) many of the health services that the local population use, including medicines, hospital care, urgent and emergency services, mental health care, GP services, community pharmacy, dentistry, general ophthalmology (eye care services), and various community services.

To ensure that our health and care services meet the healthcare needs of the population living across BSW, we have three localities, each represented by place-based partnerships called Integrated Care Alliances (ICAs). Each ICA is made up of local doctors, hospital chief executives, clinical commissioners, council officers, patient and voluntary and social enterprise sector groups who lead the detailed design and delivery of integrated services across their localities and neighbourhoods. The ICB and its partners are therefore well placed to identify the implications of the Local Plan on healthcare infrastructure and services in the local area.

NHS Property Services

NHS Property Services (NHSPS) manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable and modern

healthcare environments. We partner with local NHS Integrated Care Boards (ICBs) and wider NHS organisations to help them plan and manage their estates to unlock greater value and ensure every patient can get the care they need in the right place and space for them.

The NHS Property Service states that *“All NHS land disposals must follow a rigorous process to ensure that levels of healthcare service provision in the locality of disposals are maintained or enhanced, and proceeds from land sales are re-invested in the provision of healthcare services locally and nationally. The decision about whether a property is surplus to NHS requirements is made by local health commissioners and NHS England. Sites can only be disposed of once the operational health requirement has ceased.”*

The Steering Group acknowledge the need for flexibility for the NHS in its provision for new and improved healthcare facilities and the process through which decision must be made. New or improved facilities should be either located so as to be easily accessible by regular direct public transport routes to reduce the need for travel.

Policy CF1 part 1 will be easily satisfied for NHS property if the services are to be improved in a redeveloped or new facility within the plan area.

This Report

The facilities and information listed within this report have been collated and researched by the Neighbourhood Plan Steering Group with help from their planning consultants. Despite this, the list cannot be said to be exhaustive (there are almost certainly more facilities than those listed below).

The maps, lists and Table below identify the community facilities within the Neighbourhood Area. Where a facility is multifunctional, it appears under its primary function only, for example the library has a meeting room, but it is listed as a Cultural Infrastructure and not in meeting places.

Health facilities

Key and Map	Name	Location	Notes
1 in Figure 1	Calne Family Health Centre	Broken Cross	Owned by NHS, currently provides access to adult and children's community health services
2 in Figure 1	Beverbrook Medical Centre	Harrier Close	
3 in Figure 1	Northlands Surgery	North Street	
4 in Figure 1	Patford House Surgery	Patford Street	
5 in Figure 1	Kerry Crecent Dental Practice	Kerry Crescent	
6 in Figure 1	My Dentist	Oxford Road	

