

Calne Community Neighbourhood Plan



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

Engage with it, Contribute to it, Own it...

2016-2026

Made February 2018



A plan for the Calne and Calne Without Neighbourhood Area

Calne Community Neighbourhood Plan 2016-2026

Made Plan - February 2018

Produced in accordance with the Neighbourhood
Planning Regulations 2012

Produced by the Neighbourhood Plan Steering Group on behalf of Calne Town Council and Calne Without Parish Council:

Councillor Tom Rounds (Chair)
Councillor Ed Jones (Vice-Chair)
Councillor Richard Aylen
Councillor Charles Boase
Lucy-Anne Bryant
Councillor Mrs Christine Crisp
Pat Donlan
Sarah Foster
Councillor Alan Hill
Councillor Robert MacNaughton
Richard Mason
Ioan Rees
Keith Robbins
Chris Robins



The Neighbourhood Plan Steering Group has been supported and advised by Linda Roberts and Clare Harris from Calne Town Council and David Way from Wiltshire Council Spatial Planning Team.



Calne Town Council

Calne Without Parish Council

The Steering Group received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.

NEIGHBOURHOOD-PLAN.CO.UK



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Calne Community Neighbourhood Plan is led by a Partnership of local organisations including:
Community Groups, Calne Town Council, Calne Without Parish Council, Businesses, and Schools.

For More information:

Find us on Facebook - Calne Community Neighbourhood Plan

www.calne.gov.uk

www.calnewithoutpc.org

Or contact Calne Town Council 01249 814000

Calne Town Council, Bank House, The Strand, Calne, Wiltshire
SN11 0EN

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Foreword

The Calne Community Neighbourhood Plan sets out the vision, objectives and policies to ensure the Town of Calne and the Parish of Calne Without maintains its uniqueness over the period 2016 to 2026.

The Neighbourhood Plan seeks to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town and series of villages.

The Neighbourhood Plan has been drawn up by a Steering Group made up of Town and Parish Councillors and local residents, working under the guidance of Calne Town Council and Calne Without Parish Council which are the designated bodies for the plan area and provided the funding and support to enable the plan to go ahead.

This Neighbourhood Plan has been reviewed by residents and key stakeholders through an extensive consultation process. Comments made during the early stages have been taken into account. All comments and suggestions received as part of consultation have been carefully considered and where viable and/or suitable the Neighbourhood Plan has been amended accordingly.

The Neighbourhood Plan sets down a series of planning policies which, once agreed by means of a referendum, then form part of Wiltshire's wider statutory development plan when it has been adopted, a process legally known as being 'made'.

The Neighbourhood Plan has been subject to an Independent Examination and will finally be subjected to a referendum requiring a majority "yes" vote of all those voting in the referendum for it to be accepted. In the event of a "yes" vote, Wiltshire Council will proceed to "make" the Neighbourhood Plan for the Town of Calne and the Parish of Calne Without.



It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant. This will be undertaken in conjunction with the Planning Authority, Wiltshire Council.

Councillor Tom Rounds
Chair of the Calne Community Neighbourhood Plan Steering Group

Acknowledgements

Calne Community Neighbourhood Plan Steering Group would like to extend their thanks to all those who have been involved with the formation of the Neighbourhood Plan. In undergoing this process, we have seen first-hand the passion that our community has for the area and how it develops over the coming years.

We would especially like to thank the general public who have actively participated throughout the process. Without all their contributions, the Calne Community Neighbourhood Plan would not exist and we would not have the opportunity to decide the town and village's future as we do now.

Additional thanks to:

- Neighbourhood Plan Steering Group Volunteers
- Lemon Gazelle Community Interest Company
- AECOM

The Steering Group also gratefully acknowledges the support received from officers at Wiltshire Council. The Independent Examination was held by Andrew Matheson *MSc MPA DipTP MRTPI FCIH* an Independent Examiner appointed through the Neighbourhood Planning Independent Examiner Referral Service.



The Harris Bacon Factory, the Town Hall and Market Hill, Calne
<http://www.britainfromabove.org.uk/image/epw029300> © Historic England

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Section 1

The Neighbourhood Plan

(This Section Forms Part of
the Statutory Development
Plan)



Introduction

1. The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area.
2. The Calne Community Neighbourhood Plan will form part of the statutory development plan once made. 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).
3. This Neighbourhood Plan is a true Community Led Plan. It has been prepared by the Town Council and Parish Council through a steering group made up of Town and Parish Councillors and local residents. It has been informed by public consultation with the local community. The options for the Plan and the Plan itself have been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.



Sustainability Appraisal

4. Early in the process the Steering Group commissioned URS (now AECOM) to undertake a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development. A Scoping Report for the SA was released for consultation in October 2014.
5. This Neighbourhood Plan is accompanied by an SA Report. The purpose of the SA Report is to:
 - Identify, describe and evaluate the likely significant effects of the CCNP and alternatives; and
 - Provide an opportunity for consultees to offer views on any aspect of the SA process which has been carried out to date.

AECOM

The SA Report has been updated to take into account changes made to the CCNP through the consultation process.

National Planning Policy Framework (NPPF)

6. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England

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and how these are expected to be applied. It was published on 27 March 2012 and is now also supplemented by Planning Practice Guidance.

7. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.
8. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*.
9. The Calne Community Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.



Planning Practice Guidance

10. The Planning Practice Guidance sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.
11. Planning Practice Guidance highlights that: *"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."*



Planning Practice Guidance

Structure of the Neighbourhood Plan

12. The Neighbourhood Plan includes seven themed sections:



13. The themes contain issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.

14. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.

15. The final section includes a list of non-planning issues that the community raised as being important. The Town and Parish Councils have not ignored these important issues, but as this is a statutory planning document it cannot include non-planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Town Council and/or the Parish Council outside of the Neighbourhood Plan process.



The Development Plan

16. The 'Development Plan' for Calne and Calne Without is made up of 5 main elements as follows:



Relationship to the Wiltshire Core Strategy

17. The Wiltshire Core Strategy was adopted on 20 January 2015. The Core Strategy has been prepared containing policies and principles on how the county can develop through to 2026.
18. The Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates that Calne is a defined Market Town; however, it should be noted that the Calne Area in the Wiltshire Core Strategy is wider than this Neighbourhood Plan Area and includes the additional villages of Bremhill, Cherhill, Compton Bassett, Heddington and Hilmarton. The Core Strategy prescribes the number of homes to be built in the Calne Community Area by 2026, which is 1,140 homes for Calne Town and 165 for the remainder of the Calne Area. However, piecemeal development has exceeded the housing numbers set out in the Wiltshire Core Strategy (January 2015) and there is no longer a shortfall in the indicative housing requirement 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 [Housing Land Supply Statement](#) dated March 2017).

19. The Saved Policies of the North Wiltshire Local Plan (2011) includes more detailed planning policies that will work with the strategic policies set out in the Core Strategy and includes detailed policies for development management. The Saved Policies of the North Wiltshire Local Plan will in due course be replaced by a partial review of the Wiltshire Core Strategy.



20. All policies within the Calne Community Neighbourhood Plan should be read in conjunction with the Wiltshire Core Strategy and the Saved Policies of the North Wiltshire Local Plan. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies. The Neighbourhood Plan does not cover matters relating to minerals and waste.

Strategic policies for the purposes of Neighbourhood planning

21. The system of neighbourhood planning allows Town or Parish councils to produce Neighbourhood Plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

22. Wiltshire Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a Neighbourhood Plan. They have not published a specific statement as to what constitutes 'strategic policies for the purposes of neighbourhood planning' unlike some other LPAs. However it is considered that the policies and allocations contained within the Wiltshire Core Strategy, are all 'strategic' for the purposes of neighbourhood planning.

Designation of the Neighbourhood Planning Area

23. A formal [application](#) was made jointly by Calne Town Council and Calne Without Parish Councils on 25 November 2013 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a Neighbourhood Area in order to develop a Neighbourhood Plan. The area of the Neighbourhood Plan is based upon the combined Town and Parish boundaries, which was seen as appropriate as this area is recognised as the distinct community of Calne and its hinterland. The request was that the Town and Parish Councils be recognised as a Neighbourhood Area for the purpose of producing a Neighbourhood Plan, in accordance with the Neighbourhood Planning Regulations 2012.



24. Wiltshire Council publicised this application to produce a Neighbourhood Plan for a 6 week period from 9 December 2013 to 4 February 2014 and three comments were

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received in support of designation. In response to the application submitted by the Town and Parish Councils, Wiltshire Council has acknowledged that a Neighbourhood Plan area that reflects the combined Town and Parish boundary would be a logical and appropriate area for the preparation of a Neighbourhood Plan.

25. As such, Wiltshire Council [designated](#) the Calne and Calne Without area as a Neighbourhood Area (as requested) on 6 May 2014 (see www.wiltshire.gov.uk). The name of the Neighbourhood Area is the 'Calne and Calne Without Neighbourhood Area'.



Consultation with the Local Community

26. Since the designation of Calne and Calne Without as a Neighbourhood Area, various elements of consultation have been undertaken regarding the future planning of the town and the surrounding communities. Wiltshire Council previously led work on a Town Centre Masterplan for Calne to inform their Core Strategy and emerging Site Allocations Plan. The Neighbourhood Plan builds upon the work and consultation undertaken on that Masterplan which has now been incorporated into the Neighbourhood Plan.
27. Calne Town Council and Calne Without Parish Council have undertaken extensive early community engagement. During 2014 a total of 7 events were held between June and November, including a launch event on 15 October 2014.
28. Further community engagement was undertaken between February and July 2015 in the form of 5 events addressing the potential options for the Neighbourhood Plan. Public consultation was undertaken during February and March 2016 via an online questionnaire and 2 structured drop-in sessions supported by Lemon Gazelle. Additional public consultation was undertaken on housing site options during May 2016 via an online questionnaire and 2 structured drop-in sessions, again supported by Lemon Gazelle.
29. Consultation on the Draft Plan was carried out during the period from November 2016 to January 2017. Consultation on the Submission Plan was undertaken by Wiltshire Council during the period from Monday 27 March to Thursday 11 May 2017. Details of the consultation undertaken to date is set out in the Statement of Consultation Document.



