

## **CALNE COMMUNITY NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)**

### **1. INTRODUCTION**

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Acting Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to make decisions on Neighbourhood Plan proposals following the examination of a Neighbourhood Plan proposal in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation.

### **2. BACKGROUND**

- 2.1. The designated area for the Calne Community Neighbourhood Plan comprises the whole of the parishes of Calne Town and Calne Without. On 6<sup>th</sup> May 2014, Wiltshire Council formally approved that the Calne and Calne Without Neighbourhood Area (i.e. the land within the parishes of Calne Town and Calne Without) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Calne Town Council and Calne Without Parish Council – the ‘qualifying body’, submitted the draft Calne Community Neighbourhood Plan, along with supporting documents, to Wiltshire Council in March 2017 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.3. Following submission of the draft Calne Community Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 27<sup>th</sup> March 2017 to 11<sup>th</sup> May 2017.
- 2.4. In July 2017, Wiltshire Council appointed an independent examiner, Mr Andrew Matheson MRTPI FCIH MSc MPA to examine the Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in September 2017 and concluded that, subject to making the modifications recommended in the report, the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Calne and Calne Without Neighbourhood Area (the area of the two parishes) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the

draft Plan in order to be satisfied that it meets the Basic Conditions and is compatible with Convention Rights. If the authority is satisfied then a referendum must be held. Consideration also needs to be given as to whether to extend the area to which the referendum is to take place.

### **3. DECISION AND REASONS**

- 3.1. Having considered the examiner's recommendations and reasons for them, the Council concurs with the examiner's view and have decided to make modifications to the draft Calne Community Neighbourhood Plan to ensure that it meets legal requirements including the Basic Conditions as set out in legislation. Appendix 1 sets out these modifications, together with the reasons for them.
- 3.2. The Council is satisfied that the Neighbourhood Plan, as modified, complies with the legal requirements and can proceed to referendum.
- 3.3. The Council also agrees with the examiner that the referendum area should reflect the extent of the Calne and Calne Without Neighbourhood Area.
- 3.4. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

**Signed:**

A handwritten signature in black ink, appearing to read 'Mike Wilmott', with a long, sweeping underline.

**Mike Wilmott**

Acting Associate Director, Economic Development & Planning  
Wiltshire Council

**Dated:** 14<sup>th</sup> November 2017

## Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

### Guidance for using this document

The following table sets out the changes that are required to be made to the Neighbourhood Plan, together with the explanation and reason for the change. This should be read alongside the Report of the independent Examiner to Wiltshire Council on the Calne Community Neighbourhood Plan (dated 26<sup>th</sup> September 2017).

Throughout the table, specific changes that are required are shown as follows:

- text in ***italics, bold and underlined*** identifies new text to be added to the Plan.
- text that is shown as ~~*italic strikethrough*~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the Calne Community Neighbourhood Plan (hereafter referred to as 'CCNP'), as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his report, followed by the change that is required to be made to the neighbourhood plan. This may be different to the Examiner's recommendation.

The final CCNP, to be published for the purposes of the referendum, will need to renumber the policies and paragraphs as appropriate following the insertion of changes.

Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
1a	Page 5. Recomm'n number 1	Basic Conditions Statement, Page 3, paragraph 4	<p>EXAMINER'S RECOMMENDATION:  <i>"In the Basic Conditions Statement add to para 4: 'This has been confirmed where appropriate by Wiltshire Council and Hampshire County Council'"</i></p> <p>REQUIRED CHANGE:                      After the last sentence of paragraph 4 on page 3, add a new sentence: <b><i><u>This has been confirmed where appropriate by Wiltshire Council and Hampshire County Council.</u></i></b></p>	For clarity and correction
1b	Page 5. Recomm'n number 1	Basic Conditions Statement, Page 3, paragraph 3	<p>EXAMINER'S RECOMMENDATION:  <i>"...correct para 3 by removing the reference to "GANP".</i></p> <p>REQUIRED CHANGE:                      Amend the last sentence of paragraph 3 to read as follows: <i>The Pre-Submission document sets out the period of the Neighbourhood Plan (<del>GANP</del>) which is from 2016 to 2026.</i></p>	For clarity and correction
2a	Page 6. Recomm'n number 2	CCNP Page 15, paragraph 26	<p>EXAMINER'S RECOMMENDATION:  <i>"In relation to the designation of the Calne and Calne Without Neighbourhood Area:</i></p> <ul style="list-style-type: none"> <li>• <i>correct the designation date shown at para 26 and provide a webpage reference to the designation decision;"</i></li> </ul> <p>REQUIRED CHANGE:                      Amend paragraph 26 to read as follows: <i>As such, Wiltshire Council designated the Calne and Calne Without area as a Neighbourhood Area (as requested) on <del>17 February 2014</del> <b><u>6 May 2014</u></b> (see <a href="http://www.wiltshire.gov.uk">http://www.wiltshire.gov.uk</a>)</i></p>	Corrections
2b	Page 6. Recomm'n number 2	CCNP Page 20, page heading and map title	<p>EXAMINER'S RECOMMENDATION:  <i>"In relation to the designation of the Calne and Calne Without Neighbourhood Area:</i></p> <ul style="list-style-type: none"> <li>• <i>on page 20 use the titles that match with those used in the document as a whole – 'Calne Community Neighbourhood Plan' and 'Calne and Calne Without Neighbourhood Area' – and relate the title to the map along these lines: The Calne Community Neighbourhood Plan relates to the designated Calne and Calne</i></li> </ul>	Corrections

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			<p><i>Without Neighbourhood Area;</i>"</p> <p>REQUIRED CHANGE:</p> <p>1. Amend page 20 title to read as follows: <del>The Calne and Calne Without Neighbourhood Plan Area</del> <b><u>The Calne Community Neighbourhood Plan Area</u></b></p> <p>2. Amend the first sentence below the page title to read as follows: <del>The plan below identifies the designated Neighbourhood Area:</del> <b><u>The Calne Community Neighbourhood Plan relates to the designated Calne and Calne Without Neighbourhood Area:</u></b></p> <p>3. Amend map title to read as follows: <del>Calne Town and Calne Without Neighbourhood Area</del> <b><u>Calne and Calne Without Neighbourhood Area</u></b></p>	
2c	Page 6. Recomm'n number 2	CCNP Page 20, map	<p>EXAMINER'S RECOMMENDATION:</p> <p><i>"In relation to the designation of the Calne and Calne Without Neighbourhood Area:</i></p> <ul style="list-style-type: none"> <li><i>amend the map on page 20 to show the single designated Area."</i></li> </ul> <p>REQUIRED CHANGE:</p> <p>Amend the map on page 20 to show a single outer boundary line in bold for the Neighbourhood Area.</p>	Corrections
3	Page 9. Recomm'n Number 3	CCNP Front Cover	<p>EXAMINER'S RECOMMENDATION:</p> <p><i>"Amend the front cover to include and give prominence to the Plan period."</i></p> <p>REQUIRED CHANGE:</p> <p>Amend front page of Plan to read as follows: <del>Submission</del> <b><u>Referendum</u></b> Plan <del>February 2017</del> <b><u>2016 – 2026</u></b></p>	For clarity
4	Page 9. Recomm'n number 4	CCNP Page 6 Foreword	<p>EXAMINER'S RECOMMENDATION:</p> <p><i>"Revisit, update and revise the Foreword."</i></p> <p>REQUIRED CHANGE:</p>	For clarity and correction

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p>1. Amend 2<sup>nd</sup> paragraph of Foreword to read as follows: <i>The Neighbourhood Plan <del>will seek</del> <b>seeks</b> to enhance the natural environment...</i></p> <p>2. Amend 4<sup>th</sup> paragraph, 3<sup>rd</sup> sentence of Foreword to read as follows: <i>All comments and suggestions received as part of this consultation <del>will be</del> <b>have been</b> carefully considered and if <b>where</b> viable and/or suitable the Neighbourhood Plan <del>will be</del> <b>has been</b> amended accordingly.</i></p>	
5	Page 9. Recomm'n number 5	CCNP Page 6 Foreword	<p>EXAMINER'S RECOMMENDATION:  <i>"Amend the references in paras 5 &amp; 6 of the Foreword to a "parish referendum" to read simply 'referendum'."</i></p> <p>REQUIRED CHANGE:                      1. Amend 5<sup>th</sup> paragraph of Foreword to read as follows: <i>The Neighbourhood Plan sets down a series of planning policies which, once adopted by means of a <del>parish</del> referendum...</i>                      2. Amend 6<sup>th</sup> paragraph, 1<sup>st</sup> sentence of Foreword to read as follows: <i>The Neighbourhood Plan <del>must go to an</del> <b>has been subject to an</b> Independent Examination and will finally be subjected to a <del>local parish</del> referendum...</i></p>	Correction
6	Page 9. Recomm'n number 6	CCNP Page 10 Introduction	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword para 2 sentence 2 of the Introduction along these lines:                      'Wiltshire Council will determine planning applications within Calne and Calne Without in accordance with the Development Plan, which includes the Neighbourhood Plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).'"</i></p> <p>REQUIRED CHANGE:                      Amend paragraph 2, 2<sup>nd</sup> sentence to read as follows: <i><del>This means that</del> Wiltshire Council will <del>have to</del> determine planning applications within Calne and Calne Without in accordance with the Development Plan, <del>(including</del> <b>which includes</b> the Neighbourhood Plan), <b>unless material considerations indicate otherwise (see section 38(6) of the</b></i></p>	For clarity and correction

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			<b><u>Planning and Compulsory Purchase Act 2004).</u></b>	
7	Page 10. Recomm'n number 7	CCNP Page 11 Introduction	EXAMINER'S RECOMMENDATION: <i>"Delete para 9 of the Introduction and renumber subsequent paragraphs."</i>  REQUIRED CHANGE: Delete paragraph 9 and renumber subsequent paragraphs.	For clarity and correction
8	Page 10. Recomm'n number 8	CCNP Page 12 Introduction	EXAMINER'S RECOMMENDATION: <i>"In para 10 add a cross-reference to the Basic Conditions Statement along these lines: 'More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.'"</i>  REQUIRED CHANGE: Amend paragraph 10 to read as follows: <i>The Calne Community Neighbourhood Plan contributes towards the achievement of sustainable development. <b><u>More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.</u></b></i>	For clarity
9	Page 10. Recomm'n number 9	CCNP Page 14	EXAMINER'S RECOMMENDATION: <i>"In para 19 replace the final sentence with: 'However, piecemeal development has exceeded the housing numbers set out in the Wiltshire Core Strategy (January 2015) and there is no longer an indicative housing requirement in Calne Town or in the Calne Community Area remainder areas and therefore no requirement for this Plan to allocate sites for housing (see Wiltshire Council Housing Land Supply Statement dated March 2017).'"</i>  REQUIRED CHANGE: Amend paragraph 19, final sentence to read as follows: <i>However, <del>since the Wiltshire Core Strategy was adopted in January 2015</del> piecemeal housing development has exceeded</i>	For clarity and correction