Source: Direct observation and review of facility online data

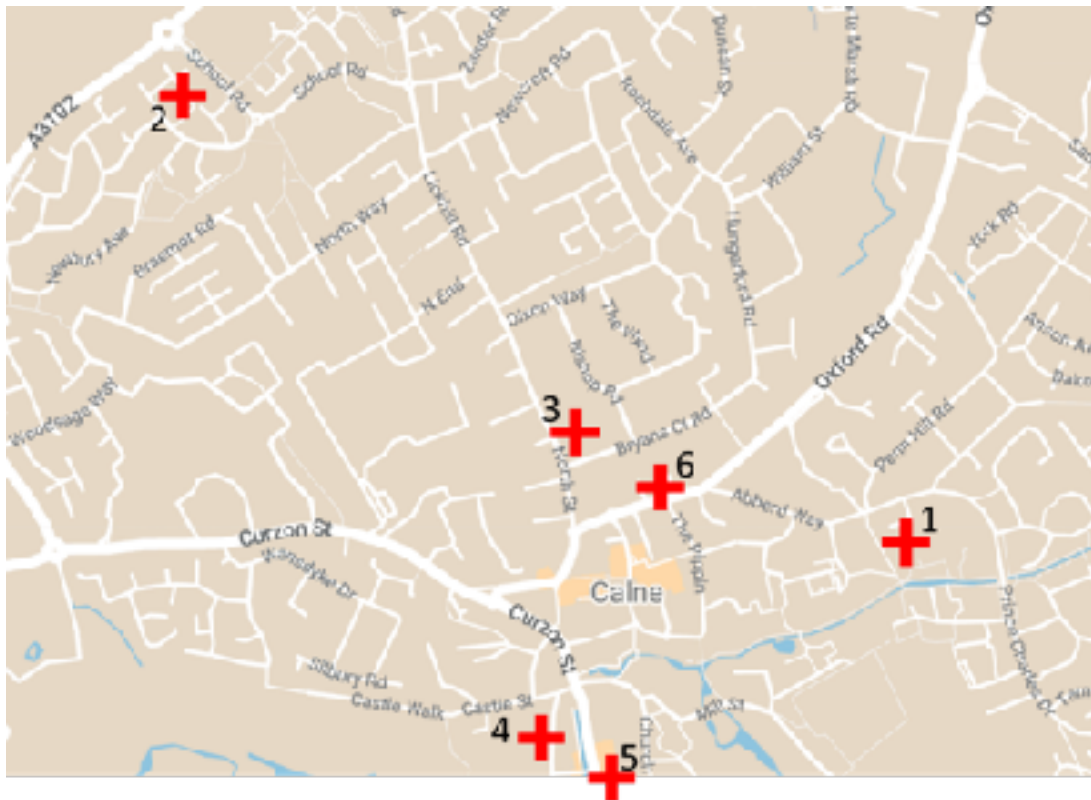


Figure 1 Map of Health Facilities

Education Facilities

Schools (shown in red on the following maps)

Key and Map	Name	Location	Notes
A in Figure 9	Derry Hill	Church Road	Primary
2 in Figure 2	Fynamore Primary	School Road	Primary
3 in Figure 2	Holy Trinity C of E	Quemerford	Primary
4 in Figure 2	Marden Vale C of E	William Street	Primary
5 in Figure 2	Saint Edmund's RC	Duncan Street	Primary
6 in Figure 2	Priestley Primary	Prince Charles Drive	Primary
7 in Figure 2	Kingsbury Green Academy	White Horse Way	Secondary
8 in Figure 2	St Mary's School	Curzon Street	Independent school for girls
9 in Figure 2	St Margaret's	Curzon Street	Independent Preparatory
10 in Figure 2	Springfields Academy	Curzon Street	Special Education

Source: Direct observation and review of facility online data

Nurseries and Creches (shown in blue on the following maps)

Key and Map	Name	Location
11 in Figure 2	Sunny Days Children's Nursery	Lickhill Road
12 in Figure 2	Sunny Days Fynamore Pre-School	School Road
13 in Figure 2	Tiny Bubbles Pre-School	Redman Road
14 in Figure 2	Jack and Jill Pre-School	Duncan Street
15 in Figure 2	Apple Tree Nursery	Prince Charles Drive
16 in Figure 2	YMCA Humpty Dumpty Nursery	Kingsbury Green site
17 in Figure 2	South Hills Nursery	William Street
U in Figure 9	Rub a Dub Pre-School	Petty Lane, Derry Hill
V in Figure 11	Buttercups Kindergarten	Calstone