Associated Documents

30. The Neighbourhood Plan has a number of background and associated supporting documents as follows:



Background on Calne Town

Population and Historic Development

31. The town of Calne in Wiltshire, is located at the north-western extremity of the North Wessex Downs, a designated Area of Outstanding Natural Beauty. Calne is on a small river, the Marden that rises 2 miles away in the Wessex Downs, and is the only town on that river. It is located on the A4 and lies approximately 19 miles east of Bath, 6 miles east of Chippenham, 13 miles west of Marlborough and 16 miles south-west of Swindon. Wiltshire's county town of Trowbridge is 15 miles to the south-west. At the 2011 Census, Calne had a population of 17,263 living in 7,303 homes. The Porte Marsh Industrial Estate on the north side of the town now provides the bulk of the town's internal employment. It is home to around 100 companies in predominantly light industries and information technology.



32. A process for curing pork meat products was developed by the Harris brothers in Calne, initially as a patented dry cure and later as the first wet cure in the UK. The processes gave Calne a unique position in the development of cured meat that is often now branded in supermarkets as Wiltshire Cured Ham to signify a quality product. Calne is also the place that oxygen, and later photosynthesis, was first discovered by Joseph Priestley. The town's Blue Plaque Trail celebrates the notable people and events of the town.

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33. The town is almost surrounded by the parish of Calne Without which includes a number of distinct villages.
34. Calne is a place from which you can discover the timeless wonders of Wiltshire, with Cherhill White Horse and World Heritage Site Stonehenge and Avebury on the doorstep. The town has grown considerably from a population of 3,767 in 1801 to the present 17,263. Much of that growth has been in recent decades.

Role in Wiltshire

35. Calne provides an important centre for the surrounding area, it features many historic buildings and has benefited from regeneration projects, including provision of a new library. However, further opportunities for regeneration remain and further development in Calne should be focussed on supporting investment in services and improvements in the town centre.

36. There is some pressure on community health facilities in the town, with GP surgeries at or near capacity. In addition, the emergency services are looking for new or additional sites and additional cemetery capacity is required. The close proximity of the area to the M4 has attracted key employers to Calne in the past and it is identified as a strategic employment location in Wiltshire. This close proximity to the M4, Swindon and Chippenham does, however, mean that the town has a low level of economic self-containment and people often travel elsewhere for jobs and services. However, Calne is one of the more affordable settlements in the county.



37. The strategy for Calne in the Wiltshire Core Strategy is to ensure that housing growth is carefully balanced with job creation and town centre improvement. A relatively high level of growth has been suggested for Calne in the past to help facilitate the delivery of an eastern distributor road to alleviate town centre traffic. However, this could not be supported as the scale of growth needed to deliver such a new road now would be higher than is appropriate for the town. The actual level of growth proposed is on a more organic scale and would not support the provision of this significant infrastructure. The Core Strategy acknowledges that infrastructure development has failed to keep pace with housing and this should be addressed during the plan period
38. A large amount of development has already come forward in the plan area, future development during the remainder of the Core Strategy plan period should be phased to ensure that infrastructure and employment provision appropriately supports development in the town. The strategy for Calne will help to maintain the economic base in the town with mixed growth of employment alongside housing, thus improving the self-containment of the settlement.

Local Services and Facilities

39. Calne has a range of facilities including:
 - an industrial estate;

- town hall;
- tourist information centre;
- a number of local parks;
- allotments;
- public toilets;
- public car parks;
- cemetery;
- tennis courts;
- sports pitches & pavilion;
- a number of community halls;
- football club;
- a bowling green and pavilion;
- heritage centre;
- skate bowl;
- cricket club;
- rugby club;
- one secondary schools;
- seven primary schools;
- an independent day & boarding school;
- an independent preparatory school;
- a leisure centre;
- a town centre including a library, supermarket, a range of shops & post office;
- three doctors surgeries & a health centre;
- three dental surgeries;
- three funeral parlours;
- public houses & hotels;
- restaurants & take aways;
- a number of churches; and
- garages & two petrol stations.



Background on Calne Without

Population and Historic Development

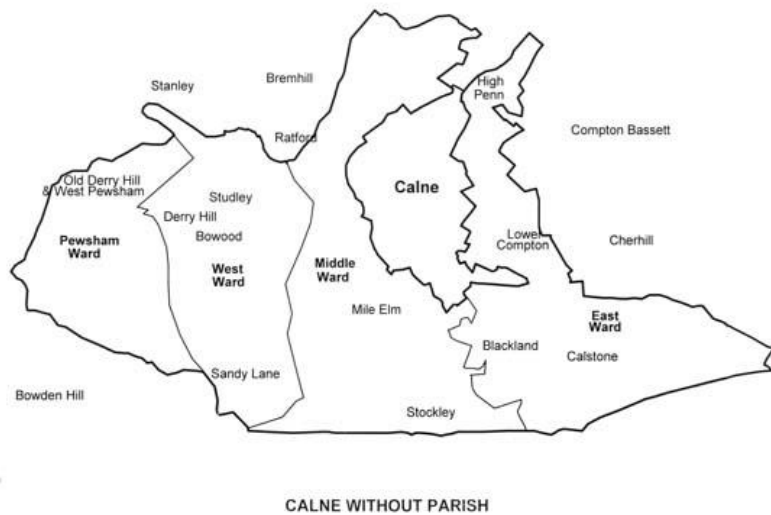
40. The parish of Calne Without encircles the town of Calne in Wiltshire. A relatively young parish, Calne Without was only created in 1890. It covered all the outlying parts of the ancient parish of Calne. These included the tithings of Blackland (73), Calstone (219), Stock (328), Stockley (175), Studley (550 - including much of Derry Hill and Sandy Lane), Whetham (200), Whitley (15) and Bowood (68). (The numbers in brackets are the population figures in 1841, which give an idea of comparative size.)
41. In the 20th century, there has been extensive housing development at Derry Hill and what is now called Lower Compton, which lies between Calne and Cherhill. However, the remaining area has very few new houses and it remains very much a rural community.
42. Today, Calne Without contains a total of 1,113 dwellings and a population of 2,807. (2011 census).

43. The area is recognised for its locally distinctive characteristics; with some areas designated as locally important archaeological sites, some as Areas of Outstanding Natural Beauty (AONB) and some as nature conservation areas of national and local importance. Bowood Estates is a major landholder. Much of the area is in use as working farmland, but there are numerous footpaths and points of access.



44. The major employers are Bowood (Stately Home plus Golf Course and Hotel), the two residential homes in Derry Hill and Vastern Timber in Studley. There are also farms and riding schools as well as two garages and a rural office complex, Forest Gate. Like a lot of villages and towns in Wiltshire, residents out-commute for work.

45. In recent years housing development has pushed out from Calne Town into Calne Without and so it made sense for the two councils to get together to look strategically at the area using the Neighbourhood Plan as a vehicle. Derry Hill and Studley has been classified by Wiltshire Council as the only large village for planning purposes in the



Calne Community area. In December 2014 Calne Without conducted its scoping exercise in readiness to join Calne Town in the Neighbourhood Planning process. Calne Town had already conducted their Vision and Scoping study.


The Calne Community Neighbourhood Plan Area

The Calne Community Neighbourhood Plan relates to the designated Calne and Calne Without Neighbourhood Area.

The [plan](#) below identifies the designated Neighbourhood Area:

Calne and Calne Without Neighbourhood Area



 Neighbourhood Plan Area

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Vision

46. Calne and Calne Without is a popular and vibrant area containing a town and a number of large and small villages with a strong community ethos located within Wiltshire. The Neighbourhood Plan provides us with a valuable opportunity to build on the area's character and enhance its future through managing the growth of the town and villages over the next ten years or so.
47. Our unique settlement character and landscape setting will be protected and the Plan will balance growth for the benefit of both existing and new residents. The town growth will deliver a range of housing types, including affordable housing for local residents and their children - and will also maintain a balance of facilities by providing new or enhanced open spaces, community facilities, education and

healthcare provision. The town will also incorporate much needed employment opportunities within the designated employment land.

48. Our priority is that the lifestyles of every resident will benefit from the new developments and that an appropriate balance will be met between housing development and new or improved infrastructure. We are also about growing the well-being of the community, through encouraging participation in community events, community leadership and the protection of green spaces.



Objectives

49. The following overall objectives have been set out for the Calne Community Neighbourhood Plan:

(A) Promote high quality and sustainable growth

- Provide for a balance of new homes and jobs to support the economic prosperity of our growing community and reduce the need to travel
- Ensure that new development is integrated into the existing community of Calne and Calne Without, whilst preserving the identity and individuality of each settlement and preventing coalescence
- Continue to improve the facilities on offer to support the growth of the local population
- Encourage high quality and accessible education, medical, youth and elderly provision for all our residents in line with growth in the area
- Employment land will be protected and regularly reviewed to maintain a prosperous economy and balanced community to improve local job opportunities
- Encourage higher specification of energy conservation in new developments, and supporting new thinking in Renewable Energy generation



(B) Protect and enhance the historic built environment

- Enhance the appearance and historic character of the Calne and Derry Hill Conservation Areas

(C) Protect and enhance the natural and built environment, countryside and landscape setting

- Enhance the green infrastructure network through the creation of new open spaces and the protection and improvement of existing open spaces
- Protect the countryside from inappropriate development and ensure that the landscape character and local distinctiveness of our rural villages and settlements are protected
- Conserve and enhance the North Wessex Downs AONB and its setting
- Improve attractive and accessible spaces for residents to live, work and play
- Ensure that new development does not increase the risk of flooding and every opportunity available to minimise the risk of pluvial (surface) water flooding is taken
- Create attractive approaches to the town and villages from every direction
- Ensure that both new and existing communities are fully integrated



(D) Improve Calne Town Centre

- Develop the role, function, public realm of Calne Town Centre
- Facilitate the opportunities in the Town Centre for new development

More detail on the ways in which these Objectives have been derived is included within the Consultation Statement that accompanies the Plan.



Policy Delivery of Objectives

50. The following table demonstrates how the policies set out in the Neighbourhood Plan meet the overall objectives contained within the previous section.