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			<p><del>those <b>the housing</b> numbers <b>set out in the Wiltshire Core Strategy (January 2015)</b> so that <b>and</b> there is no longer a <b>shortfall in the an indicative housing</b> requirement to create any more housing in the Calne Community Area in the period until 2026. (As set out in the <b>in Calne Town or in the Calne Community Area remainder area and therefore no requirement for this Plan to allocate sites for housing (see Wiltshire Council's Housing Land Supply Statement, dated April 2016, published in November 2016</b> <b>March 2017</b>).</del></p>	
10	Page 10. Recomm'n number 10	CCNP Page 21 and 22 Objectives	<p>EXAMINER'S RECOMMENDATION:                      "At the end of para 50, add a cross-reference to the Consultation Statement along these lines: 'More detail on the ways in which these Objectives have been derived is included within the Consultation Statement that accompanies the Plan.'"</p> <p>REQUIRED CHANGE:                      At the end of paragraph 50, after the bullet points under '(D) Improve Calne Town Centre', add the following: <b><u>More detail on the ways in which these Objectives have been derived is included within the Consultation Statement that accompanies the Plan.</u></b></p>	For clarity
11	Page 11. Recomm'n number 11	CCNP Page 23 Policy Delivery of Objectives	<p>EXAMINER'S RECOMMENDATION:                      "Review the content of the table at para 51 in the light of modifications made to the Plan prior to the Referendum."</p> <p>REQUIRED CHANGE:                      Amend table at paragraph 51 by deleting sections/policies that have been recommended for deletion from the Plan, adding any new policies and amending policy names, as follows:</p> <p><i>Housing &amp; Infrastructure                      Policy H1 – Housing Allocation                      Policy H2 – Affordable Housing                      Policy H3 – Housing Mix                      Policy H4 – Sustainable Design</i></p>	For clarity and correction



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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p>Policy H5<del>4</del> – Settlement Boundaries and Housing Sites                      Policy H6 – <del>Developer Contributions and Community Infrastructure Levy Local Priorities</del>                      Policy H7<del>5</del> – Phasing of Development</p> <p><i>Getting Around</i>                      Policy GA1 – Sustainable Transport                      Policy GA2 – Highway Impact</p> <p><i>Working and Shopping</i>                      Policy WS1 – Employment                      Policy WS2.1 – Calne Town Centre  <b><u>Policy WS2.2 – Calne Town Centre Masterplan</u></b>                      Policy WS3 – Local Neighbourhood Shopping                      Policy WS4 – <del>Other Retail Development</del></p> <p><del><i>Town Centre Masterplan</i></del>  <del>Policy TC1 – Public Realm</del>  <del>Policy TC2 – Movement</del>  <del>Policy TC3 – Car Parking</del>  <del>Policy TC4 – Town Centre Development</del></p> <p><i>Community Facilities</i>                      Policy CF1 – Health, Leisure and Wellbeing                      Policy CF2 – Educational Facilities                      Policy CF<del>3</del><del>2</del> – Community Assets</p> <p><i>Built Environment</i>                      Policy BE1 – Design <b><u>Integration</u></b> and Landscaping                      Policy BE2 – <b><u>Design Principles for</u></b> Local Distinctiveness and Aesthetics                      Policy BE3 – Parking Provision                      Policy BE4 – Heritage Assets</p>	

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			<p><i>Natural Environment</i>  <i>Policy NE1 – Local Green Space</i>  <i>Policy NE2 – Open Space and Green Infrastructure</i>  <i>Policy NE3<del>2</del> – Setting of Calne and Calne Without</i>  <i>Policy NE4<del>3</del> – Biodiversity</i>  <i>Policy NE5 – Renewable Energy</i>  <i>Policy NE6<del>4</del> – Energy Conservation</i>  <i>Policy NE7 – Flooding</i></p>	
12	Page 11. Recomm'n number 12	CCNP Page 26 Housing & Infrastructure Issues	<p>EXAMINER'S RECOMMENDATION:  <i>"Amend the second bullet point under the sub-heading 'Housing &amp; Infrastructure Issues' to read: 'Recent growth has not been mirrored by infrastructure provision'."</i></p> <p>REQUIRED CHANGE:                      Amend second bullet point under the sub-heading 'Housing &amp; Infrastructure Issues' as follows: <i>Recent growth has not <b>been</b> mirrored <b>by</b> infrastructure provision</i></p>	For clarity and correction
13	Page 11. Recomm'n number 13	CCNP Page 26 and Page 27 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"Within the Housing &amp; Infrastructure section, distinguish between the two 'Background' sub headings along these lines: 'Background Community Data' and 'Housing Requirements'."</i></p> <p>REQUIRED CHANGE:                      1. On page 26, amend first 'Background' sub-heading to read as follows: <i><del>Background</del> <b>Background Community Data</b></i></p> <p>2. On page 27, amend second 'Background' sub-heading to read as follows: <i><del>Background</del> <b>Housing Requirements</b></i></p>	For clarity
14	Page 11.	CCNP	EXAMINER'S RECOMMENDATION:	For clarity

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
	Recomm'n number 14	Page 26 onwards to end of Plan	<p><i>"Adopt a common paragraph numbering system throughout the Plan document that allows the Plan content to be readily and confidently referenced."</i></p> <p>REQUIRED CHANGE: Amend all paragraph numbers after paragraph 51 on page 23 so that they continue to run in the same sequence. The first paragraph under the 'Housing &amp; Infrastructure' heading on page 26 should be amended as follows: <del>4.1</del> <b>52</b>, with all subsequent paragraphs re-numbered.</p>	
15a	Page 11. Recomm'n number 15	CCNP Page 27 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION: <i>"In para 2.1 update the reference to the Wiltshire Council Housing Land Supply Statement to March 2017."</i></p> <p>REQUIRED CHANGE: Amend the re-numbered paragraph 2.1 on page 27 as follows: <i>Wiltshire Council's Housing Land Supply Statement, as at April 2016 published in November 2016</i> <b><u>dated March 2017, confirms that...</u></b></p>	For clarity and correction
15b	Page 11. Recomm'n number 15	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION: <i>"Update as required and amend the table at paragraph 2.1 to refer, in the first column, to 'Calne Community Area remainder' instead of 'Remainder of Core Strategy Calne Area' and in the note underneath this table to 'The Calne Community Area remainder covers.....'"</i></p> <p>REQUIRED CHANGE: 1. Update figures in table at re-numbered paragraph 2.1 in line with March 2017 Housing Land Supply Statement.  2. Amend first column fourth row to read as follows: <del>Remainder of Core Strategy Calne Area</del> <b><u>Calne Community Area Remainder*</u></b>  3. Amend note underneath the table to read as follows: <del>* Note - The Remainder of Core Strategy Calne Area</del> <b><u>* Note - The Calne Community Area Remainder covers a larger</u></b></p>	For clarity and correction

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<i>number of villages than those within the parish of Calne Without</i>	
16	Page 12. Recomm'n number 16	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"In para 2.2 add the source reference for the housing growth figures quoted (not least to provide the housing numbers from which the percentage figures as used are derived)."</i></p> <p>REQUIRED CHANGE:                      Add source reference at end of final sentence of re-numbered paragraph 2.2.</p>	For clarity
17	Page 12. Recomm'n number 17	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"Para 2.3, first bullet point: add to the second sentence '...beyond the housing itself.'"</i></p> <p>REQUIRED CHANGE:                      Amend second sentence of re-numbered paragraph 2.3 to read as follows: <i>These developments have brought little or no community benefit <b><u>beyond the housing itself.</u></b></i></p>	For clarity and correction
18	Page 12. Recomm'n number 18	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"Para 2.3, first bullet point: add following the two quotations from the Wiltshire Core Strategy, respectively, 'para 5.39' and 'para 5.41'."</i></p> <p>REQUIRED CHANGE:</p> <p>1. Amend first bullet point, third sentence of re-numbered paragraph 2.3 to read as follows: <i>This is evidenced in the Wiltshire Core Strategy which states, "As a large proportion of development has already come forward in the plan period, future development during the remainder of the plan period should be phased to ensure that infrastructure and employment provision appropriately supports development in the town <b><u>(para 5.39).</u></b>"</i></p> <p>2. Amend first bullet point, fourth sentence of re-numbered paragraph 2.3 to read as follows: <i>And also, "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 <b><u>(para 5.41).</u></b>"</i></p>	For clarity

# DECISION STATEMENT - APPENDIX 1

14 NOVEMBER 2017

## Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
19a	Page 12. Recomm'n number 19	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"Para 2.3, third bullet point: add after 'Air Quality Management Area' the reference <a href="http://www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas;">www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas;</a>"</i></p> <p>REQUIRED CHANGE:                      Amend third bullet point, second sentence of re-numbered paragraph 2.3 to read as follows:  <i>Calne has an Air Quality Management Area (<a href="http://www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas">www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas</a>) due to...</i></p>	For clarity
19b	Page 12. Recomm'n number 19	CCNP Page 28 Housing & Infrastructure	<p>EXAMINER'S RECOMMENDATION:  <i>"replace the final sentence with: 'The Calne Air Quality Action Plan (August 2016 <a href="http://www.wiltshireairquality.org.uk/reports">www.wiltshireairquality.org.uk/reports</a>) identifies as its top priority "to reduce the number of motor vehicles, especially HGVs, which pass through the Calne Air Quality Management Area wherever possible"."</i></p> <p>REQUIRED CHANGE:                      Amend third bullet point, final sentence of re-numbered paragraph 2.3 to read as follows:  <del><i>There is also the need to reduce HGV movements and improve road safety conditions as stated in the Air Quality Management Strategy.</i></del> <b><u>The Calne Air Quality Action Plan (<a href="http://www.wiltshireairquality.org.uk/reports">www.wiltshireairquality.org.uk/reports</a> August 2016) identifies as its top priority "to reduce the number of motor vehicles, especially HGVs, which pass through the Calne Air Quality Management Area wherever possible".</u></b></p>	For clarity
20	Page 12. Recomm'n number 20	CCNP Page 29 Housing site allocation	<p>EXAMINER'S RECOMMENDATION:  <i>"Add to para 3.3: 'Wiltshire Core Strategy Policies CP1 &amp; CP2 provide the bases on which the settlement strategy will be progressed.</i></p> <p>REQUIRED CHANGE:                      Add an additional sentence at the end of re-numbered paragraph 3.3 as follows: <b><u>Wiltshire Core Strategy Core Policies 1 and 2 provide the bases on which the settlement strategy will be progressed.</u></b></p>	For clarity

Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
21	Page 12. Recomm'n number 21	CCNP Page 30 Housing site allocation	<p>EXAMINER'S RECOMMENDATION:  <i>"Add to para 3.4: 'The Wiltshire Core Strategy at para 4.33 acknowledges: 'Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2)'. But further it is stated (para 4.17): 'Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan'."</i></p> <p>REQUIRED CHANGE:                      Add further sentences at the end of re-numbered paragraph 3.4 as follows: <b><u>The Wiltshire Core Strategy at para 4.33 acknowledges: "Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2)". But further it is stated (para 4.17): "Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan".</u></b></p>	For clarity
22	Page 12: Recomm'n number 22	CCNP Page 30 Housing site allocation	<p>EXAMINER'S RECOMMENDATION:  <i>"Add to para 3.7, either as a reference or a footnote: Site Appraisal for the Calne Community Neighbourhood Plan, AECOM Feb 2016"</i></p> <p>REQUIRED CHANGE:                      Amend second sentence of re-numbered paragraph 3.7 to read as follows: <i>An independent consultant, AECOM, was appointed to conduct appraisals for each of the 25</i></p>	For clarity

Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

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			<i>sites identified from all sources – refer to <b>Site Appraisal for the Calne Community Neighbourhood Plan (AECOM, February 2016).</b></i>	
23	Page 13: Recomm'n number 23	CCNP Page 31 Housing site allocation map	<p>EXAMINER'S RECOMMENDATION:  <i>"Improve and/or source reference the map used to illustrate para 3.10."</i></p> <p>REQUIRED CHANGE:                      Replace map with a clearer one and add website source reference underneath map as follows: <b><u>Source: Sustainability Appraisal for the Calne Community Neighbourhood Plan, page 21 (AECOM, March 2017) <a href="http://www.wiltshire.gov.uk">http://www.wiltshire.gov.uk</a></u></b></p>	For clarity
24a	Page 13: Recomm'n number 24	CCNP Page 32 Map below Policy H1	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete the map below the Policy"</i></p> <p>REQUIRED CHANGE:                      Delete map underneath Policy H1 on page 32 entitled 'Site H1 (A) – Land North of Low Lane'.</p>	For clarity
24b	Page 13: Recomm'n number 24	CCNP Page 32 Policy H1	<p>EXAMINER'S RECOMMENDATION:  <i>"reword Policy H1 (text in red) as:                      'Approximately 20ha of Land North of Low Lane, Calne – as identified on Policies Map 4 - is allocated for housing development within the terms of the extant planning consents 14/11179/OUT, 16/12380/REM and 17/00679/OUT'."</i></p> <p>REQUIRED CHANGE:                      Amend red text (Policy H1) to read as follows: <i>Policy H1 – Housing Allocation. Proposals for residential development on the following site will be supported:</i></p> <ul style="list-style-type: none"> <li>• <del>Site H1(A) – Land North of Low Lane, Calne</del>  <b><u>Approximately 20ha of Land North of Low Lane, Calne – as identified on Policies Map 4 - is allocated for housing development within the terms of the extant planning consents 14/11179/OUT, 16/12380/REM and 17/00679/OUT'.</u></b></li> </ul>	For clarity and to meet the basic conditions

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25	Page 13: Recomm'n number 25	CCNP Page 32 Text Box below Policy H1	<p>EXAMINER'S RECOMMENDATION:  <i>"Amend the information text box regarding the allocated site to show a title of 'Land North of Low Lane, Calne' and under Capacity: '295 dwellings across the whole site'.</i></p> <p>REQUIRED CHANGE:                      Amend information text box underneath Policy H1 as follows:</p> <ol style="list-style-type: none"> <li>1. Add a title <b><u>Land North of Low Lane, Calne</u></b></li> <li>2. Amend <i>Capacity</i> to read as follows: <i>250-<b><u>295</u></b> dwellings across the whole site. Planning permission...</i></li> <li>3. Keep all other text in information box the same.</li> </ol>	For clarity and correction
26	Page 16: Recomm'n number 26	CCNP Page 33 Policy H2	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword Policy H2 as:                      'Proposals for residential development consisting of eleven or more dwellings will be required to include an affordable housing element subject, where appropriate, to the assessed viability of the development. The requirement is for at least 30% Affordable Housing but proposals must consider and address the current evidence of housing need; the mix of affordable housing may vary site-by-site on the basis of the evidence but will approximate to 60% affordable rented and 40% shared ownership.'"</i></p> <p>REQUIRED CHANGE:                      Amend Policy H2 to read as follows: <i>Proposals for residential development <b><u>that result in a net gain of consisting of eleven or more dwellings, or more than a gross residential floor space of 1,000m<sup>2</sup>, in the Calne Community Neighbourhood Plan Area will only be permitted where they include an element of affordable housing required to include an affordable housing element subject, where appropriate, to the assessed viability of the development.</u></b> The requirement is <b><u>for at least 30% Affordable Housing but proposals must consider and address the current evidence of housing need; the mix of affordable housing may vary site-by-site on the basis of the evidence but</u></b></i></p>	To ensure the Policy meets the Basic Conditions and to ensure consistency with PPG guidance



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			<del><b>will approximate to</b>, of which approximately 60% will be affordable rented and 40% shared ownership.</del>	
27	Page 16: Recomm'n number 27	CCNP Page 34 Policy H3	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword Policy H3 as:                      Development proposals should include a suitable mix of dwelling sizes informed by and addressing the current and demonstrable needs for the community within which the site is located in accordance with Core Policy 45. The range is likely to include 1 &amp; 2 bedroom small homes, larger 3 &amp; 4 bedroom family homes, executive housing and affordable housing. Specific consideration should be given to the inclusion of bungalows and other types of accommodation suitable for people who are elderly and/or disabled. Specific consideration should also be given to the inclusion of plots for self-build houses."</i></p> <p>REQUIRED CHANGE:                      Amend Policy H3 to read as follows: <i>Developments <b>proposals</b> should include a <b>suitable</b> mix of dwelling sizes <b>informed by and addressing the current and demonstrable needs for the community within which the site is located in accordance with Wiltshire Core Strategy Core Policy 45. The range is likely to include</b></i> including 1 <del>or</del> <b>and</b> 2 bedroom small homes, larger 3 <del>or</del> <b>and</b> 4 bedroom family <del>housing</del><b>homes</b>, executive housing and affordable housing. <del>where appropriate.</del> <b>Specific consideration should be given to the inclusion of bungalows</b> <del>Developments which provide bungalow and other types of accommodation</del> <b>suitable for people who are</b> <del>for</del> elderly and/or disabled. <del>people as part of the above provision will be strongly supported. Proposals for the provision of plots for</del> <b>Specific consideration should also be given to the inclusion of plots for</b> self-build <b>houses.</b> <del>that do not impact adversely on the surrounding area will be supported subject to other policies in the development plan. Affordable housing should be designed and delivered to be indistinguishable from market housing and must be distributed throughout the layout of the development as a whole.</del></p>	To ensure the Policy meets the Basic Conditions
28	Page 17: Recomm'n	CCNP Pages 34 and	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete paras 6.1 &amp; 6.2 and Policy H4; renumber subsequent Policies and any cross-</i></p>	To ensure the Basic

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	number 28	35 Sustainable Design	<p><i>references and amend the Contents page accordingly.</i>"</p> <p>REQUIRED CHANGE: Delete paragraphs 6.1 and 6.2 and Policy H4. Renumber subsequent Policies and any cross-references and amend the Contents page accordingly.</p>	Conditions are met
29a	Page 19: Recomm'n number 29	CCNP Page 35 Settlement Boundaries and Housing Sites	<p>EXAMINER'S RECOMMENDATION: <i>"Rewrite the second and third sentences of para 7.2 to read: 'Given that the Calne Community area has already exceeded the housing requirements set out for it by the Core Strategy, 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.'"</i></p> <p>REQUIRED CHANGE: Amend the second and third sentences of the re-numbered paragraph 7.2 to read as follows:</p> <p><i>Given that <b>the Calne Community area</b> both Calne and Calne Without have <b>has</b> already exceeded their <b>the indicative</b> housing requirements <b>set out for it by the Wiltshire Core Strategy</b>, <del>through completions and committed sites with planning permission,</del> the Neighbourhood Plan <del>only</del> seeks to <b>ensure that new</b> <del>allow for small-scale</del> windfall <b>developments always have appropriate regard for the scale and character of the local community in which they are set.</b> <del>housing schemes to allow for a balance between growth and the provision of infrastructure, services and facilities to be re-balanced. Since the adoption of the Wiltshire Core Strategy the oversupply of housing has increased further which justifies the more restrictive position of the Neighbourhood Plan.</del></i></p>	For clarity and correction
29b	Page 19: Recomm'n number 29	CCNP Page 35 Settlement Boundaries	<p>EXAMINER'S RECOMMENDATION: <i>"Delete para 7.4 and renumber the remaining paragraphs accordingly."</i></p> <p>REQUIRED CHANGE:</p>	For clarity and correction

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		and Housing Sites	Delete paragraph 7.4 and renumber the remaining paragraphs accordingly.	
30	Page 19: Recomm'n number 30	CCNP Page 36 Policy H5	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword Policy H5 as:                      Small windfall housing proposals will be supported provided they:</i></p> <ul style="list-style-type: none"> <li>• <i>accord with the limits of development provisions of Core Policy 2, and</i></li> <li>• <i>have a capacity appropriate, both individually and cumulatively, to the size, role and function of the settlement or part of the settlement within which they are located, and</i></li> <li>• <i>consider and address their interaction with the surrounding area, and</i></li> <li>• <i>(excepting Calne Town Centre) have a direct highway frontage, and</i></li> <li>• <i>have a safe highway access.</i></li> </ul> <p><i>In accordance with Core Policy 2, other than in circumstances as permitted by other policies within the development plan, development will not be permitted outside the limits of development, those limits being shown on the Policies Maps 2 &amp; 4."</i></p> <p>REQUIRED CHANGE:                      Amend Policy H5 to read as follows:  <del>Small residential sites of up to 5 dwellings within the existing boundary of Calne or the villages within Calne Without that do not impact adversely on the surrounding area will be supported. Infill sites will be expected to have a direct highway frontage and safe highway access.</del>  <del>The existing settlement boundaries of Calne and the villages in Calne Without serve the purpose of containing the growth of the settlements, protecting the countryside from encroachment and preventing coalescence. Planning permission will not be granted for development on sites not allocated for development which adversely affect the structure and form of the existing settlement geography, the landscape setting of the settlement or the transitional edge between the settlement and the surrounding rural areas.</del>  <del>Development will not be supported where it will lead to the loss of separation between</del></p>	For clarity and correction to provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions

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			<p>settlements or lead to encroachment and coalescence.</p> <p><b><u>Small windfall housing proposals will be supported provided they:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>accord with the limits of development provisions of Wiltshire Core Strategy Core Policy 2, and</u></b></li> <li>• <b><u>have a capacity appropriate, both individually and cumulatively, to the size, role and function of the settlement or part of the settlement within which they are located, and</u></b></li> <li>• <b><u>consider and address their interaction with the surrounding area, and</u></b></li> <li>• <b><u>have a safe highway access.</u></b></li> </ul> <p><b><u>In accordance with Wiltshire Core Strategy Core Policy 2, other than in circumstances as permitted by other policies within the development plan, development will not be permitted outside the limits of development, those limits being shown on the Policies Maps 2 and 4.</u></b></p>	
31	Page 20: Recomm'n number 31	CCNP Page 36 Developer Contributions and Community Infrastructure Levy Local Priorities	<p>EXAMINER'S RECOMMENDATION: "Move the content of paras 8.1 – 8.3 and the related Policy commitment to Section 2; renumber subsequent Policies and any cross-references and amend the Contents page accordingly."</p> <p>REQUIRED CHANGE: Move the content of paragraphs 8.1 – 8.3 and Policy H6 to Section 2.</p> <p>Paragraph 8.2 should be revised as follows:</p> <p>The Wiltshire CIL Charging Schedule and Planning Obligations Supplementary Planning Document were <b><u>was</u></b> adopted by Wiltshire Council on 12 May 2015 <b><u>and came into effect on 18 May 2015.</u></b> The Calne <b><u>community</u></b> area is within settlement category 4, under</p>	To ensure the Basic Conditions are met

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			<p>charging zone 2. <b><u>On 18 October 2016, Wiltshire Council adopted a Revised Planning Obligations Supplementary Planning Document (SPD), which provides detailed guidance on the application of Core Policy 3 of the Wiltshire Core Strategy. This SPD sets out how the Council will use section 106 planning obligations alongside other mechanisms for securing developer contributions towards infrastructure.</u></b></p> <p>Paragraph 8.3 should be revised as follows:</p> <p><b><u>On 13 September 2016, Wiltshire Council adopted a revised 'Regulation 123 List', are in the process of updating their priorities for CIL spending, they set out 14 proposals for funding in the Calne area. The priorities for CIL spending by Wiltshire Council is <u>are</u> specified in the 'Regulation 123 List'. It sets out priorities for CIL funding in the Calne area.</u></b> Town and Parish Councils receive 15% of the CIL collected in their areas, this rises to 25% where a Neighbourhood Plan has been finalised and 'made'. The Neighbourhood Plan sets out the local priorities upon which to spend the 25% local element of CIL.</p> <p>Renumber subsequent Policies and any cross-references and amend the Contents page accordingly.</p>	
32	Page 20: Recomm'n number 32	CCNP Page 37 Policy H7	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword Policy H7 as:                      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."</i></p> <p>REQUIRED CHANGE:                      Amend Policy H7 to read as follows:</p> <p><b><u>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.</u></b></p>	To provide a practical framework within which decisions on planning applications can be made with a high degree of predictability

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			<p><del>Development will only be permitted where the infrastructure considered necessary to ensure the sustainability of the development is secured to be delivered in parallel with the development.</del></p>	<p>and efficiency and to ensure the Policy meets the Basic Conditions</p>
33	Page 21: Recomm'n number 33	CCNP Page 42 Policy GA1	<p>EXAMINER'S RECOMMENDATION:  <i>"Re-punctuate the second sentence of Policy GA1 as: This should be achieved through maximising:</i></p> <ul style="list-style-type: none"> <li>• <i>the potential for cycling and walking throughout the site, and</i></li> <li>• <i>linkages, including bus connections, through to the relevant town or village centre, employment provision and services &amp; facilities located elsewhere in Calne or Calne Without.</i></li> </ul> <p>REQUIRED CHANGE:                      Amend the second sentence of Policy GA1 to read as follows:</p> <p><i>This should be achieved through maximising:</i></p> <ul style="list-style-type: none"> <li>• <i>the potential for cycling and walking throughout the site, and</i></li> <li>• <i>linkages, including bus connections, through to the relevant town or village centre, employment provision, and services &amp; facilities <b>located</b> elsewhere in Calne or Calne Without.</i></li> </ul>	For clarity
34	Page 21: Recomm'n number 34	CCNP Page 46 Policy GA2	<p>EXAMINER'S RECOMMENDATION:  <i>"Reword the opening paragraph of Policy GA2 as:                      'Development proposals that detrimentally impact the highway network in terms of congestion and/or safety must include for the appropriate mitigation of these impacts by</i></p>	For clarity and correction

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			<p><i>highway improvements and/or financial contributions for the measures required."</i></p> <p>REQUIRED CHANGE: Amend the opening paragraph of Policy GA2 to read as follows:</p> <p><b><i><u>Development proposals that detrimentally</u></i></b> <del>Where new development negatively impacts on the highway network</del> <b><i><u>in terms of congestion and/or safety must include for the appropriate mitigation of these impacts</u></i></b>, <del>Developers will be required to fully mitigate these impacts by highway improvements</del> <b><i><u>and/or financial contributions for the measures required</u></i></b>, <del>towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no detriment in terms of congestion or safety conditions.</del></p>	
35	Page 21: Recomm'n number 35	CCNP Pages 57-61 Town Centre Masterplan	<p>EXAMINER'S RECOMMENDATION: <i>"Delete the section headed 'Town Centre Masterplan' (including Policies T1 – T4) and review and expand the content of the sub-section headed 'Calne Town Centre' as recommended below; amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE: Delete entire section headed 'Town Centre Masterplan' (pages 57 to 61). Review and expand sub-section headed 'Calne Town Centre' (pages 51 to 52) as per recommendations to follow.</p>	For clarity and avoid duplication
36a	Page 22: Recomm'n number 36	CCNP Page 51 Policy WS1	<p>EXAMINER'S RECOMMENDATION: <i>"Reduce Policy WS1 to the following: 'Proposals for employment development within Calne &amp; Calne Without will be supported subject to compliance with all relevant development plan policies. Proposals for the retention, regeneration and intensification of previously developed employment land are particularly encouraged.'"</i></p> <p>REQUIRED CHANGE: Amend Policy WS1 to read as follows:</p>	To provide a practical framework within which decisions on planning applications can be made with a

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			<p><b><u>Proposals for employment development within Calne &amp; Calne Without will be supported subject to compliance with all relevant development plan policies.</u></b>  <b><u>Proposals for the retention, regeneration and intensification of previously developed employment land are particularly encouraged.</u></b></p> <p><del>Proposals for economic development throughout Calne and Calne Without will be favourably considered subject to compliance with other relevant planning policies. The regeneration and intensification of previously developed land will be particularly supported.</del>  <del>Existing established employment sites and premises and allocated employment sites will be protected from change of use to alternative uses.</del>  <del>Change of use of existing or allocated employment sites or premises will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for employment uses. Applicants will be expected to demonstrate that the existing or allocated use is no longer viable and that the site has been marketed for a reasonable period of time for alternative employment uses.</del>  <del>Where it has been successfully demonstrated that the site or premises is no longer suitable for employment uses preference will be given to the change of use to community or leisure use.</del>  <del>Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity.</del>  <del>Proposals involving additional high quality employment provision will be particularly supported. Proposals leading to additional employment in the Town Centre will be supported in principle subject to other policies in the Neighbourhood Plan.</del></p>	<p>high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions</p>
36b	Page 22: Recomm'n number 36	CCNP Page 51 Employment Sites in Calne	<p>EXAMINER'S RECOMMENDATION:                      "delete pre-amble paras 15.6 – 15.9"</p> <p>REQUIRED CHANGE:                      Delete paragraphs 15.6 to 15.9.</p>	<p>To provide a practical framework within which decisions on planning</p>



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				<p>applications can be made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions</p>
37	Page 23: Recomm'n number 37	CCNP Pages 52-53 Policy WS2	<p>EXAMINER'S RECOMMENDATION:  <i>"Reduce Policy WS2 to the following and renumber it as WS2.1:            'Development proposals within Calne Town Centre 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 and benefit businesses and customers alike.'</i></p> <p>REQUIRED CHANGE:            Amend Policy WS2 to read as follows:</p> <p><b><u>Policy WS2.1 – Calne Town Centre</u></b>  <b><u>Development proposals within Calne Town Centre 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 and benefit businesses and customers alike.</u></b></p>	<p>To provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to ensure the</p>

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			<p><del>Proposals in the 'Town Centre' that create new or enlarged retail units or involve other new development will be expected to contribute to the improvement of the Town Centre's public realm where viable.</del></p> <p><del>New car parking within or adjacent to the Town Centre will only be permitted where existing parking is lost to development or it can be demonstrated there is a need for additional parking to maintain the vitality and viability of the town centre, provided they are compliant with all other policies within the development plan.</del></p> <p><del>Proposals for shops, financial and professional services, and food and drink establishments (Use Class A) will be permitted within the defined town centre primary frontage area at ground floor level provided that they do not individually or together with other proposals undermine the vitality or viability of the town centre. Proposals which lead to an over-concentration of multiple non A1 shop uses adjacent to each other will not be permitted.</del></p> <p><del>Proposals for shops, financial and professional services, food and drink, leisure and recreation, offices, night-time economy and residential night clubs will be permitted within the defined town centre secondary frontage areas provided that they do not individually or together with other proposals undermine the vitality or viability of the town centre.</del></p>	<p>Policy meets the Basic Conditions</p>
38	Page 23: Recomm'n number 38	CCNP Page 53	<p>EXAMINER'S RECOMMENDATION:</p> <p><i>"After Policy WS2.1 add a preamble paragraph 16.4 along the lines below and the map of the Town Centre derived from the Masterplan document:</i></p> <p><i>'In parallel with the preparation of the Neighbourhood Plan, the Calne Town Centre Masterplan, published as a vision document and adopted by the Town Council in April 2014 [on-line ref], has been evolving in greater detail; an updated Plan is likely to be published during the lifetime of this Plan. For the purposes of the Masterplan and the Neighbourhood Plan policies, the area of the Calne Town Centre is defined on the map below.'</i></p> <p><i>It is vital that the April 2014 version of the Masterplan, as copied to me, is available via the Masterplan webpage (www.calne.gov.uk/Masterplan.aspx) and that it is directly referenced within the Plan document (eg as above) wherever a cross-reference is relevant."</i></p>	<p>For clarity and to ensure the Basic Conditions are met</p>