Source: Direct observation and review of facility online data

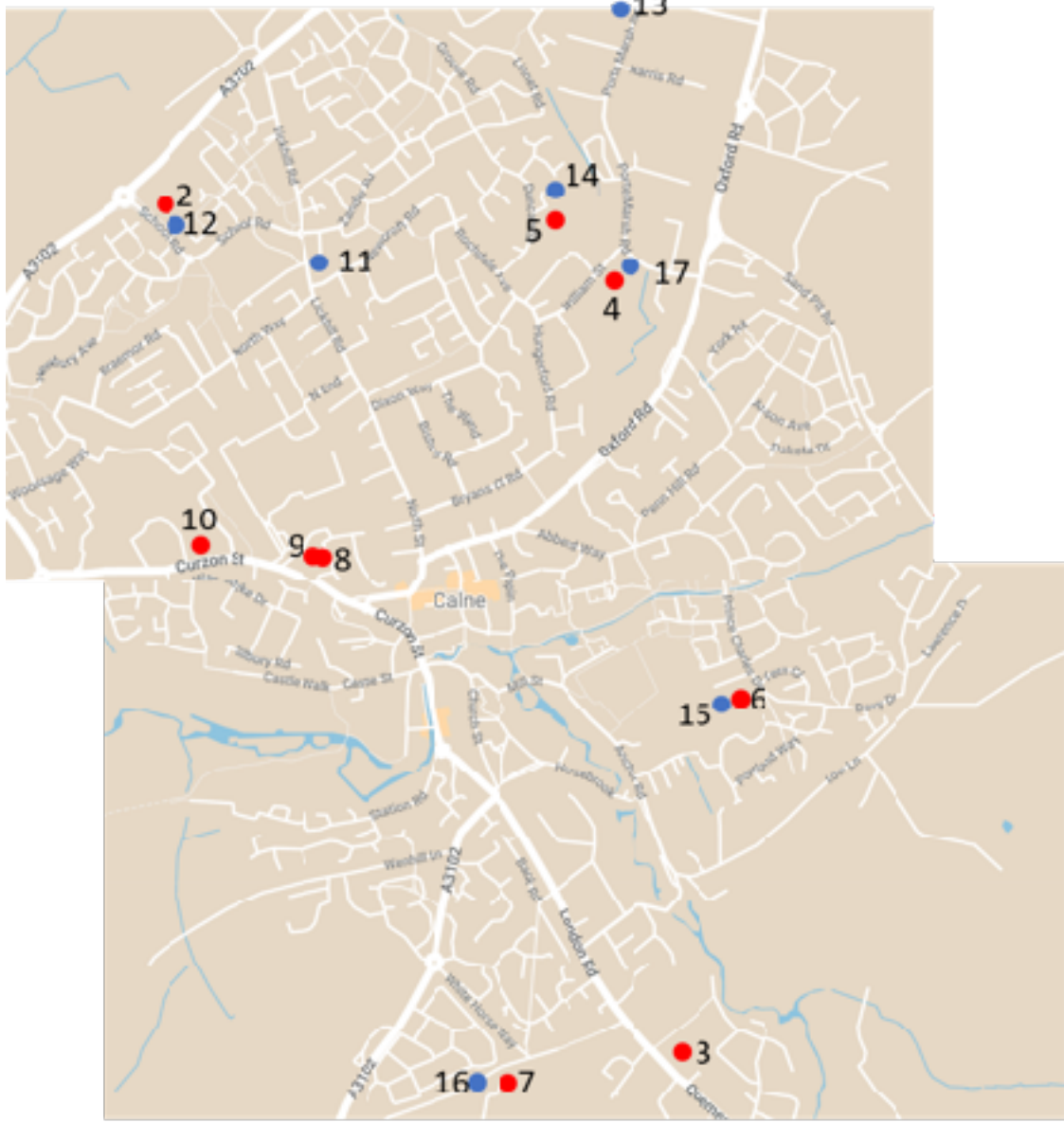


Figure 2 Education Facilities Calne

Cultural Infrastructure

Key and Map	Name	Location
1 in Figure 3	Public Library	Beach Terrace
2 in Figure 3	Heritage Centre	New Road
3 in Figure 3	Calne Visitor and Community Information Centre	New Road