	Objective			
	A	B	C	D
Housing & Infrastructure				
Policy H1 - Housing Allocation	✓	✓	✓	
Policy H2 - Affordable Housing	✓			
Policy H3 - Housing Mix	✓	✓	✓	
Policy H4 - Settlement Boundaries and Housing Sites	✓	✓	✓	✓
Policy H5 - Phasing of Development	✓			
Getting Around				
Policy GA1 - Sustainable Transport	✓	✓	✓	✓
Policy GA2 - Highway Impact	✓	✓	✓	✓
Working & Shopping				
Policy WS1 - Employment	✓			✓
Policy WS2.1 - Calne Town Centre	✓	✓		✓
Policy WS2.2 - Calne Town Centre Masterplan	✓	✓		✓
Policy WS3 - Local Neighbourhood Shopping	✓	✓		
Community Facilities				
Policy CF1 - Health, Leisure and Wellbeing	✓		✓	
Policy CF2 - Community Assets	✓	✓	✓	✓
Built Environment				
Policy BE1 - Integration and Landscaping	✓	✓	✓	✓
Policy BE2 - Design Principles for Local Distinctiveness	✓	✓	✓	✓
Policy BE3 - Parking Provision	✓	✓		
Policy BE4 - Heritage Assets	✓	✓	✓	✓
Natural Environment				
Policy NE1 - Local Green Space		✓	✓	
Policy NE2 - Setting of Calne and Calne Without	✓	✓	✓	
Policy NE3 - Biodiversity	✓		✓	
Policy NE4 - Energy Conservation	✓	✓	✓	✓

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Housing & Infrastructure



Housing & Infrastructure

Housing & Infrastructure Issues

- Housing in Calne and Calne Without has expanded rapidly over many years
- Recent growth has not been mirrored by infrastructure provision
- Future housing development should only be built if it brings much needed infrastructure with it; such infrastructure should be developed alongside the housing and not lag behind it
- Concerns that additional housing will have a negative impact on the already congested road network and road safety conditions

Background Community Data

51. The Office for National Statistics (ONS) makes a huge range of statistical data available at different levels. All data used in this section is from the 2011 Census unless otherwise stated.

Population

Calne and Calne Without has an overall population of 20,070, having risen significantly from 16,209 (2001), a rise of 23.8% over that 10 year period



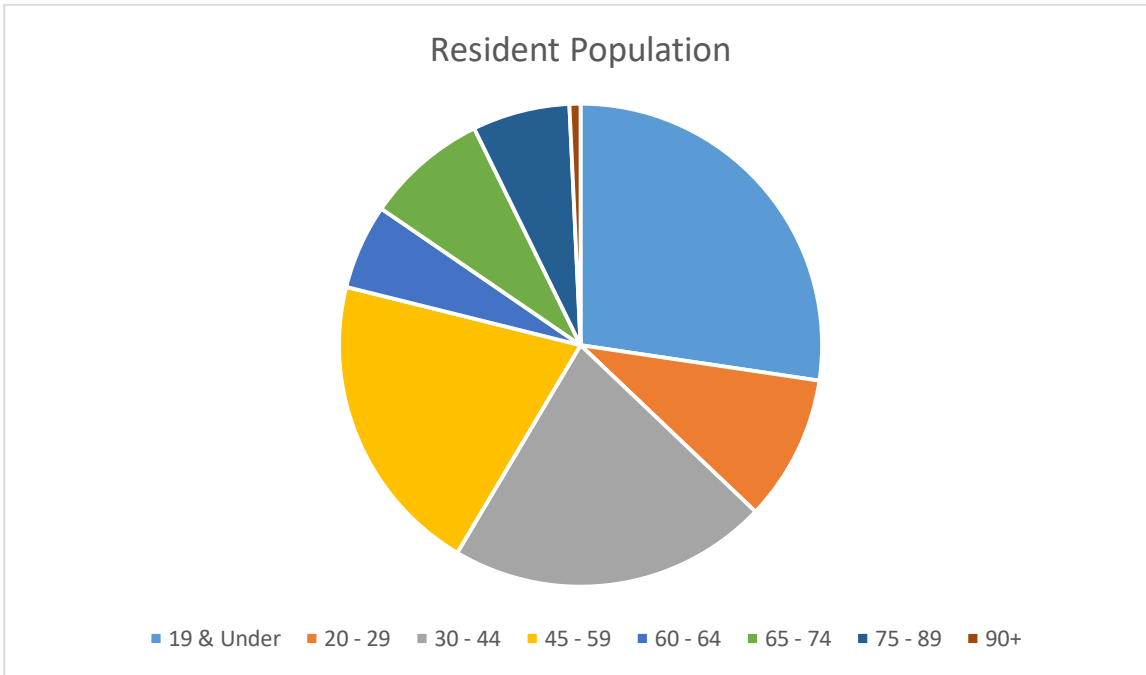
Parish Area

Calne and Calne Without cover a combined area of 4,838 Hectares

Resident Profile

19 & Under	5,506	(27.35%)
20 - 29	1,965	(9.76%)
30 - 44	4,312	(21.42%)
45 - 59	4,098	(20.35%)
60 - 64	1,144	(5.68%)
65 - 74	1,647	(8.18%)
75 - 89	1,312	(6.52%)
90+	149	(0.74%)

52. The Neighbourhood Plan area has a larger proportion of children (27.35%) than Wiltshire as a whole (24.2%) and a smaller elderly proportion (15.44%) than Wiltshire (18.00%). The proportion of Males is 48.50%, with Females being 51.50%



Ethnicity and Country of Birth

The Neighbourhood Plan area is predominantly white (97.52%), 93.44% of residents were born within the UK

Dwellings

There are a total of 8,176 dwellings in Calne and Calne Without, 70.06% owner occupied, 0.97% shared ownership, 14.75% social rented, and 14.22% private rented

Local Economy

According to the Census data the area has 14,274 working age residents aged 16 to 74; out of those 10,544 are economically active (73.87%). Of the 3,730 economically inactive residents a large proportion 1,902 are retired

The working age residents can be broken down to the following categories:

- 43.55% of residents are in full time employment
- 15.05% of residents work part time
- 9.01% of residents are self-employed
- 3.35% of residents are unemployed
- 2.91% are full-time students

Transport

14.73% of households in Calne and Calne Without have no vehicle availability
 3.38% of residents travel to work by public transport, 9.23% of residents travel to work on foot or bicycle

Housing Requirements

53. Wiltshire Council’s Housing Land Supply Statement, dated March 2017 confirms that both Calne and Calne Without have met and exceeded their indicative housing requirement within the Neighbourhood Plan period, as follows:



Housing Already Provided (as at April 2016)				
	Indicative Requirement 2006-2026	Completions 2006-2016	Developable Commitments 2016-2026	Indicative Remaining Requirement
Calne Town	1,440	910	687	-157
Calne Community Area Remainder*	165	89	149	-73

* Note - The Calne Community Area Remainder covers a larger number of villages than those within the parish of Calne Without

54. Given the latest housing supply position there is no strategic need to provide land for further housing within the Neighbourhood Plan area during the current Plan period as the indicative housing requirements prescribed in the Wiltshire Core Strategy have been exceeded. By the time of the 2011 census some 470 of the 1,605 total planned dwellings had been built. The dwelling completions between 2011 and 2016 of 529 dwellings together with the 836 dwellings currently being developable commitments will see Calne and Calne Without grow by a further 1,365 dwellings over the period 2011 to 2026 (source Wiltshire Housing Completions Data). This will be a rise in dwelling numbers of 16.70% on top of the population rise of 23.8% over the previous 10 years from 2001 to 2011.

55. The key issues raised by members of the community during engagement and consultation sessions regarding housing and infrastructure include:

- Housing in Calne and Calne Without has expanded rapidly over the last few years against the wishes of the local residents, with planning permissions totalling approximately 1,100 dwellings since 2010 having been granted on Appeal. These developments have brought little or no community benefit beyond the housing itself. 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.”* (Paragraph 5.39). The Wiltshire Core Strategy also states that: *“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.”* (Paragraph 5.41)

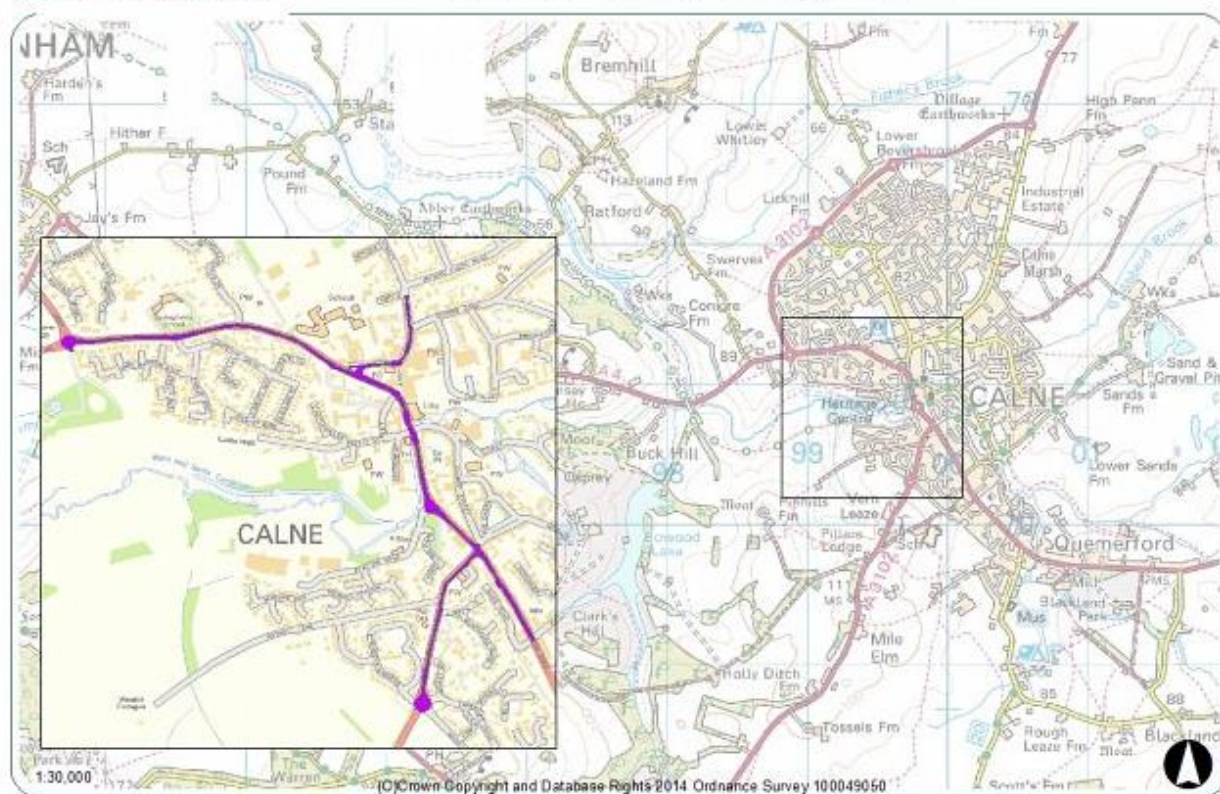


- Future housing development should only be built if it brings much needed infrastructure with it; such infrastructure should be developed alongside the housing and not lag behind it.