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			<p>REQUIRED CHANGE:</p> <p>1. After Policy WS2.1, add new paragraph (following amended paragraph numbering) to read as follows, and insert the map of the Town Centre taken from April 2014 version of the Masterplan below this paragraph:</p> <p><b><u>In parallel with the preparation of the Neighbourhood Plan, the Calne Town Centre Masterplan, published as a vision document and adopted by the Town Council in April 2014 [on-line ref], has been evolving in greater detail; an updated Plan is likely to be published during the lifetime of this Plan. For the purposes of the Masterplan and the Neighbourhood Plan policies, the area of the Calne Town Centre is defined on the map below.</u></b></p> <p>2. Ensure that the April 2014 version of the Masterplan is available at <a href="http://www.calne.gov.uk/Masterplan.aspx">www.calne.gov.uk/Masterplan.aspx</a> and that this is directly referenced within the Plan wherever a cross-reference is relevant e.g. in the above paragraph.</p>	
39a	Page 24: Recomm'n number 39	CCNP Page 53	<p>EXAMINER'S RECOMMENDATION: <i>"Reuse the wording of paras 19.2 &amp; 19.3 as new preamble paragraphs 16.5 &amp; 16.6"</i></p> <p>REQUIRED CHANGE: Insert wording of paragraphs 19.2 and 19.3 as new preamble paragraphs after new paragraph stated above in change number 38. Use correct paragraph numbering following sequence as per change number 14.</p>	For clarity and to ensure the Basic Conditions are met
39b	Page 24: Recomm'n number 39	CCNP Page 53	<p>EXAMINER'S RECOMMENDATION: <i>"Add Policy WS2.2 as follows: 'Development proposals within or immediately adjacent to the defined Calne Town Centre must consider and address their relationship to the vision set out in the Calne Town Centre Masterplan (April 2014) and the evolving plans deriving from that. Proposals should demonstrate how they contribute to the Masterplan objectives and</i></p>	For clarity and to ensure the Basic Conditions are met

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			<p><i>dovetail with ambitions for the Town Centre as a whole. In particular, proposals that have the potential to benefit vehicular, pedestrian and cycle movement within the Town Centre, helping to tackle issues identified within the Masterplan, should consider and address opportunities as part of their scheme.”</i></p> <p>REQUIRED CHANGE: After preamble paragraphs inserted as per change numbers 38 and 39a, insert new Policy WS2.2 to read as follows:</p> <p><b><u>Policy WS2.2 – Calne Town Centre Masterplan</u></b></p> <p><b><u>Development proposals within or immediately adjacent to the defined Calne Town Centre must consider and address their relationship to the vision set out in the Calne Town Centre Masterplan (April 2014) and the evolving plans deriving from that. Proposals should demonstrate how they contribute to the Masterplan objectives and dovetail with ambitions for the Town Centre as a whole. In particular, proposals that have the potential to benefit vehicular, pedestrian and cycle movement within the Town Centre, helping to tackle issues identified within the Masterplan, should consider and address opportunities as part of their scheme.</u></b></p>	
40	Page 24: Recomm'n number 40	CCNP Page 54 Policy WS3	<p>EXAMINER'S RECOMMENDATION: <i>“Amend and reduce Policy WS3 to the following: Para 1: replace “local neighbourhood...” with ‘local neighbourhood convenience...’ Para 2: ‘Development proposals that add to and/or sustain the distribution of local neighbourhood convenience shops, designed to be accessible primarily on foot or by cycle, will be supported subject to compliance with all relevant development plan policies.’”</i></p> <p>REQUIRED CHANGE: Amend Policy WS3 to read as follows:</p>	For clarity and to ensure the Policy meets the Basic Conditions

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			<p><i>Proposals which result in the loss of existing local neighbourhood <b>convenience</b> shops will be resisted, they will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time for alternative retail or community uses.</i></p> <p><b><u>Development proposals that add to and/or sustain the distribution of local neighbourhood convenience shops, designed to be accessible primarily on foot or by cycle, will be supported subject to compliance with all relevant development plan policies.</u></b></p> <p><del><i>Proposals which provide local shops of a relative scale to serve the new Abberd and Marden Farm developments and any future developments of more than 100 houses will be supported. Proposals which provide local neighbourhood retailing of a relative scale at existing petrol station sites will be supported. In particular the development of the petrol station site in London Road to include retail premises to provide a further small local shopping enclave within walking and/or cycling distance for the community and to serve housing development to the east of Calne Town Centre will be supported.</i></del></p>	
41	Page 24: Recomm'n number 41	CCNP Pages 54-55 Other Retail Development Policy WS4	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete Policy WS4 and move the content of its pre-amble to Section 2 to provide a watching brief to the Town &amp; Parish Councils for further work as matters related to the Beversbrook site are progressed; amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE:                      Delete Policy WS4. Move preamble paragraphs 18.1 - 18.4 to Section 2. Amend paragraph 18.3 to recognise that work has begun on site. Amend Contents page accordingly.</p>	To ensure the Basic Conditions are met
42	Page 25:	CCNP	EXAMINER'S RECOMMENDATION:	To provide a

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
	Recomm'n number 42	Page 65 Policy CF1	<p><i>"Reword para 1 of Policy CF1 as: 'Development proposals should consider, assess and address their opportunities to contribute to the health and wellbeing of the community at a scale relevant to the proposal.'"</i></p> <p>REQUIRED CHANGE: Amend paragraph 1 of Policy CF1 to read as follows:</p> <p><b><u>Development P</u>proposals <u>should consider, assess and address their opportunities to for new development will only be supported where they can positively contribute to the health and wellbeing of the community relevant to the</u>at a scale <u>relevant to the proposal.</u> of the development proposed.</b></p>	practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions
43	Page 26: Recomm'n number 43	CCNP Pages 65-69 Education Facilities Policy CF2	<p>EXAMINER'S RECOMMENDATION: <i>"Delete the section Education Facilities and the related Policy CF2 (but perhaps move some of the content of its pre-amble, corrected as needed, to Section 2 to provide a watching brief to the Town &amp; Parish Councils for further work as schools' provision is progressed); renumber subsequent policies and amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE: Delete section 'Education Facilities' and Policy CF2. Consider moving some of the preamble content paragraphs 25.1 – 25.18, corrected as needed, to Section 2.</p>	To ensure the Basic Conditions are met
44	Page 26:	CCNP	EXAMINER'S RECOMMENDATION:	For clarity

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
	Recomm'n number 44	Pages 69-70 Community Assets	<p><i>"Include within the pre-amble to Policy CF3 brief details of any new community facilities being sought. Carefully edit the listing of "community assets" at para 26.2 so as to ensure the content is only that which has a realistic prospect of the protection that is at the core of the Policy."</i></p> <p>REQUIRED CHANGE: Include within preamble to Policy CF3 brief details of any new community facilities being sought. Carefully edit list in paragraph 26.2 to only include those assets that are likely to be protected by this policy.</p>	and correction
45	Page 26: Recomm'n number 45	CCNP Page 70 Policy CF3	<p>EXAMINER'S RECOMMENDATION: <i>"Reword Policy CF3 as: Development proposals that consider and address their potential to retain, improve and/or add community facilities will be supported subject to compliance with all relevant development plan policies. Any redevelopment proposals will only be supported if the facility affected is replaced by an equivalent or better provision in an equally suitable location. Development proposals that would result in the loss of community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that adequate alternative provision is available. In rural areas Core Policy 49 will apply requiring a comprehensive marketing plan."</i></p> <p>REQUIRED CHANGE: Amend Policy CF3 to read as follows:</p> <p><i>Development proposals that <b><u>consider and address their potential to retain, improve and/or add</u></b> result in the improvement of or to meet the need for new community facilities will be supported subject to their compliance with other <b><u>all relevant</u></b> development plan policies. <b><u>Any redevelopment proposals will only be supported if the facility affected is replaced by an equivalent or better provision in an equally suitable location.</u></b></i></p>	To provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<i>Development proposals that would result in the loss of community facilities will be resisted unless it can be <b>demonstrated that the facility is no longer viable or that adequate alternative provision is available. In rural areas, Wiltshire Core Strategy Core Policy 49 will apply, requiring a comprehensive marketing plan.</b> <del>shown that they are poorly used, not viable or adequate provision is made elsewhere. Appropriate marketing as required by Core Policy 49 of the Wiltshire Core Strategy will need to be demonstrated.</del></i>	
46a	Page 27: Recomm'n number 46	CCNP Pages 73-74 Policy BE1	EXAMINER'S RECOMMENDATION: "Re-title Policy BE1 as 'Integration & Landscaping'" - the Contents page should be amended accordingly."  REQUIRED CHANGE: Re-title Policy BE1 to read as follows and amend Contents page:  <i>Policy BE1 – <del>Design and Landscaping</del> <b>Integration &amp; Landscaping</b></i>	For clarity
46b	Page 27: Recomm'n number 46	CCNP Page 76 Policy BE2	EXAMINER'S RECOMMENDATION: "Re-title Policy BE2 as 'Design Principles for Local Distinctiveness'; - the Contents page should be amended accordingly."  REQUIRED CHANGE: Re-title Policy BE2 to read as follows and amend Contents page:  <i>Policy BE2 – <del>Local Distinctiveness and Aesthetics</del> <b>Design Principles for Local Distinctiveness</b></i>	For clarity
47	Page 27: Recomm'n number 47	CCNP Pages 73-74 Policy BE1	EXAMINER'S RECOMMENDATION: "Recast Policy BE1 as follows: <i>Policy BE1 – Integration &amp; Landscaping</i> <i>All development proposals must provide appropriate landscaping to integrate the existing</i>	For clarity and to ensure the Policy