Source: Direct observation and review of facility online data

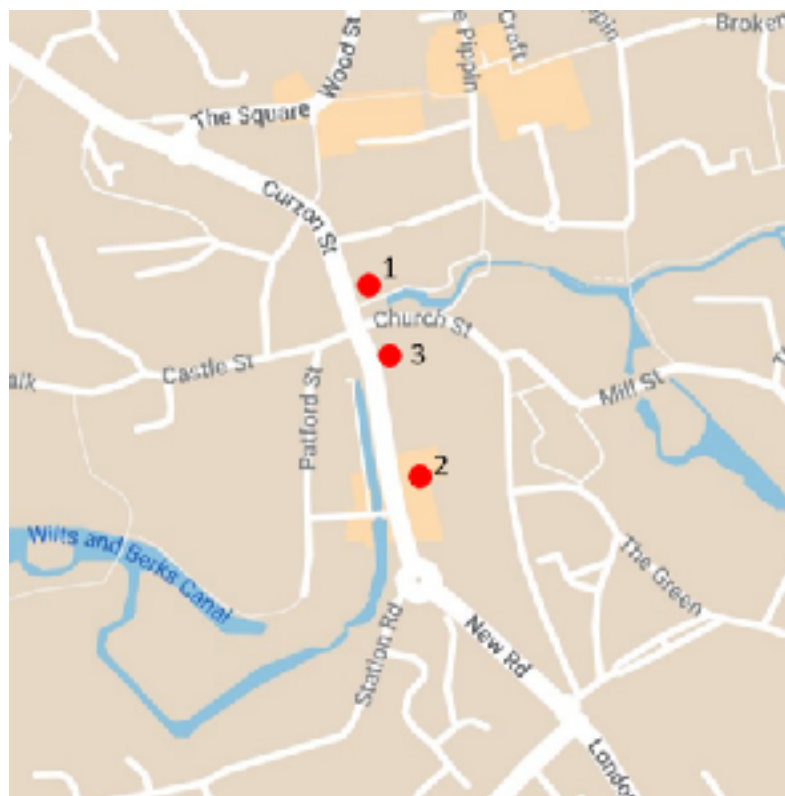


Figure 3 Cultural Infrastructure

Meeting Places

Key and Map	Name	Location
1 in Figure 4A	Marden House	New Road
2 in Figure 4A	Coleman's Farm Community Centre	Foreman Street
3 in Figure 4A	Old Town Hall (Corn Exchange)	New Road
H in Figure 9	Lansdowne Hall	Derry Hill
5 in Figure 4B	Calne Masonic Hall	Stanier Road
6 in Figure 4A	Calne Liberal Club	The Pippin
7 in Figure 4A	Calne Central	Church Street
8 in Figure 4A	Men's Shed	The Glebe
9 in Figure 4A	Bremhill View Clubhouse	Bremhill View
10 in Figure 4A	North Star Club	Bremhill View
11 in Figure 4A	1st Calne Scout Group	Quarr Barton
12 in Figure 4A	Calne Guides	Silver Street
13 in Figure 4B	Calne Springs Room	Within TESCO building, A3102
L in Figure 9	Scout Hut Studley	Old Road, Derry Hill
W in Figure 11	Wellington Barn	Calstone