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- Concerns that additional housing will have a negative impact on the already congested road network. Calne has an [Air Quality Management Area](http://www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas) due to pollution levels currently in excess of Government limits at certain points in the town, mainly along the A4 (www.wiltshireairquality.org.uk/air-quality/air-quality-management-areas). There is a need for improved cycle and pedestrian links to encourage people not to use cars in an attempt to prevent further reductions in air quality. The [Calne Air Quality Action Plan](http://www.wiltshireairquality.org.uk/reports) (August 2016) (www.wiltshireairquality.org.uk/reports) 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.”

Calne Air Quality Management Area



Housing Site Allocation

- Calne has grown considerably over recent decades, with much development coming forward against the wishes of the community. In the last 10 years, up to 2011, Calne and Calne Without were amongst the highest housing growth areas in all of Wiltshire with over 25% growth compared with 9% across the rest of the County. There is a lot of local concern that housing has been developed without the much needed infrastructure to support the developments or redress the deficiencies highlighted in the Wiltshire Core Strategy.
- The Calne Community Neighbourhood Plan seeks to empower the communities of Calne and Calne Without to make decisions about future development; including to say where, when and how further housing or commercial building should take place.
- Both Calne townsfolk and communities in Calne Without have expressed concern regarding encroachment and coalescence; it is considered essential that the town and settlement boundaries defined in the Wiltshire Core Strategy are retained in order to preserve the individual communities' identities and maintain a green buffer between them. Wiltshire Core

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Strategy Policies Core Policies 1 and 2 provide the basis on which the settlement strategy will be progressed.

59. Whilst Calne and Calne Without have already exceeded their indicative housing figures for the plan period, it is recognised that the pressure for new development in the area is likely to continue and the Neighbourhood Plan should cover that possibility. Consequently, potential sites for future development were assessed for potential suitability and consideration for allocation in the Neighbourhood Plan. The Wiltshire Core Strategy at paragraph 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 (paragraph 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”*.



60. The Masterplan for Calne Town Centre identified the potential for the development of a large brownfield site in the town centre between the new Market Place and the River Marden, this has been endorsed by the community through consultations. The Masterplan is considered essential to the economic security and sustainability of the town's central commercial area. The Masterplan work is already well advanced and has been subject to public scrutiny and approval. Further details are contained in the Town Centre Masterplan section.

61. The Wiltshire Council Strategic Housing Land Availability Assessment (SHLAA) was used as the basis for initial site identification. Using the information available regarding site owners in the SHLAA, contact was made with landowners/agents and meetings were held to introduce the Neighbourhood Plan and discuss the potential for development of their individual sites.

62. Following this process, a Call for Sites exercise was also undertaken to reach landowners in the Neighbourhood Plan Area with an interest in developing their land for all types of uses. An independent consultant, AECOM, was appointed to conduct [appraisals](#) for each of the 25 sites identified from all sources - refer to Site Appraisals for the Calne Community Neighbourhood Plan (AECOM, February 2016). Site visits were conducted in conjunction with members of the Steering Group. The following criteria were used to assess each site on its merits:



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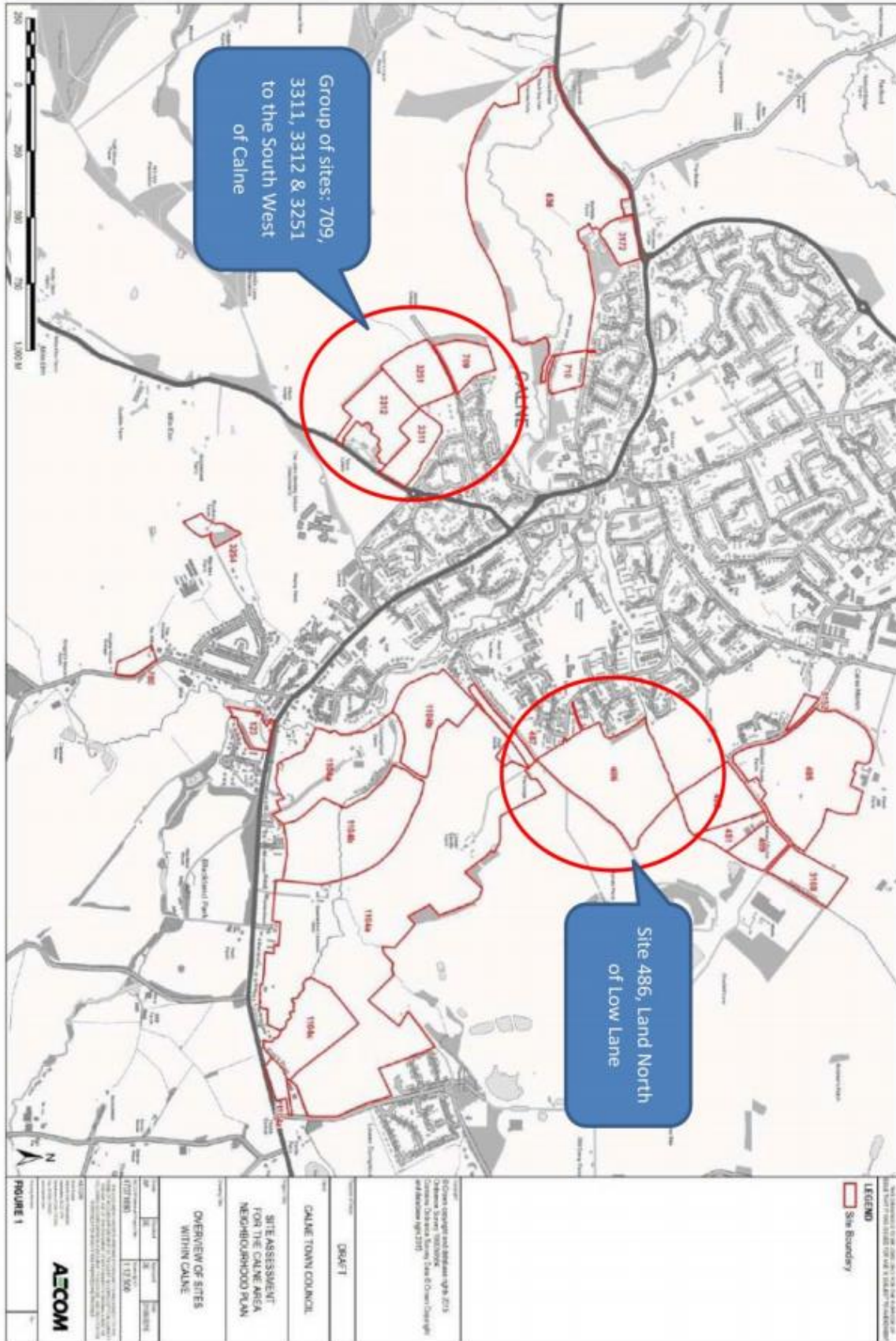
- Background details;
- Existing land use;
- Surrounding land use;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental and landscape considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure; and
- Suitability for a potential community facility

63. Using the data and information supplied within this report, the Steering Group looked at each site individually and selected sites from 17 deliverable or possibly deliverable sites which to take forward for consultation. Sites were selected on the basis of the additional community benefit being offered, over and above the statutory provision.

64. The Steering Group decided that those sites which offered additional community benefit would be presented to the community in accordance with their expressed wishes in a further round of consultation, so that the community could decide whether the benefit in each case justified the additional housing. Drop in Sessions were held in both Calne and Calne Without and a six week online housing site consultation survey was undertaken.

65. Two clusters of sites fulfilled this requirement as follows:
Land North of Low Lane - SHLAA site 486
Land South West of Calne - SHLAA site 709, 3311, 3312, 3251





(Note - more detailed maps can be found in the [Appraisal Proforma document](#))
 Source: Sustainability Appraisal for the Calne Community Neighbourhood Plan, page 21
 (AECOM, March 2017) (www.wiltshire.gov.uk)

66. The consultation elicited the following views:

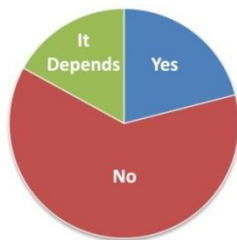
Site North of Low Lane (% of respondents)



Would you support the development of land North of Low Lane for 250 dwellings, if the scheme included a link road, local convenience shop with parking, and two play spaces for children?

Yes - 41%
No - 31%
It Depends - 28%

Land South West of Calne (% of respondents)



Would you support the development of land to the South West of Calne if the scheme included a convenience store, open space, additional school fields/pitches and a cycle way?

Yes - 21%
No - 62%
It Depends - 17%

67. The simple pie charts above show that the site to the North of Low Lane was favoured, the site to the South West of Calne was not. The qualitative information contained within the survey responses also supported this.

68. Whilst the Calne Community Neighbourhood Plan does not have to allocate further housing development, it does have the power to retain control over when, where and how new housing development comes forward. In light of the consultation results therefore, the Neighbourhood Plan proposes to only allocate the site at Land North of Low Lane for development within the plan up until 2026.

Policy H1 - Housing Allocation

Approximately 20ha of Land North of Low Lane, Calne - as identified on Policies Map 4a (Calne Inset Map A) - is allocated for housing development within the terms of the extant planning consents 14/11179/OUT, 16/12380/REM and 17/00679/OUT.

Land North of Low Lane, Calne

Area - 20.01 Ha.