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			<p><i>and new built form and landscape; the landscaping treatment should:</i></p> <ul style="list-style-type: none"> <li>• <i>minimise but not obliterate views of the development (except where other treatments are advised from the visual impact assessment); and</i></li> <li>• <i>use stands of trees to either restrict or focus views of the development and to break up the outline of buildings; and</i></li> <li>• <i>extend existing landscaping ensuring that existing built form and community identity of streets and areas are not adversely affected; and</i></li> <li>• <i>ensure that access routes are attractive and safe; and</i></li> <li>• <i>contribute to supporting native fauna where possible, using the latest research to support choices, which may include non-native species where these may be more tolerant to future climate change; and</i></li> <li>• <i>for developments with a countryside edge, build density should reduce toward the countryside with larger areas dedicated to gardens; and</i></li> <li>• <i>for developments within Calne on the main approaches into town, allow for a wide boulevard on the main frontage to create a high quality environment.</i></li> </ul> <p><i>Proposals must be accompanied by a plan showing the extent and form of the landscaping as well as details of how these will be managed and maintained upon completion."</i></p> <p>REQUIRED CHANGE:</p> <p>Amend Policy BE1 to read as follows:</p> <p><b><i>Policy BE1 – Integration &amp; Landscaping</i></b></p> <p><b><i>All development proposals must provide appropriate landscaping to integrate the existing and new built form and landscape; the landscaping treatment should:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>minimise but not obliterate views of the development (except where other treatments are advised from the visual impact assessment); and</i></b></li> </ul>	<p>meets the Basic Conditions</p>

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<ul style="list-style-type: none"> <li>• <i>use stands of trees to either restrict or focus views of the development and to break up the outline of buildings; and</i></li> <li>• <i>extend existing landscaping ensuring that existing built form and community identity of streets and areas are not adversely affected; and</i></li> <li>• <i>ensure that access routes are attractive and safe; and</i></li> <li>• <i>contribute to supporting native fauna where possible, using the latest research to support choices, which may include non-native species where these may be more tolerant to future climate change; and</i></li> <li>• <i>for developments with a countryside edge, build density should reduce toward the countryside with larger areas dedicated to gardens; and</i></li> <li>• <i>for developments within Calne on the main approaches into town, allow for a wide boulevard on the main frontage to create a high quality environment.</i></li> </ul> <p><i>Proposals must be accompanied by a plan showing the extent and form of the landscaping as well as details of how these will be managed and maintained upon completion.</i></p> <p><b><i>Policy BE1 – Design and Landscaping</i></b></p> <p><i>All development on the edge of Calne must provide soft landscaping on the approach into the town. All development elsewhere in Calne and Calne Without must provide landscaping to help it integrate into the built form and the landscape. The following design principles must be taken into account:</i></p> <p><i>(a) The density of residential development should reduce towards the countryside edge with a larger proportion of detached dwellings with front gardens set in the landscape; and</i></p> <p><i>(b) The landscape treatment should be designed to minimise but not obliterate views of the development except where required by a visual impact assessment; and</i></p> <p><i>(c) Stands of trees should be used to either restrict or focus views of the development and to break up the form of the buildings; and</i></p>	

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p><del>(d) Buffer zones between new and existing development should include adequate landscaping and physical separation to maintain identity; and</del>  <del>(e) Wide boulevards will be expected on the main frontages and accesses into any new housing development to create a high quality environment; and</del>  <del>(f) Accesses should be attractive and must ensure that good vision is achieved for drivers.</del></p> <p><del>All soft landscaping should contribute to supporting native fauna where possible, using the latest research available to support choices, which may include non-native plant species, more tolerant to future climate change.</del></p> <p><del>Proposals must be supported by a plan clearly showing the extent of the landscaping and form this will take. Proposals will also need to make it clear how the landscaping will be managed in the future.</del></p> <p><del>Landscape schemes submitted with applications should demonstrate how they have been designed to:</del></p> <ul style="list-style-type: none"> <li><del>• Encourage access for all users</del></li> <li><del>• Reduce the risk of fly tipping and other anti-social behaviour</del></li> <li><del>• Be maintained in the long term</del></li> </ul>	
48	Page 28: Recomm'n number 48	CCNP Page 76 Policy BE2	<p>EXAMINER'S RECOMMENDATION:                      "Within Policy BE2 paragraph 3 replace "They should..." with "All new buildings should..."."</p> <p>REQUIRED CHANGE:                      Amend 2<sup>nd</sup> sentence of 3<sup>rd</sup> paragraph to read as follows: <del>They</del> <b>All new buildings</b> should reflect the local heritage design and characteristics with a variety of traditional and modern building materials. As a matter of good design, defensible space should be provided.</p>	For clarity
49	Page 28: Recomm'n	CCNP Page 76	<p>EXAMINER'S RECOMMENDATION:                      "In order to meet the Basic Conditions reword para 1 of Policy BE3 as:</p>	To ensure the Basic

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
	number 49	Policy BE3	<p><i>'All residential development proposals, including change of use to residential, must provide adequately for off-street parking in accordance with the standards set out in the Wiltshire Car Parking Strategy 2011 - 2026.'</i></p> <p>REQUIRED CHANGE: Amend 1<sup>st</sup> paragraph of Policy BE3 to read as follows: <i>All <b>residential</b> development proposals, <del>which include an element of residential development,</del> including change of use to residential, must provide adequately <b>for off-street</b> <del>space for vehicle parking in</del> <b>accordance with the standards set out in the Wiltshire Car Parking Strategy 2011 – 2026.</b> <del>to meet the expected needs of residents and visitors.</del></i></p>	Conditions are met
50	Page 28: Recomm'n number 50	CCNP Page 77 Heritage Assets	<p>EXAMINER'S RECOMMENDATION: <i>"In para 30.6 replace 'Scheduled Ancient Monuments' with 'Scheduled Monuments'."</i></p> <p>REQUIRED CHANGE: Amend 4<sup>th</sup> sentence of paragraph 30.6 to read as follows: <i>There are 12 Scheduled Ancient Monuments.</i></p>	Correction
51	Page 29: Recomm'n number 51	CCNP Page 79 Policy BE4	<p>EXAMINER'S RECOMMENDATION: <i>"Amend and reduce Policy BE4 to the following: 'Development proposals within or affecting the Calne or Derry Hill Conservation Areas must take account of their distinctive characters, including their open spaces and natural features, and reflect these in the proposed layout, design, form, scale, mass, use of materials and detailing.'"</i></p> <p>REQUIRED CHANGE: Amend Policy BE4 to read as follows:  <b><u>Development proposals within or affecting the Calne or Derry Hill Conservation Areas must take account of their distinctive characters, including their open spaces and natural features, and reflect these in the proposed layout, design, form,</u></b></p>	To ensure the Basic Conditions are met

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			<p><b><u>scale, mass, use of materials and detailing.</u></b></p> <p><del>Proposals for the change of use of listed buildings and development affecting or within the setting of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Development proposals should take account of the distinctive character and setting of the Calne and Derry Hill conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Proposals that are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect archaeological interests.</del></p> <p><del>All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Development should maintain history and wildlife trails, help to restore forestation and hedgerows to ensure the green heritage is enhanced.</del></p> <p><del>Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.</del></p>	
52a	Page 29: Recomm'n number 52	CCNP Page 82 and Appendix 1 Local Green	<p>EXAMINER'S RECOMMENDATION: "Correct, both within para 31.2 and Appendix 1, the quotation from para 77 of the NPPF;"</p> <p>REQUIRED CHANGE:</p>	Correction

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change																			
		Space	<p>Amend 1<sup>st</sup> sentence of paragraph 31.2 to read as follows: <i>Local Green Space designation will not be appropriate for all <b>most</b> green areas or open space.</i></p> <p>Amend 1<sup>st</sup> sentence of Appendix 1 to read as follows: <i>Local Green Space designation will not be appropriate for all <b>most</b> green areas or open space.</i></p>																				
52b	Page 29: Recomm'n number 52	CCNP Page 82 Local Green Space	<p>EXAMINER'S RECOMMENDATION:  <i>"add within para 31.3 'see Appendix 1' after the word "assessed"."</i></p> <p>REQUIRED CHANGE:                      Amend the 1<sup>st</sup> sentence of paragraph 31.3 to read as follows: <i>The sites listed in the policy have been assessed (<b>see Appendix 1</b>) as according with the criteria.....</i></p>	Correction																			
53a	Page 33: Recomm'n number 53	CCNP Page 83 - Policy NE1 Appendix 1 – Page 100 Policy Map - Page 106	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete from Policy NE1, Appendix 1 and the Policy Map the site listed as 'Land to the Rear of Atcherly Close/Road';"</i></p> <p>REQUIRED CHANGE:                      1. Amend Policy NE1 as follows: <del>Land to Rear of Atcherly Close – Lower Compton</del>                      2. Amend Appendix 1, page 100, as follows:  <del>Land to Rear of Atcherly Close, Lower Compton</del></p> <table border="1"> <thead> <tr> <th rowspan="2">Close Proximity</th> <th colspan="5">Demonstrably Special Significance</th> <th rowspan="2">Local in Character</th> </tr> <tr> <th>Beauty</th> <th>Historic Significance</th> <th>Recreational Value</th> <th>Tranquility</th> <th>Wildlife Richness</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table> <p><del>A large field on the edge of the housing development at Lower Compton. This area is well used, frequented daily by young and old for recreational, social and sporting purposes,</del></p>	Close Proximity	Demonstrably Special Significance					Local in Character	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife Richness	✓	✓	✓	✓	✓	✓	✓	To ensure the Basic Conditions are met
Close Proximity	Demonstrably Special Significance					Local in Character																	
	Beauty	Historic Significance	Recreational Value	Tranquility	Wildlife Richness																		
✓	✓	✓	✓	✓	✓	✓																	

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p><del>dog walking and general enjoyment. The local green space lies on the edge of the AONB with views of the White Horse and Monument on Cherhill Downs.</del></p> <p>3. Delete 'Land to the Rear of Atcherly Road' from Policy Map 3 on page 106 and from Policy Map 4 on page 107.</p>	
53b	Page 33: Recomm'n number 53	CCNP Page 83 Policy NE1	<p>EXAMINER'S RECOMMENDATION:  <i>"delete paras 2 &amp; 3 of the Policy since it is the NPPF that sets down the status of land designated as Local Green Space."</i></p> <p>REQUIRED CHANGE:                      Delete paragraphs 2 and 3 of Policy NE1 as follows:</p> <p><del><i>Proposals for sustainable development within these sites will only be permitted exceptionally where it relates to community use, leisure and recreation which does not harm the openness and character of the Local Green Space. All proposals must demonstrate that they have a genuine need to be located within the Local Green Space and will not adversely affect the tranquillity of the Local Green Space or existing users. Any proposal involving built development must demonstrate that they are of an appropriate scale, layout and design.</i></del></p> <p><del><i>Proposals adjacent to these sites will need to demonstrate that they will not harm the setting of the Local Green Space and where possible enhance access to the Local Green Space for people and wildlife.</i></del></p>	To ensure the Basic Conditions are met
54	Page 33: Recomm'n number 54	CCNP Appendix 1 – Page 102	<p>EXAMINER'S RECOMMENDATION:  <i>"Add in Appendix 1 to the text entry for 'The Allotment Gardens site to the South of Castle Walk, Calne' the following:                      'In the Report of the Appeal Decision Appeal Ref: APP/Y3940/W/3158241 (Decision date: 22nd February 2017) it is noted inter alia that this site (para 8) "performs an important</i></p>	For clarity and to ensure the Basic Conditions