Source: Direct observation and review of facility online data

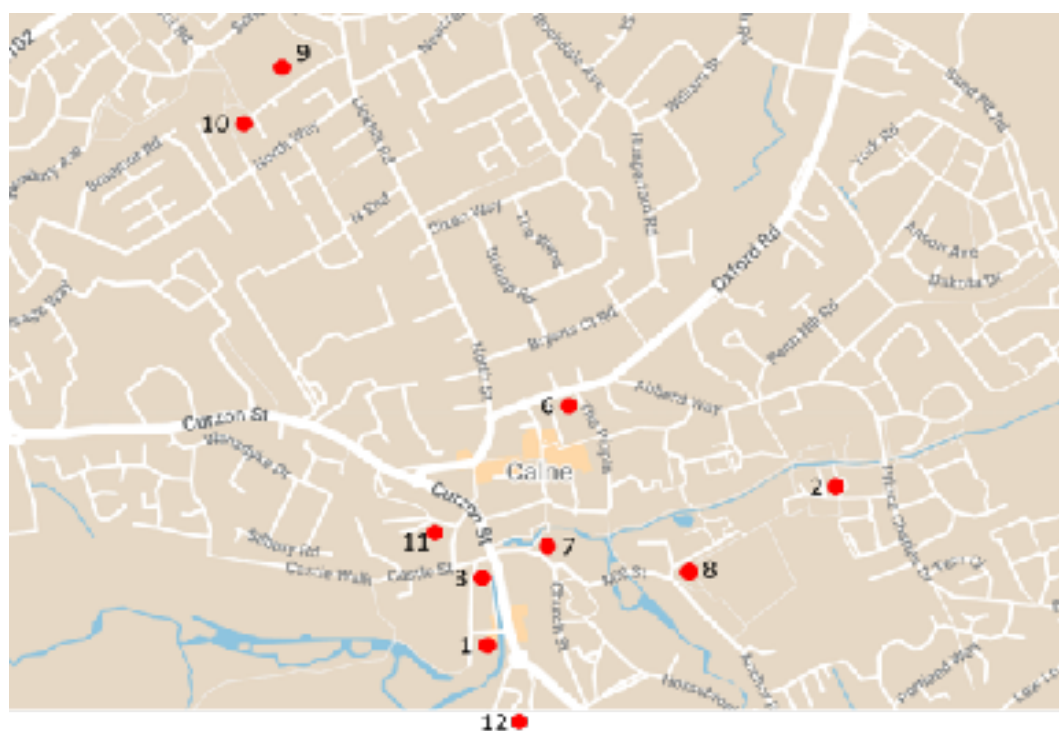


Figure 4A Meeting Places Calne

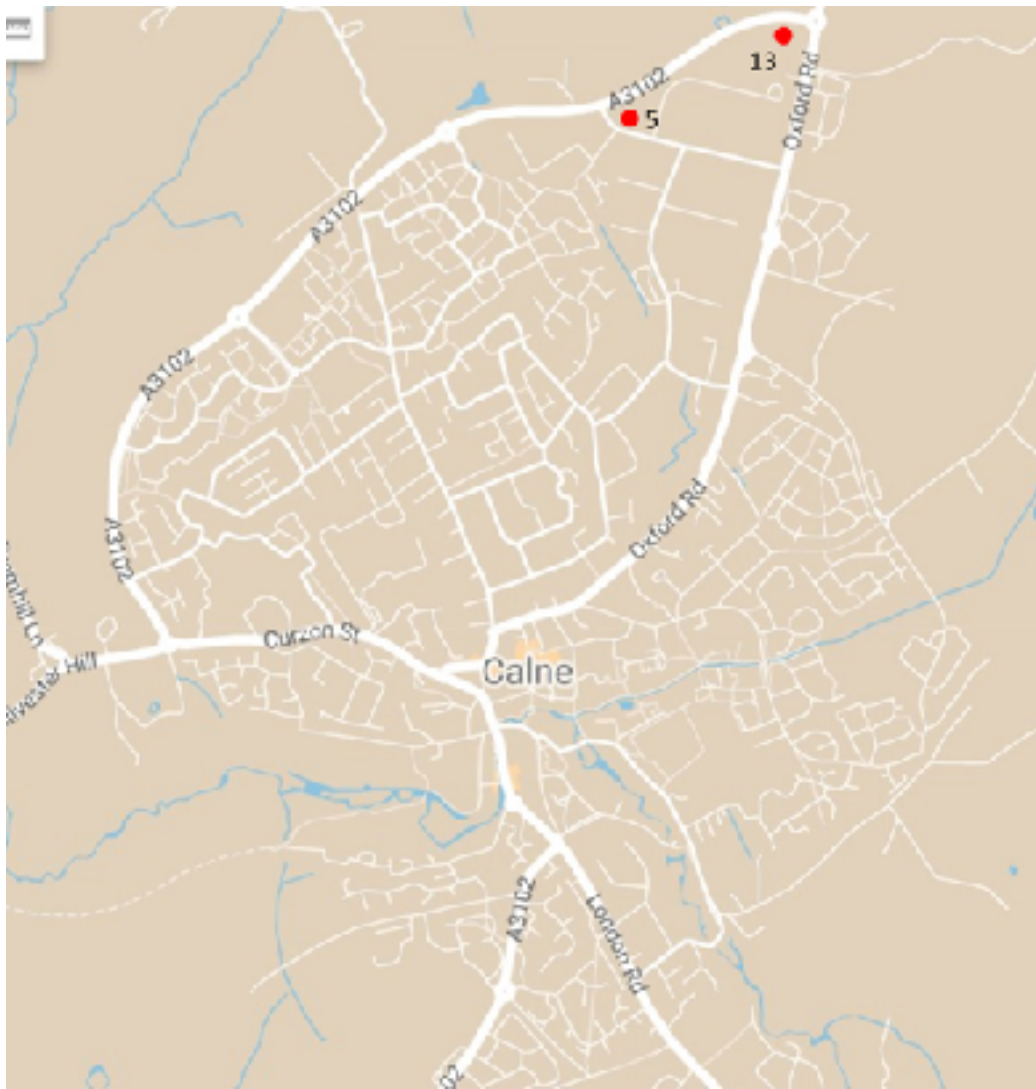


Figure 4B Additional meeting places in Calne

Sports Venues

Key and Map	Name	Location
1 in Figure 5	Calne Recreational Club	Anchor Road
2 in Figure 5	Calne Bowls Club	Anchor Road
3 in Figure 5	Calne Leisure Centre	Bentley Lane
4 in Figure 5	St Mary's Sports Club	Curzon Street
5 in Figure 5	Calne Town Football Club	Bremhill View
6 in Figure 5	Beverbrook Sports & Community Facility	Beverbrook
7 in Figure 5	Calne Tennis Club	Beverbrook
8 in Figure 5	Calne Bowl Skate Park	Castlefields Park
G in Figure 9	Derry Hill United F C	New Road
M in Figure 10	Bowood PGA Golf Course	Bowood
S in Figure 11	Calne Angling Association	Sabre Lake
9 in Figure 5	11.11 Yoga Studio	Church Street
10 in Figure 5	Fitness Box Calne	Harris Road
11 in Figure 5	Hitsona Calne	Stanier Road
12 in Figure 5	LPB Fitness Ltd.	Harris Road
13 in Figure 5	TT Fitness Ltd.	Redmond Road
V in Figure 9	Bowood Sport Ground	Studley
B in Figure 11	Blacklands Lakes Health Club	Stockley Lane