Parish - Calne and Calne Without.

Description - Greenfield site. Agricultural land to the North of Low Lane, on the edge of existing housing. Land comprises six fields subdivided by hedges.

Access - New link road to be created as part of this development to connect Prince Charles Drive with Sandpit Road and allow access from both.

Capacity -295 dwellings across the whole site.

Community Benefit - Construction of a new link road from Prince Charles Drive to Sand Pit Road. including infrastructure, ancillary facilities, 2 x play areas, public open space, landscaping and A1 retail (approx. 190m²)

Deliverability - Immediately

Affordable Housing Provision

69. Affordable Housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. The Wiltshire Core Strategy in Core Policy 43 states that at least 30% of all new permitted residential developments in the Calne Area should be affordable. Core Policy 43 currently states that sites of five or more dwellings should deliver affordable housing, however Planning Practice Guidance has been amended to only require sites of eleven or more dwellings to provide affordable housing.
70. Calne and Calne Without has average levels of social rented accommodation (14.75% of all households, 14.7% in Wiltshire) and demand for Affordable Housing is high. At the end of the fourth quarter of 2012/13, 679 households on the housing register were seeking affordable housing in Calne Community Area, an increase of 171 households in two years.
71. The highest demand in Calne Community Area is for one-bedroom affordable homes (376 households) and the next highest for two-bedroom homes (186 households). The most desired parish for households on the register in the Calne Community Area is Calne itself, followed by Calne Without. In the latest 'What Matters to You?' survey undertaken in the autumn of 2013, 27% of respondents from Calne and Calne Without said they wanted Wiltshire Council to spend more on Affordable Housing.
72. The Wiltshire Core Strategy requires 30% of housing in Calne to be affordable housing. Overall housing need identified in the Wiltshire Strategic Housing Market Assessment (2011) specifies an overall tenure split for affordable housing as being 36.7% shared ownership and 63.3% affordable rent.

Policy H2 - Affordable Housing

Proposals for residential development that result in a net gain of eleven or more dwellings, or more than a gross residential floorspace of 1,000m² 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.

Housing Mix

73. The Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development. The term 'appropriate mix' refers to the right amount of different homes to meet the needs of the people within the area, for instance flats or small houses for single people and couples, large houses for families and appropriate properties for older people.

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Calne and Calne Without housing stock falls into the following Council Tax Bands (source 2011 Census):

Council Tax Band	Calne Town	Calne Without Parish
Band A	12.99%	2.83%
Band B	34.09%	17.09%
Band C	23.87%	13.35%
Band D	16.03%	22.12%
Band E	8.99%	18.10%
Band F	3.66%	15.90%
Band G	0.30%	9.69%
Band H	0.07%	0.91%

The housing stock in Calne falls into the following sizes in terms of bedrooms (source 2011 Census):

No. of Bedrooms	Calne Town	Calne Without Parish
1	7.45%	2.35%
2	25.29%	18.06%
3	44.82%	40.17%
4	18.33%	27.47%
5+	4.01%	11.95%

74. The existing population aged over 60 years (21.12%) in Calne and Calne Without is slightly lower than the England average (22.4%). Taking account of longer average lifespans projected for men and women within England, this will still however result in a relatively high proportion of elderly residents within the area, for the duration of the local plan period and beyond. Wiltshire has an ageing population profile and research also suggests that many older people across Wiltshire continue to live at home.

75. The Government is keen to support individuals and communities to build their own houses through the provision of significant financial incentives. The houses developed in response to these incentives are known as self-built houses. A self-built house is built or commissioned by a person for his/her personal use. Homes could be commissioned from a contractor, sub-contractor or house-builder who would undertake partial or complete responsibility for the building of the property.



Policy H3 - Housing Mix

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 Wiltshire Core Strategy Core Policy 45. The range is likely to include 1 and 2 bedroom small homes, larger 3 and 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.

Settlement Boundaries and Housing Sites

76. Windfall Development is any residential development that is granted consent on land not previously allocated for development in any plan. It is anticipated that small-scale windfall development will occur during the Plan period.

77. Core Policies 1 and 2 of the Wiltshire Core Strategy support in principle proposals for sustainable development within the existing settlement boundaries. Given that the Calne Community area has already exceeded the indicative housing requirements set out for it by the Wiltshire 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.

78. The existing settlement boundary of Calne serves a specific purpose in that it is intended to contain the growth of the town and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography. In addition, the boundary will protect the landscape setting of the town and represent the transitional edge between the urban and surrounding rural areas.

79. In order to address the concerns expressed by both Calne townsfolk and communities in Calne Without regarding possible encroachment and coalescence, it is considered essential that the settlement boundaries defined in the Wiltshire Core Strategy are retained in order to preserve the individual communities' identities and maintain a green buffer between them.



Policy H4 - Settlement Boundaries and Housing Sites

Small windfall housing proposals will be supported provided they:

- accord with the limits of development provisions of Wiltshire Core Strategy Core Policy 2; and
- 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
- consider and address their interaction with the surrounding area; and
- have a safe highway access.

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.

Phasing of Development

80. The necessary infrastructure required to support any development needs to be delivered in parallel with the development and delivered whilst the development is taking place.

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Conditions will be imposed on consented developments to ensure that agreed infrastructure is delivered in line with this policy.

Policy H5 - Phasing of Development

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.

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Getting Around



Getting Around

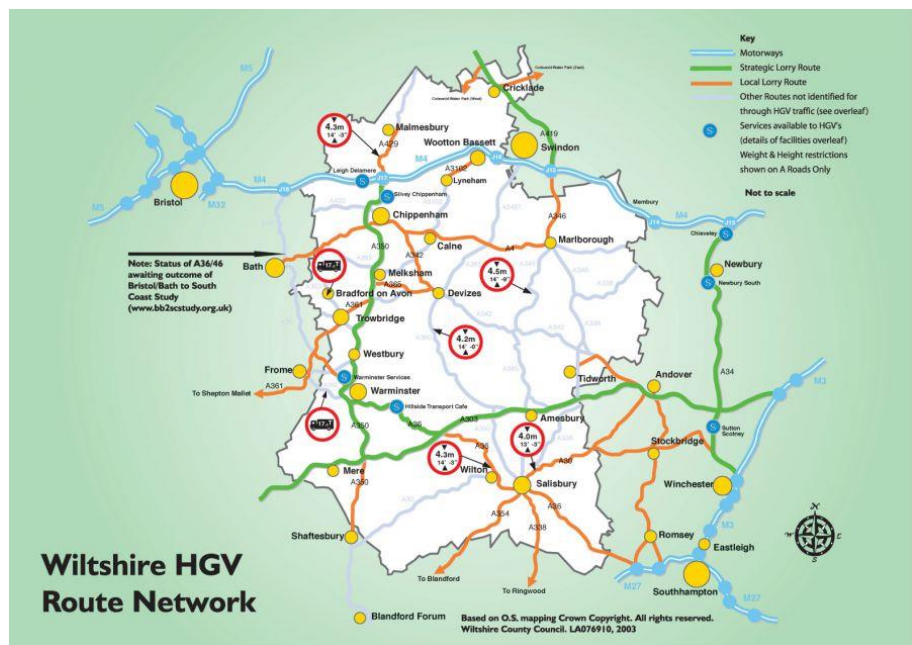
Getting Around Issues

- Additional housing will have a negative impact on the already congested road network
- In Calne Without, less than one in ten travel to work by sustainable means compared the Wiltshire average of one in five, Calne also falls below this average
- High car and HGV use causing unacceptable pollution in the centre of Calne
- Number of road casualties in the plan area has risen significantly since 2010

Background

81. The consultation on the Neighbourhood Plan has demonstrated that the impact of growth on the movement around the area is a key concern. There is a general acceptance within the local community that the town and villages in the plan area need to continue to accommodate an appropriate level of growth. This must however be balanced against improvements to Infrastructure, Services and Facilities.
82. "Getting Around" is the term we have used to describe how people move about as part of their daily life whether by car, walking, cycling, bus or any other form of transport. The 2011 Census information on travel to work shows how dependent on car travel both Calne and Calne Without residents are. Less than one in ten (9.7%) residents of Calne Without travelled to work by the sustainable modes of Bus (2.3%), Cycle (0.8%) or Walking (6.5%). Only 18.4% of Calne residents travelling to work use these sustainable modes: 3.2% use buses, 2.9% cycle and 11.1% walk.

83. The average across all of Wiltshire is 20.1% of those travelling to work use these sustainable modes. Bearing in mind Wiltshire is a predominately rural county, Calne Without which is also rural, appears to be much more dependent on the car than other comparable parts of Wiltshire. The imbalance between local housing and jobs means many people from both Calne and Calne Without have to commute long distances to work and therefore in practice find it very difficult if not impossible to use anything other than a car for their travel to work. This is unlikely to change if housing growth continues to outstrip the growth in local employment.



84. Calne Area Transport and the Calne Community Area Partnership identified a need for a Community Area Transport Strategy that would inform the Neighbourhood Plan process and also feed in to work involved in various Area Board working groups, such as on Air Quality.

85. Calne is one of the 8 Air Quality Management Areas in Wiltshire and the AQMA was declared for exceedance of the annual mean objective for nitrogen dioxide. The AQMA was declared in February 2013. As traffic is the primary source of pollution in Calne it is essential that the Neighbourhood Plan supports the need to reduce emissions.

Sustainable Transport

86. The Wiltshire Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes within Calne, particularly around the schools and the town centre are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.



87. Car ownership levels in Calne and Calne Without confirm the very heavy reliance on car travel. The 2011 census shows that car ownership in Calne Without is very high at 1.85 cars per household with only 5.2% of households having no car or van. In fact there are more households with 4 or more cars than there are with no car. These are particularly high car ownership levels even in comparison with those for the whole of Wiltshire which is itself high when compared nationally. On average in Wiltshire there are 1.45 cars per household and 14.8% of households with no car or van. Calne has only marginally lower car ownership levels than Wiltshire with 1.36 cars per household and 16.2% of households with no car.

88. Wiltshire is a predominately rural county that would be expected to have significantly higher average car ownership levels than its urban centres such as Calne, therefore it is surprising to find such high car ownership levels in the town. This again may appear to reflect a reliance on cars to access more distant employment opportunities.