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			<p><i>role in the transition between the built up area at the south western edge of the town and the tranquil, and distinctly rural, landscape character of the river valley to the west. In views from the public footpath along the valley floor to the west the site appears as a substantial block of mature woodland and helps to provide an attractive setting for the built area of the town. From here it can be seen that built development is limited, on both sides of the valley, to the upper slopes and that the lower slopes and valley floor extend as a green lung further into the town. An appreciation of the generous width of the valley can also be gained from the estate road, footpaths and from some of the houses within the Bowood View development which all provide for good views of the extent of mature vegetation on the site and the contribution that this makes to the rural character of the river valley"; (para 18) "The appellant had previously questioned whether the appeal site should be regarded as an element of Green Infrastructure but conceded at the Hearing that it does have this status"; (para 39) "I find that the appeal site should be regarded as an area of nature conservation value for the purposes of CS Core Policy 50".</i></p> <p>REQUIRED CHANGE: Add in Appendix 1 on page 102, after the 1<sup>st</sup> paragraph under the heading 'The Allotment Gardens site to the South of Castle Walk, Calne', the following text:</p> <p><b><u><i>In the Report of the Appeal Decision Appeal Ref: APP/Y3940/W/3158241 (Decision date: 22nd February 2017) it is noted inter alia that this site (para 8) "performs an important role in the transition between the built up area at the south western edge of the town and the tranquil, and distinctly rural, landscape character of the river valley to the west. In views from the public footpath along the valley floor to the west the site appears as a substantial block of mature woodland and helps to provide an attractive setting for the built area of the town. From here it can be seen that built development is limited, on both sides of the valley, to the upper slopes and that the lower slopes and valley floor extend as a green lung further into the town. An appreciation of the generous width of the valley can also be gained from the estate road, footpaths and from some of the houses within the Bowood View development which all provide for good views of the extent of mature vegetation</i></u></b></p>	<p>are met</p>



DECISION STATEMENT - APPENDIX 1

14 NOVEMBER 2017

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			<b><u>on the site and the contribution that this makes to the rural character of the river valley"; (para 18) "The appellant had previously questioned whether the appeal site should be regarded as an element of Green Infrastructure but conceded at the Hearing that it does have this status"; (para 39) "I find that the appeal site should be regarded as an area of nature conservation value for the purposes of CS Core Policy 50.</u></b>	
55	Page 34: Recomm'n number 55	CCNP Pages 83-84 Open Space and Green Infrastructure Policy NE2	EXAMINER'S RECOMMENDATION: "Delete the section 'Open Space and Green Infrastructure' including Policy NE2 in the absence of evidence that the Basic Conditions are met; renumber subsequent Policies and amend the Contents page accordingly."  REQUIRED CHANGE: Delete the heading 'Open Space and Green Infrastructure', paragraph 32.1 and Policy NE2. Renumber subsequent Policies and amend the Contents page accordingly.	To ensure the Basic Conditions are met
56	Page 35: Recomm'n number 56	CCNP Page 84 Setting of Calne and Calne Without	EXAMINER'S RECOMMENDATION: "Delete the final sentence of para 33.1."  REQUIRED CHANGE: Delete final sentence of paragraph 33.1 as follows: <del>The landscape is under threat from development in the rural areas and the fringes of Calne.</del>	Correction
57	Page 35: Recomm'n number 57	CCNP Pages 85-86 Policy NE3	EXAMINER'S RECOMMENDATION: "Rephrase Policy NE3 as follows: Proposals for new development must respect the pastoral setting of Calne & Calne Without and accordingly must assess and address, with mitigation where appropriate, their impact on: <ul style="list-style-type: none"> <li>• the sensitive 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; and</li> <li>• the physical separations between communities; and</li> </ul>	To provide a practical framework within which decisions on planning applications can be

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			<ul style="list-style-type: none"> <li>• <i>the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops; and</i></li> <li>• <i>the un-urbanised qualities of the country lanes, and</i></li> <li>• <i>tranquility and the need to protect against intrusion from light pollution, noise, and motion.</i></li> </ul> <p><i>Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.</i></p> <p><i>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 &amp; River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they:</i></p> <ul style="list-style-type: none"> <li>• <i>enhance the existing landscape, and</i></li> <li>• <i>retain visual separation between townscape and the rural valley setting, and</i></li> <li>• <i>not prejudice and where possible support the full or partial restoration of the Wilts &amp; Berks Canal, and</i></li> <li>• <i>maintain and where possible enhance the existing rights of way."</i></li> </ul> <p>REQUIRED CHANGE: Amend Policy NE3 to read as follows:</p> <p><b><u>Proposals for new development must respect the pastoral setting of Calne &amp; Calne Without and accordingly must assess and address, with mitigation where appropriate, their impact on:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the sensitive 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; and</u></b></li> <li>• <b><u>the physical separations between communities; and</u></b></li> <li>• <b><u>the dominance of the natural features that provide the setting for these</u></b></li> </ul>	<p>made with a high degree of predictability and efficiency and to ensure the Policy meets the Basic Conditions</p>

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			<p><b><u>settlements such as the valley setting of Calne below rural hilltops; and</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the un-urbanised qualities of the country lanes, and</u></b></li> <li>• <b><u>tranquility and the need to protect against intrusion from light pollution, noise, and motion.</u></b></li> </ul> <p><b><u>Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.</u></b></p> <p><b><u>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 &amp; River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>enhance the existing landscape, and</u></b></li> <li>• <b><u>retain visual separation between townscape and the rural valley setting, and</u></b></li> <li>• <b><u>not prejudice and where possible support the full or partial restoration of the Wilts &amp; Berks Canal, and</u></b></li> <li>• <b><u>maintain and where possible enhance the existing rights of way</u></b></li> </ul> <p><del>Development within and on the edge of Calne will only be permitted where it does not adversely affect views and linkages into and out of the town.</del></p> <p><del>Development within and on the edge of the villages within the Parish of Calne Without will only be permitted where it does not adversely affect views and linkages into and out of the village.</del></p> <p><del>New development will be supported provided that it does not adversely affect or devalue the structure, diversity or views of the landscape. New development, where supported by other plan policies, must be integrated into the landscape through design and the incorporation of suitable green buffers and the planting including trees.</del></p> <p><del>Development which adversely affects the rural character of country lanes or introduces</del></p>	

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			<p><del>urbanising features will not be supported. Proposals which will adversely affect dark skies or the night landscape through the introduction of inappropriate lighting will not be supported.</del></p> <p><del>Development which adversely affects the character, appearance, setting, recreational purpose, and tranquility of the River Marden valley, including the Castlefields Canal and River Park, will not be permitted. In the River Marden valley development for recreation and tourism purposes will be permitted where it:</del></p> <ul style="list-style-type: none"> <li><del>• Enhances the existing landscape;</del></li> <li><del>• Retains a visual separation between the townscape and the rural valley setting;</del></li> <li><del>• Does not prejudice the future full or partial restoration of the Wilts and Berks Canal; and</del></li> <li><del>• Maintains or enhances existing rights of way.</del></li> </ul> <p><del>Development which adversely affects the Special qualities of the North Wessex Downs Area of Outstanding Natural Beauty will not be permitted.</del></p>	
58	Page 36: Recomm'n number 58	CCNP Pages 86-87 Policy NE4	<p>EXAMINER'S RECOMMENDATION:                      "Reword Policy NE4 as follows:                      'In addressing Core Policy 50, development proposals for Calne &amp; Calne Without should consider, assess and address their potential to:</p> <ul style="list-style-type: none"> <li>• create additional habitat space, including roosting, nesting or shelter opportunities for wildlife, and</li> <li>• facilitate or include wildlife corridors, and</li> <li>• protect and enhance riparian corridors for protected species, such as otter, kingfisher and water vole, especially along the River Marden and the Wiltshire &amp; Berkshire Canal to the west of Calne." <p>REQUIRED CHANGE:                      Amend Policy NE4 as follows:</p> <p><b><i>In addressing Wiltshire Core Strategy Core Policy 50, development proposals for</i></b></p> </li></ul>	To provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency and to

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			<p><b><u>Calne &amp; Calne Without should consider, assess and address their potential to:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>create additional habitat space, including roosting, nesting or shelter opportunities for wildlife, and</u></b></li> <li>• <b><u>facilitate or include wildlife corridors, and</u></b></li> <li>• <b><u>protect and enhance riparian corridors for protected species, such as otter, kingfisher and water vole, especially along the River Marden and the Wiltshire &amp; Berkshire Canal to the west of Calne</u></b></li> </ul> <p><i>Development proposals must demonstrate how biodiversity will be conserved and enhanced by the development in relation to habitats, species and overall biodiversity value for the site, where appropriate, proportionate to the size of the development.</i></p> <p><i>Where the loss of habitat cannot be avoided, the application should include an offsetting undertaking to create a compensating habitat area, in a proportion of at least 2:1 to that which is lost, to ensure a net gain in biodiversity.</i></p> <p><i>Development proposals which create additional habitat space, including roosting, nesting or shelter opportunities for wildlife, will be looked on favourably when considering the biodiversity value of a development. Development proposals that fail to mitigate or compensate for loss of important habitat or wildlife species will not normally be granted planning permission.</i></p> <p><i>Unless it can be shown to be impracticable or financially unviable, wildlife corridors should be incorporated into all major development schemes.</i></p> <p><i>Development which adversely affects any County Wildlife Sites otherwise will not be supported. Proposals should protect and enhance riparian corridors for protected species such as otter, kingfisher and water vole, including along the River Marden and the Wiltshire &amp; Berkshire Canal to the west of Calne Town.</i></p>	<p>ensure the Policy meets the Basic Conditions</p>