Source: Direct observation and review of facility online data

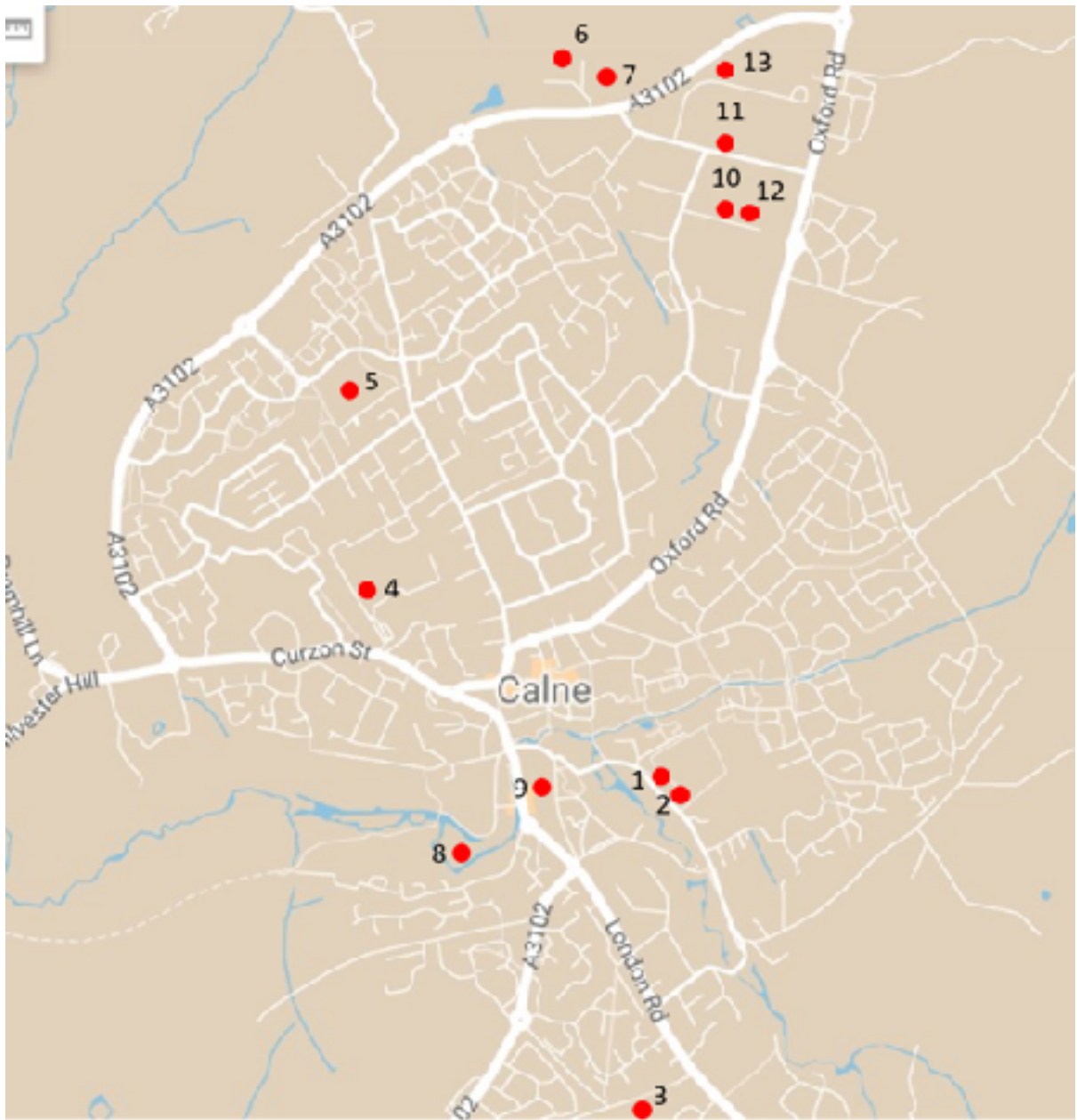


Figure 5 Sport Venues in Calne

Public Houses

Key and Map	Name	Location	Notes
C in Figure 9	Lansdowne Arms	Derry Hill	
N in Figure 10	The George	Sandy Lane	
E in Figure 9	The Pewsham	Pewsham	Formerly The Lysley Arms
5 in Figure 6	The Lansdowne Strand Hotel	Curzon Street	
6 in Figure 6	The Piggy Bank	Bank Row	
7 in Figure 6	The Wheatsheaf	The Square	
8 in Figure 6	The Jenny Wren	Newcroft Road	
9 in Figure 6	The Dog and Pheasant	Oxford Road	Formerly the Bug and Spider
10 in Figure 6	London Road Inn	London Road	
T in Figure 11	The Talbot	London Road	

Source: Direct observation and review of facility online data



Figure 6 Public Houses in Calne

Places of Worship

Key and Map	Name	Location
1 in Figure 7	St Mary the Virgin	Church Street
2 in Figure 7	Calne Free Church	Church Street
3 in Figure 7	Calne Baptist Church	Castle Street
4 in Figure 7	Calne Methodist Church	Silver Street
5 in Figure 7	Holy Trinity Church	Wessington Avenue
P in Figure 11	St Peter's Church	Blackland
R in Figure 11	St Mary's Church	Calstone
B in Figure 9	Derry Hill Christ Church	Church St., Derry Hill
P in Figure 10	St Mary and St Nicholas' Church	Sandy Lane
10 in Figure 7	St Edmund's Church	Oxford Road
11 in Figure 7	Calne Evangelical Church	Oxford Road
12 in Figure 7	Kingdom Hall	Ernle Road
K in Figure 9	Studley Methodist Church	Norley Lane, Studley
Z in Figure 9	Little Zoar Strict Baptist Chapel	Chapel Lane , Derry Hill
13 in Figure 7	Zion Chapel	Phelps Parade