89. People need to move around within and beyond the plan area in order to conduct their economic and social lives. This movement has to be convenient to them but at the same time cause as little damage to the environment as possible. This is the underlying principle of sustainable travel. All new development planned should reflect how this will happen and following Policy seeks to achieve this. Any new development needs to connect to existing networks of sustainable transport to encourage travellers to use the sustainable travel opportunities within the development and the surrounding areas.



90. It is recognised that with the imbalance between housing and employment many residents need to travel long distances to work, where for many the car is the only alternative. The imbalance between housing & employment needs to be redressed for sustainable modes of transport to be able to make an appreciable impact on traffic congestion.

91. In order to improve air quality it is also important to try to reduce car usage and congestion at peak times by increasing local employment opportunities to reduce the need for long distance commuting by car. As well as providing sustainable alternatives for short journeys such as new and improved cycleways, pedestrian routes and bus services.

Policy GA1 - Sustainable Transport

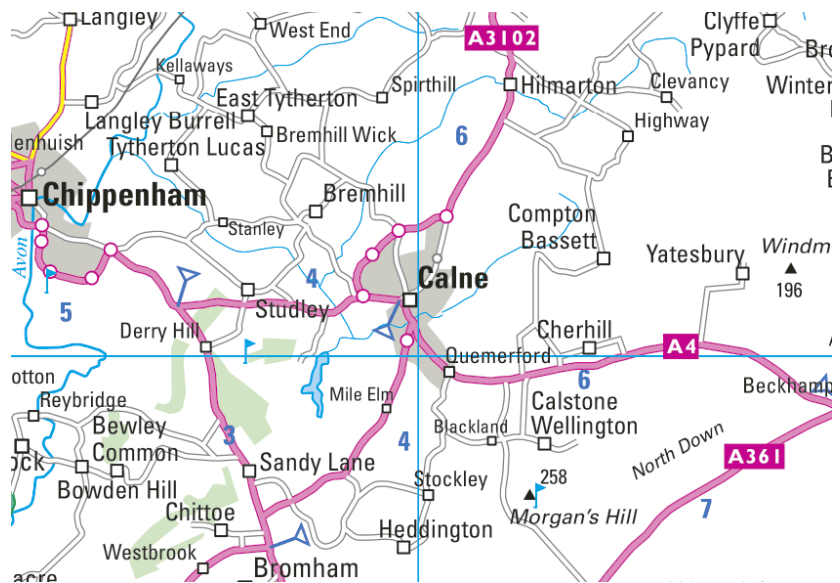
Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising:

- the potential for cycling and walking throughout the site; and
- linkages, including bus connections through to the relevant town or village centre, employment provision and services & facilities located elsewhere in Calne or Calne Without.

Highway Impact

92. Access to and from any development would be governed by the standards set by Wiltshire Council as the Highway Authority. Traffic congestion already exists in the plan area, most noticeably in the area around Curzon Street and the Mile Elm / Silver Street / White Hart A4 area in Calne Town and at the Studley Cross Roads at rush hour. Standing traffic generates considerably more pollution than flowing traffic and this congestion needs to be minimised. Our April 2016 Consultation Survey found: *‘almost a third of respondents felt that altering the management of town centre traffic would be a way of improving road safety, congestion and pollution. People suggested changes to the traffic flow, or a ban on larger vehicles in the town.’* However the Steering Group feels that this is beyond the scope of the plan, but could be part of the re-organisation of the town centre as envisaged originally under the Town Masterplan. Significant funds, normally only available from development, would be needed.

93. Vehicles routing away from Calne would likely use the A4 towards Chippenham which has a very poor safety record including three fatal crashes in 2005, 2009 and 2011. Calne Town has numerous road traffic collisions including a fatal crash in 2005 on Lickhill Road and another in 2015 on the A3102 bypass. Vehicles routing away from Calne towards Swindon would likely use the A3102 which also has a very poor safety record including three fatal crashes in 2009, 2010 and 2015. The A3102 to the south also has a very poor safety record including a fatal crash in 2014. (source www.crashmap.co.uk 2005 - 2015, inclusive)



94. There have been 399 road casualties in Calne and Calne Without during the 10 years between 2005 and 2014, 7 of which were fatal and 38 were seriously injured. The location of these collisions are not

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evenly distributed across the Neighbourhood plan area, 255 people were injured on roads in Calne Without including 6 of the 7 fatalities. 144 people were injured within the boundaries of Calne.

95. Calne Without appears to have a disproportionate number of casualties due to the accident records of many of the high speed principal roads through the parish, particularly the A4 around Derry Hill and Studley, the A3102 through Mile Elm and to a lesser extent the A342 Devizes Road between Derry Hill and Sandy Lane. These roads have developed from ancient roadways and are not consistently designed to modern standards, speeds are high and traffic volumes particularly on the A4 are very high (around 13,000 vehicles a day in Studley). Any collisions that occur are more likely to have more serious consequences than on urban, lower speed roads.

96. The protection of road users in Calne and Calne Without is paramount, so it is essential that any development increases the safety of all users by ensuring that any new development maintains and improves road safety levels. Our April 2016 Consultation Survey identified that the words that stood out in residents' comments were "safe" and "safety"; it appears that safety concerns are one of the big reasons that residents currently do not walk and cycle more.

97. The A4 is the main route running east/west through Calne Town centre connecting Bath and Chippenham in the west and Marlborough, Newbury and London in the East. The A3102 forms the main north/south route linking Royal Wootton Bassett and Swindon in the north to Melksham in the south. A partial bypass to the town centre was opened in 1999 giving some relief from through traffic on the north section of the A3102 which passed through residential areas and the heart of the town centre. A third main route, the A342, runs through the southern part of Calne Without, connecting Devizes, in the east, to the A4 at Pewsham and the A3102.

98. There are heavy traffic flows on the A4 ranging from around 13,000 vehicles a day at Studley, on the Western side of Calne rising to around 19,000 vehicles a day towards the centre of Calne and falling to about 14,000 on London Road on the eastern approach to Calne. The A3102 north of Calne carries around 8,000 vehicles per day. The southern part of the A3102, from Silver St to Mile Elm has traffic flows of around 5000 vehicles per day. Oxford Road, which until bypassed in 1999 formed part of the A3102, now carries about 5000 vehicles per

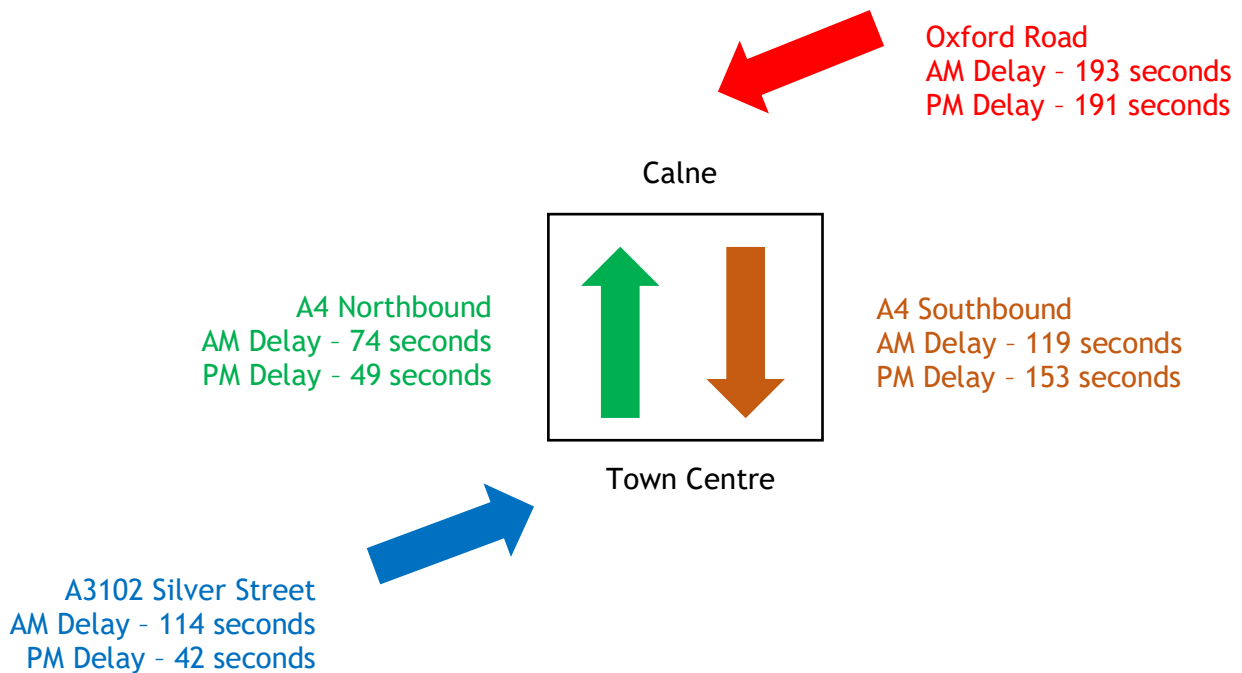


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day which is only 1500 vehicles less than the flows before the Beversbrook By-pass was opened in 1999.

99. The traffic flow through Calne is very high, particularly for a single carriageway road with busy pedestrian activity, parking and loading. Some congestion and delays are inevitable, however it is important to ensure new development doesn't make it significantly worse and fully mitigates its impact on congestion. The worst congestion and delays are at junctions along the A4 through the centre of Calne which has to carry the combined traffic of North/South and East/West movements.