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
59	Page 36: Recomm'n number 59	CCNP Page 87 Renewable Energy Policy NE5	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete the section 'Renewable Energy' including paras 35.1 - 35.3 and Policy NE5; renumber any subsequent Policies and amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE:                      Delete 'Renewable Energy' sub-heading, paragraphs 35.1 – 35.3 and Policy NE5. Renumber subsequent Policies and amend Contents page accordingly.</p>	To ensure the Basic Conditions are met
60	Page 36: Recomm'n number 60	CCNP Pages 87-88 Energy Conservation	<p>EXAMINER'S RECOMMENDATION:  <i>"Replace paras 36.1 – 36.3 with:</i></p> <p><i>36.1 Calne and Calne Without wish to establish the environment and energy conservation in particular as a key concern. New buildings that have, by design, the technology to source and conserve energy from renewable or sustainable sources would be a distinct expression of Calne civic pride and priorities.</i></p> <p><i>36.2 Policy CP41 of the Wiltshire Core Strategy supports the same endeavour by requiring a Sustainable Energy Strategy for all major development. The Calne and Calne Without Neighbourhood Plan can further encourage developers to be aspirational and distinctive in their contribution to energy conservation."</i></p> <p>REQUIRED CHANGE:                      Replace paragraphs 36.1 – 36.3 as follows:</p> <p><b><u>36.1 Calne and Calne Without wish to establish the environment and energy conservation in particular as a key concern. New buildings that have, by design, the technology to source and conserve energy from renewable or sustainable sources would be a distinct expression of Calne civic pride and priorities.</u></b></p> <p><b><u>36.2 Core Policy 41 of the Wiltshire Core Strategy supports the same endeavour by</u></b></p>	For clarity

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p><b><u>requiring a Sustainable Energy Strategy for all major development. The Calne Community Neighbourhood Plan can further encourage developers to be aspirational and distinctive in their contribution to energy conservation.</u></b></p> <p><del>36.1 Calne and Calne Without have the opportunity to establish the environment as a key concern for the housing infrastructure in Calne and Calne Without. Building new homes that, by design, have the technology to source and conserve energy from renewable or sustainable sources would be a distinct expression of Calne civic pride and priorities. The Neighbourhood Plan can influence developers wanting to build in the area by supporting those whose plans include the installation of energy conservation technologies.</del></p> <p><del>36.2 Policy CP41 of the Wiltshire Core Strategy requires a Sustainable Energy Strategy for all major development. That document will include the information required to meet Policy NE6 of the Neighbourhood Plan for major development. For smaller proposals details regarding energy conservation should be included within supporting documentation such as a planning statement or design and access statement.</del></p> <p><del>36.3 The Calne and Calne Without Neighbourhood Plan should reflect ambitious developments that are both aspirational and distinctive in terms of making a substantial contribution to energy conservation. This policy applies to all non-householder development, 'householder' development encompasses proposals such as extensions and alterations to dwellings, or the erection of garages or sheds within the garden of existing dwellings.</del></p>	
61	Page 36: Recomm'n number 61	CCNP Page 88 Policy NE6	<p>EXAMINER'S RECOMMENDATION: "Reword Policy NE6 as: 'Prospective developers should aim to be both aspirational and distinctive in terms of their developments within Calne and Calne Without making a substantial contribution to energy conservation.'"</p> <p>REQUIRED CHANGE:</p>	To ensure the Policy meets the Basic Conditions

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			<p>Reword Policy NE6 as follows:</p> <p><b><u>Prospective developers should aim to be both aspirational and distinctive in terms of their developments within Calne and Calne Without, making a substantial contribution to energy conservation.</u></b></p> <p><i>Proposals for new non-householder development in Calne and Calne Without must be accompanied by details of how they will maximise energy conservation.</i></p>	
62	Page 37: Recomm'n number 62	CCNP Pages 88-89 Flooding Policy NE7	<p>EXAMINER'S RECOMMENDATION:  <i>"Delete the section 'Flooding' including paras 37.1 - 37.3 and Policy NE7; amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE:                      Delete the sub-heading 'Flooding', paragraphs 37.1 – 37.3, Policy NE7 and the flood map. Amend the Contents page accordingly.</p>	To ensure the Basic Conditions are met
63a	Page 37: Recomm'n number 63	CCNP Pages 91-94 Implementation and Delivery	<p>EXAMINER'S RECOMMENDATION:  <i>"Review the sub-section 'Implementation and Delivery' in the light of changes made to the Plan content and for accuracy"</i></p> <p>REQUIRED CHANGE:                      Review the sub-section 'Implementation and Delivery' in the light of changes made to the Plan content and for accuracy.</p>	For clarity and correction
63b	Page 37: Recomm'n number 63	CCNP Page 91 Implementation and Delivery	<p>EXAMINER'S RECOMMENDATION:  <i>"Para 54 sentence 2: replace "Financial contributions will be sought..." with 'As provided for within national planning policy, appropriate financial contributions will be obtained....'"</i></p> <p>REQUIRED CHANGE:                      Amend 2<sup>nd</sup> sentence paragraph 54 to read as follows:</p>	For clarity and correction



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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p><b><u>As provided for within national planning policy, appropriate financial contributions will be obtained</u></b> <del>Financial contributions will be sought from developers to combine with public funding to deliver the necessary facilities in infrastructure.</del></p>	
63c	Page 37: Recomm'n number 63	CCNP Pages 91-93 Implementation and Delivery	<p>EXAMINER'S RECOMMENDATION:  <i>"Amend the table included within para 55 to exclude Policies now deleted and correct numbering as appropriate."</i></p> <p>REQUIRED CHANGE:                      Amend table within paragraph 55 on pages 91 - 93. Add in new policies and delete those sections and policies that have been removed from the Plan (refer to list of sections/policies in Change No. 11).</p>	For clarity and correction
63d	Page 37: Recomm'n number 63	CCNP Pages 93-94 Implementation and Delivery	<p>EXAMINER'S RECOMMENDATION:  <i>"Para 60 refers to "LEP programmes" but I note that the Swindon &amp; Wiltshire Local Enterprise Partnership is not included within the Partners listed at the head of this section (and therefore the LEP acronym has not yet been explained) and that Calne is not apparently within the Growth Zones identified by the LEP; correct the content appropriately to the actual position."</i></p> <p>REQUIRED CHANGE:                      Amend the 2<sup>nd</sup> sentence of paragraph 60 to read as follows:</p> <p><i>This might include the Lottery, UK Government programmes, <b>and</b> EU Funds, <u>and</u> <del>LEP programmes.</del></i></p>	For clarity and correction
64	Page 38: Recomm'n number 64	CCNP Page 94 Monitoring and Review	<p>EXAMINER'S RECOMMENDATION:  <i>"Amend the final sentence of para 63 to read:                      'In accordance with best practice, Calne Town &amp; Calne Without Parish Councils and their partners will undertake a review of the Neighbourhood Plan no later than 2022.'"</i></p>	For clarity and correction

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Change no.	Page in Examiner's Report	Related CCNP page / section	Examiner's recommendation and required changes	Reason for change
			<p>REQUIRED CHANGE: Amend the final sentence of paragraph 63 to read as follows:</p> <p><i>In accordance with best practice, Calne Town and Calne Without Parish Councils and their partners will undertake a <del>partial</del> review of the Neighbourhood Plan <b><u>no later than 2022.</u></b> <del>every 5 years or so following finalisation.</del></i></p>	
65	Page 38: Recomm'n number 65	CCNP Pages 95-97 Glossary	<p>EXAMINER'S RECOMMENDATION: <i>"Review the content of the Glossary to ensure that all planning terms are included and briefly explained."</i></p> <p>REQUIRED CHANGE: Review the content of the Glossary to ensure that all planning terms used in the Plan are included and briefly explained.</p>	For clarity
66	Page 38: Recomm'n number 66	CCNP Page 99 Appendix 1	<p>EXAMINER'S RECOMMENDATION: <i>"Re-title Appendix 1 as 'Assessment of Local Green Spaces proposed for designation under the National Planning Policy Framework (NPPF) criteria'; amend the Contents page accordingly."</i></p> <p>REQUIRED CHANGE: Amend Appendix 1 title to read as follows and amend Contents page accordingly:</p> <p><i>Appendix 1 – <del>Descriptions of Designated</del> <b><u>Assessment of Local Green Spaces proposed for designation under the National Planning Policy Framework (NPPF) criteria</u></b></i></p>	For clarity and correction
67a	Page 38: Recomm'n number 67	CCNP Pages 103-107 Policy Maps	<p>EXAMINER'S RECOMMENDATION: <i>"Bring the Policy Maps into line with the revised Policy content and numbering as appropriate;"</i></p> <p>REQUIRED CHANGE:</p>	For clarity and correction

# DECISION STATEMENT - APPENDIX 1

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## Modifications required to be made to the Calne Community Neighbourhood Plan 2016 - 2026

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			Amend Policy Maps on pages 104 – 107 in line with revised Policy content and numbering as appropriate. See also Change 67b below.	
67b	Page 38: Recomm'n number 67	CCNP Page 107 – Calne Inset map Page 105 – Derry Hill/Studley Inset map	<p>EXAMINER'S RECOMMENDATION: <i>"add larger scale maps to identify clearly the boundaries of the Local Green Space designations within Calne and Derry Hill/Studley."</i></p> <p>REQUIRED CHANGE: Amend Policy Maps 2 and 4 with maps showing the Local Green Space designations more clearly. For Map 4 (Calne Inset), create Maps 4a and 4b in place of Map 4 so that Local Green Space designations can be shown more clearly. Also amend Map 1 Overview to reflect changes to Map 4. Amend Contents page and list of Policies Maps on page 103 accordingly.</p> <p>On the Calne inset Map 4b, amend boundary of Local Green Space designation 'Penn Wood Wildlife Area' so that the designation is entirely within the neighbourhood area. At present, part of the designation extends into Cherhill parish.</p>	For clarity and correction
68	Page 39: Recomm'n number 68	CCNP Page 110 Section 2 – Non-planning issues	<p>EXAMINER'S RECOMMENDATION: <i>"Replace "Some of the issues identified were non-planning issues and so cannot be included in the main body of the Neighbourhood Plan" in sentence 2 of the opening paragraph on p110 with: 'Some of the issues identified did not relate to the development and use of land and therefore could not be included in the main body of the Neighbourhood Plan'."</i></p> <p>REQUIRED CHANGE: On page 110, amend 2<sup>nd</sup> sentence of 1<sup>st</sup> paragraph to read as follows: <i>Some of the issues identified <del>were non-planning issues and so cannot</del> <b>did not relate to the development and use of land and therefore could not</b> be included in the main body of the Neighbourhood Plan.</i></p>	For clarity
69	Page 39: Recomm'n	CCNP Pages 109-	<p>EXAMINER'S RECOMMENDATION: <i>"Review the content of Section 2 in the light of the recommended changes to Section 1."</i></p>	For clarity and

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	number 69	116 Section 2 – Non-planning issues	REQUIRED CHANGE: Review the content of Section 2 in the light of the recommended changes to Section 1.	correction