Source: Direct observation and review of facility online data

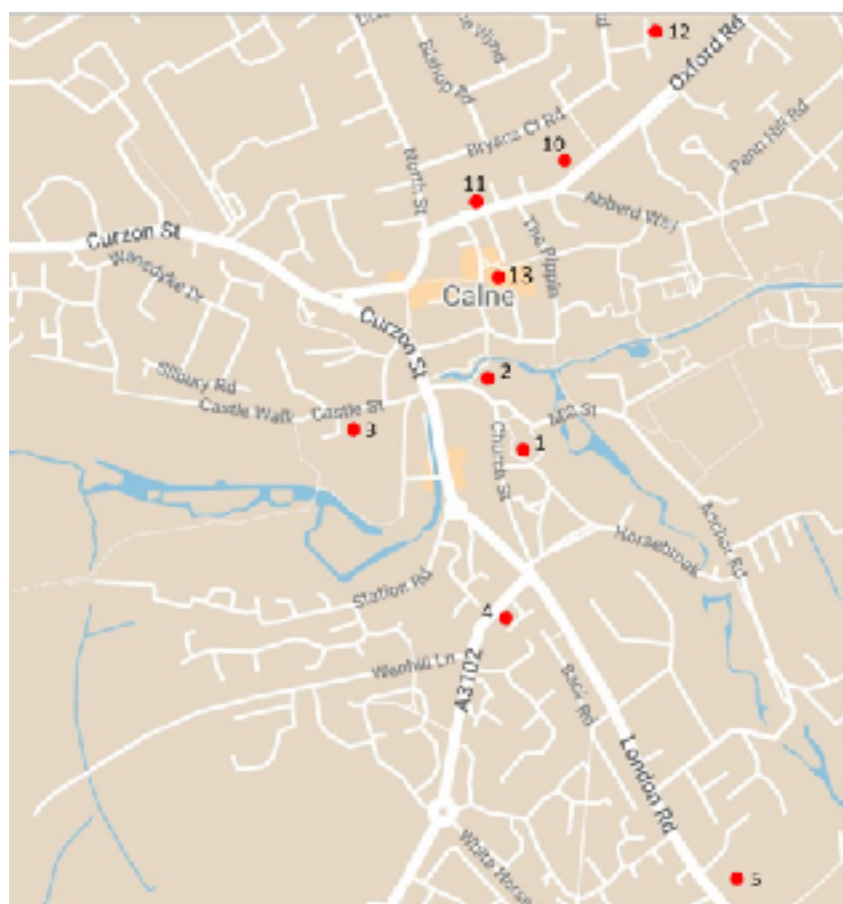


Figure 7 Places of Worship in Calne

Local Shops

Key and Map	Name	Location	Notes
J in Figure 9	Derry Hill Store (SPAR)	Church Road Derry Hill	Includes a Post Office
Q in Figure 11	Quemerford Post Office	Quemerford	Includes a Post Office
5 in Figure 8	Martins	Phelps Parade	Includes a Post Office
6 in Figure 8	SPAR	James Avenue	
2 in Figure 8	ASDA	London Road	
1 in Figure 8	Tesco Express	Harrier Close	
3 in Figure 8	Best One	Newcroft Road	
4 in Figure 8	One Stop	William Street	