Average peak hour delays are shown on the diagram below



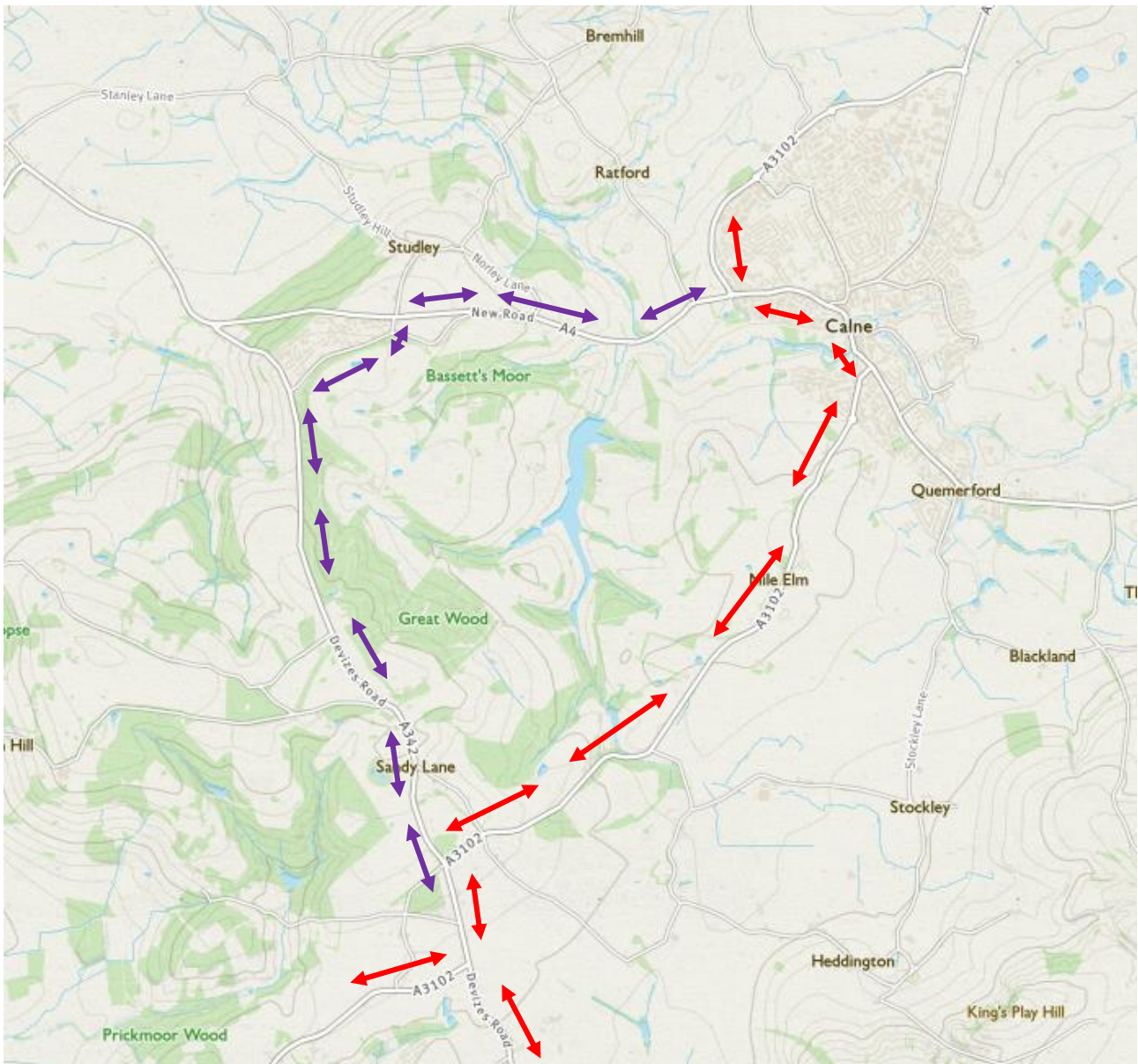
100. These delays may not appear to be that long and may not match personal experience but it should be noted that they represent the average delay of all vehicles using the various roads in the busiest 60 minutes. Some drivers will experience shorter delays and others longer delays, it is quite possible that some of the worst delayed drivers might experience 3 times the average delay which could be close to 8 minutes. In the case of congestion tailing back from the narrow section of road leading to the Curzon St/New Road roundabout, many residents commented on very long queues stretching back to Wood St and Oxford Rd. Surveys show that whilst the average delays are just over 3 minutes, 5% of drivers suffer delays of more than 11 minutes to travel 800 meters which is an average speed of barely 2 mph.

101. The opening of the Beversbrook By-pass in 1999 has had a unforeseen consequence of giving drivers travelling North/South an alternative route through the village of Derry Hill in order to avoid congestion in the centre of Calne and Silver St. The plan below shows the signed route and



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the route used by some drivers who use Church Road In Derry Hill as a shortcut between the A4 and the A342 Devizes Road.



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↔ Signed A3102 Route

↔ Alternative Route Through Derry Hill

102. Church Road is a residential road with a primary school and the village shop. The only continuous footway is on the opposite side of the road to the housing, school and village facilities. It is not regarded as a suitable link between these classified roads. Despite a weight limit and a 20 mph speed limit with some traffic calming, significant volumes of through traffic are "rat running" through the village, many in excess of the speed limit. The amount of traffic using Church Road and then attempting to turn right onto the A4 at Studley Crossroads is concerning in terms of safety and the growing delays at peak times. Transport consultants have analysed and modelled the crossroads and have predicted delays of 8 minutes exiting Church road by the year 2021.

103. A large part of Calne covering most of the town centre has been designated an Air Quality Management Area due to pollution levels well in excess of Government limits for Nitrogen

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Dioxide and Particulates (small particles in the air). Both these pollutants emanate from road traffic and can be very damaging to human health. It has been estimated that this level of pollution contributes to the premature death of 9 people in Calne every year.

104. The levels of pollution are affected by the volume and make up of traffic, the speed of traffic, weather conditions and topography. Heavy goods vehicles are the main contributor of this pollution, which, combined with the congestion caused by large volumes of cars creates these high pollution levels. The proportion of HGV's travelling on the A4 through Calne is particularly high, between 5% and 8%. This level of HGV traffic is a significant contributor to air pollution as well as creating noise, vibration and visual intrusion. Many residents have complained about this through consultations and there have been roadside protests by local groups.



105. There is a need to reduce the number of HGV movements which has led to both Calne Town Council and Calne Without Parish Council previously objecting to planning proposals which will generate significant levels of HGV traffic passing through the area.
106. New development will increase travel movements in the area. The impact of these extra movements needs to be minimised by careful planning both during construction and occupation.

Policy GA2 - Highway Impact

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 highway improvements and/or financial contributions for the measures required.

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

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

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

Major development that will result in HGV movements through Calne town centre and the Air Quality Management Area will need to set mitigation measures in their Transport Assessments. Mitigation measures may include defined routing, restrictions on times of movements or the use of low emission vehicles. Proposals that demonstrate alternative routing proposals using the main road network to avoid Calne town centre and the Air Quality Management Area will be sought where feasible.

Working & Shopping



Working & Shopping

Working and Shopping Issues

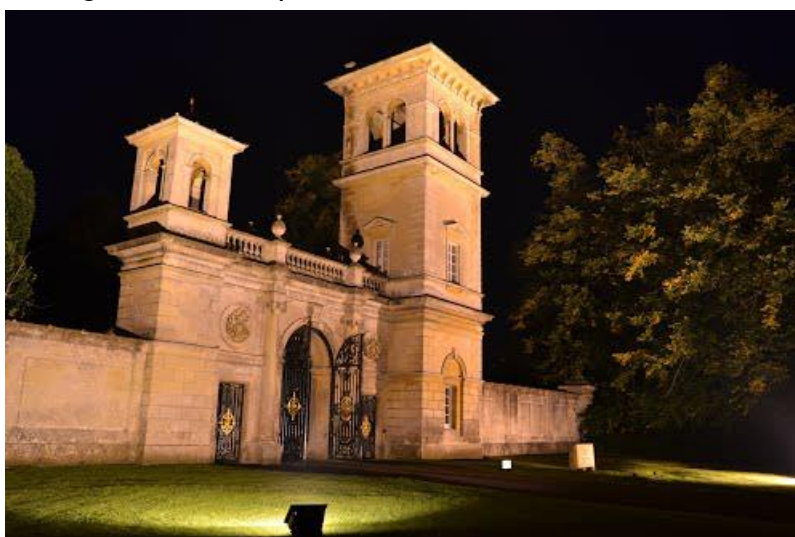
- Develop the role, function and public realm of Calne Town Centre
- Facilitate the opportunities in the Town Centre for new development
- Allow the opportunity for the development of a Night-time economy in Calne Town Centre
- Ensure the provision of job opportunities locally

Background

107. The working age population of Calne & Calne Without at the latest Census (2011) was 14,274 residents aged 16 to 74 out of those 10,544 are economically active (73.87%). The remaining 3,730 were economically inactive (retired, student, looking after family, long term sick or disabled) with about 450 being unemployed.
108. The level of qualifications of local residents involves a wide spread with the highest percentage of people with Level 4 and above at 25.4%, the next highest group with no qualifications at 20.2% and other groups in between these extremes. Of those in paid employment, the highest number worked in wholesale & retail trade; repair of motor vehicles & motorcycles, and manufacturing, with most other industries and service industries represented. The level at which they worked varied from professional occupations at 15.1% to sales and customer service occupations at 7.7%, with all other levels represented.

Employment in Calne & Calne Without

109. At present there are around 7,000 people employed in the SN11 area with minor fluctuations around this number. Taking into account part time and casual work, this would increase to 10,000 at certain times. Also, a number of staff employed in businesses in Calne and Calne Without commute in to the area for work, so not all vacancies are filled by local residents. However, there are few opportunities for employment for the higher qualified residents of Calne & Calne Without (Level 4 and above), with the necessity for the majority of them to commute and work outside the area.



110. The make-up of employers is in general a healthy mix with not too much of an over focus on one major employer. That is not to say that there are no sizeable concerns e.g. Hills Waste & Recycling, Kingston House in Derry Hill (residential home) and Bowood Estate. The Bowood Estate which surrounds Calne comprises a number of businesses with employment on a full time or temporary part-time (where business is seasonal) involving approximately 246

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jobs. This employment includes the Bowood House & Gardens; the Bowood Hotel, Spa & Golf Resort; and the Bowood Estate.

111. The Porte Marsh Trading Estate is well positioned for access to the M4 and to the resurgent Lyneham. At present the occupation levels are very good with a broad mix of 70+ businesses, employing about 1,000 people. The estate offers a good opportunity to attract business with some large areas that are under-utilised and could fit expansion. At present there is the Old Vehicle Testing Station, which may be of interest to Aldi or Lidl, for sale on 1 ½ acres, and numerous other pockets of opportunity.