Source: Direct observation and review of online data

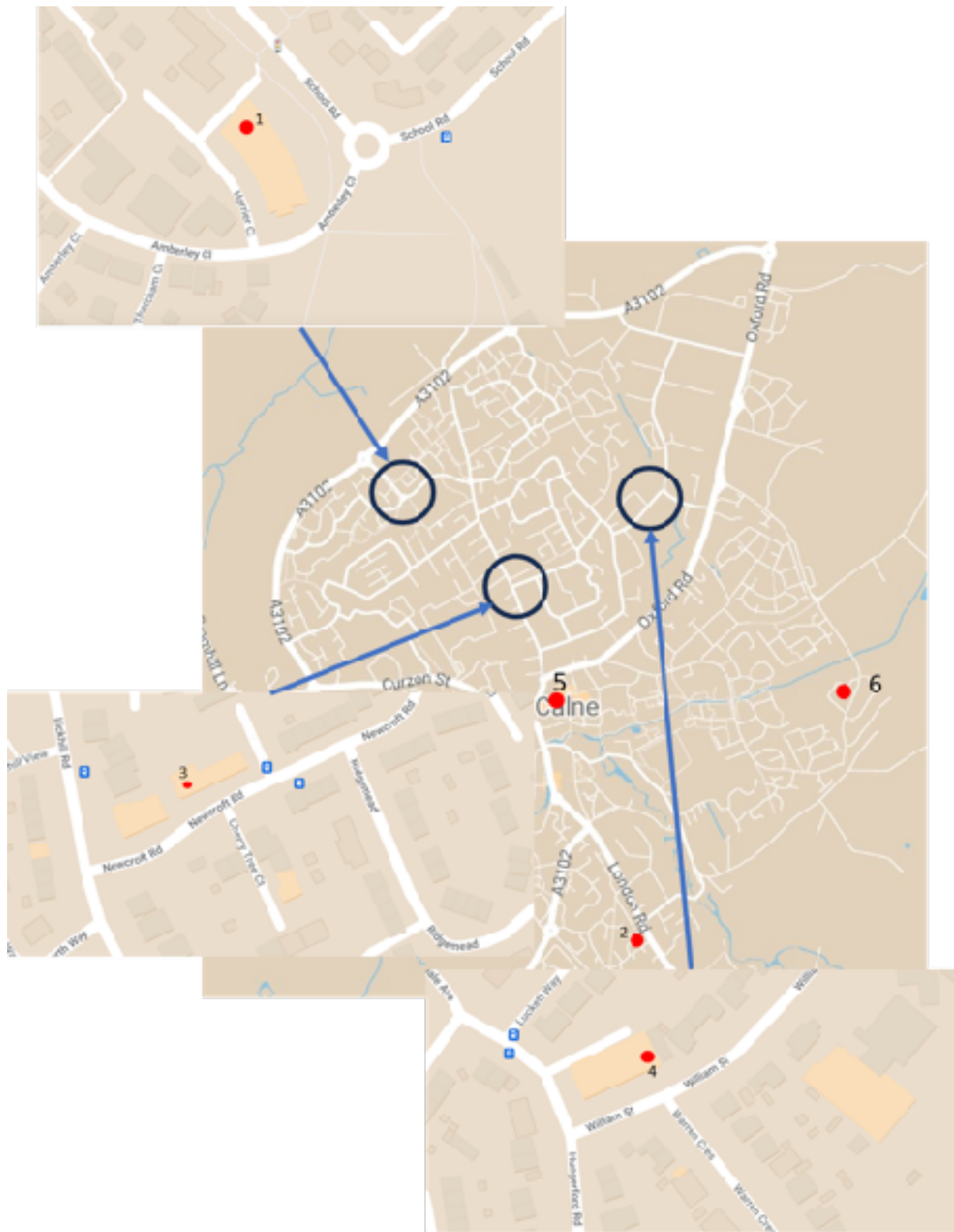


Figure 8 Local Shops in Calne

Maps of community facilities in areas outside central Calne



Figure 9 Community Facilities in Derry Hill



Figure 10 Community Facilities in Sandy Lane

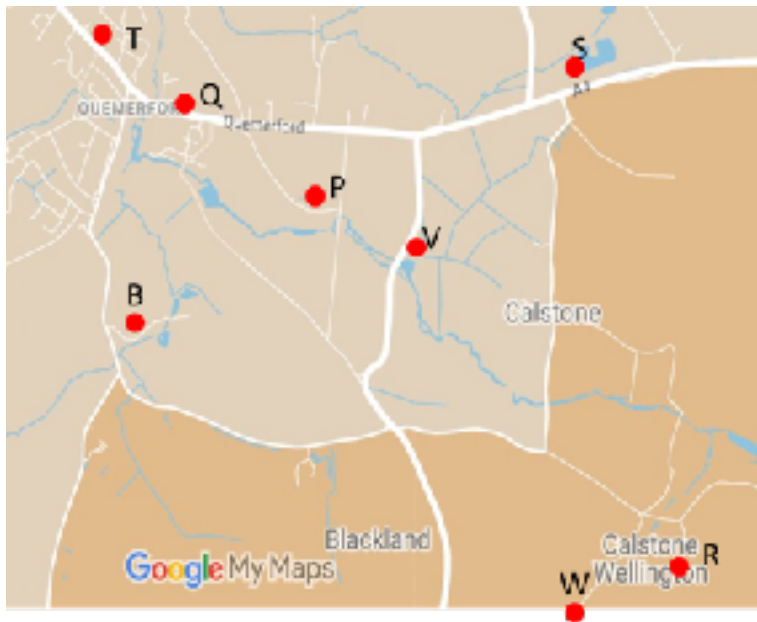


Figure 11 Community Facilities in Quemerford, Blackland and Calstone