These offer many options for new businesses on the estate. It is owned in part by Wiltshire Council with the remainder in private ownership. However, the Estate is looking tired and a bit run-down in places. We will encourage a general smartening up and upgrading of facilities there to attract more businesses, a wider mix of businesses and suggest a change of branding/image from “Trading Estate” to “Business Park”.

112. Other local employment includes Hills Waste Solutions, providing waste collection, disposal, land fill and recycling site in Lower Compton and Waste Recycling Services at Porte Marsh Estate employing about 110 people. Forest Gate on the A4 at Pewsey provides a number of office/units for employment and/or suitable for start-up businesses in attractive surroundings; Vastern Timber also provides both a service and employment; Quemerford Mill provides employment for the therapists working from there.
113. Calne has 3 supermarkets - Sainsbury, Iceland & Co-op, employing in total approximately 152 full and part-time staff. The town centre contains just over 104 premises, primarily retail outlets, but including the last remaining bank (Lloyds), solicitors, estate agents, accountants, public houses and restaurants. These businesses employ approximately 400 full and part time staff. A Royal Mail sorting and delivery office in the centre of Calne employs about 80 people.
114. The employment figures in the Calne Without parish reflect the agricultural nature of the area with eight farms, the leisure opportunities which exist currently and a number of small businesses in farm buildings. Employment in a number of small businesses also add to the mix with 82 jobs as does the Kingston Residential Care Home with 66 employees. Total employment in Calne Without excluding Bowood totals around 221. The proximity to the major conurbations of Swindon, Reading and Bristol has meant that Calne and Calne Without has become attractive to the self-employed small businesses that have decided to set up and reside in the area.



Employment Sites in Calne

115. The sites included in the Wiltshire Council Core Strategy document for employment are:

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- BD1 - Employment Proposal (opposite the Porte Marsh Trading Estate)
- CP35 - Principal Employment Area (Porte Marsh Trading Estate)
- CP2/H2 - Mixed Use Allocation (Calne Town Centre)

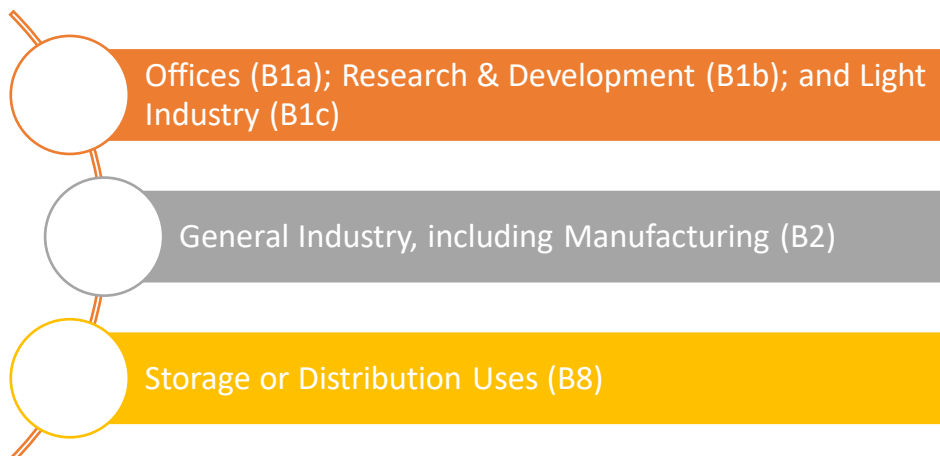
116. The business expansion of Calne will benefit from a combined strategy from a number of bodies/organisations. An attractive climate which encourages businesses to focus on Calne and see the opportunities needs to be developed. Feedback from the Neighbourhood Plan workshop included the following quote: *“Calne has a real opportunity over the next 10 years to really become more than just another sleepy Wiltshire town. It can attract employment, investment and prosperity. Calne should strive to become the town which other small towns aspire to be.”*

117. Geographically Calne is perfectly positioned to attract business but we need to create the environment for business expansion. It is on the A4 and near many local tourist sites, has excellent road connections to Swindon and Chippenham, as well as being quite central to Wiltshire. The plan area has a significant number of out-commuters resident in Calne & Calne Without, with very few local employment opportunities specifically for highly skilled and highly qualified local residents. We will therefore encourage high-tech industries to develop campus-style offices on one or more of our available sites allocated for employment. The ideal site for a hi-tech campus would be the site identified as BD1 allocated opposite the Porte Mash estate in the Wiltshire Core Strategy for Calne.



118. At present there is to be a proposed image change for the Town - the “Home of the Wiltshire Cure” branding and upgrading of P.R. This will help tourism and tourism/visitor related employment and should put Calne more in the spotlight. The development of Lyneham is bringing around £25 million of income to the area which may be an opportunity for the economic growth of Calne and Calne Without.

119. Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:



Policy WS1 - Employment

Proposals for employment development within Calne & 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.

Calne Town Centre

120. Calne Town Centre needs to become an essential part of the fabric of life in Calne & Calne Without, providing a variety of shops, facilities and services. Some key objectives for the Town Centre are:

- providing an exciting and vibrant centre which supports an active community;
- supporting the growth of retail operations in the town centre;
- modernising the existing facilities and providing opportunities for future growth;
- identifying key development sites with recommendations for land use, urban design and architecture;
- integrating Wiltshire Council central campus proposals;
- supporting social and cultural activities;
- improving the public realm;
- improving connectivity including pedestrian, cycle, public transport and vehicular links;
- encourage new young retail businesses via start-up/seed units and pop-up shops;
- provide a quality nightlife experience; and
- develop the old Further Education Centre.

121. Consultation throughout the development of the Neighbourhood Plan supports the need for additional shops and services to allow residents to meet their needs. Independent shops, a wider range of food shops and additional restaurants and places of entertainment were all cited as desirable for the development of the town centre. Feedback from the Neighbourhood Plan workshop included the following quote: *“The lack of shopping diversity encourages people to shop out of town, so more retail provision is essential in the central area. If such cannot be provided in the near future, then policies should be incorporated into the plan to ensure that land is not permanently lost to other non-retail land uses.”*

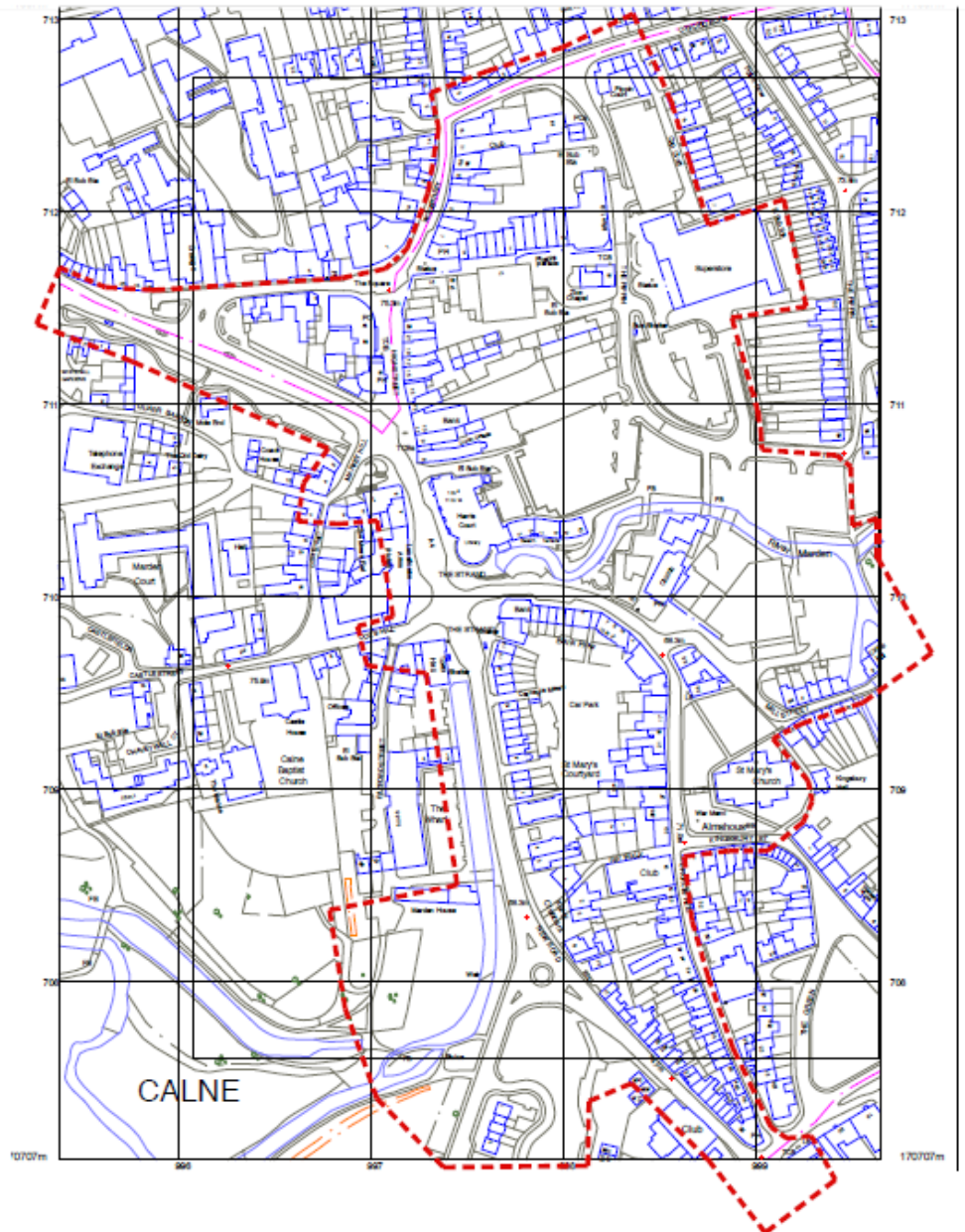


122. Calne is one of the oldest Market Towns in Wiltshire and the Plan seeks to reinforce this tradition, by expanding market facilities and encouraging market traders and Calne retail businesses to exist in harmony and complement each other to provide a satisfying shopping experience for residents and visitors alike. The saved policies R1 and R2 of the North Wiltshire Local Plan define Town Centre Primary and Secondary Frontage Areas.

Policy WS2.1 - Calne Town Centre

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.

123. 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 has been evolving in greater detail; an updated Plan is likely to be published during the lifetime of this Plan (see www.calne.gov.uk/Masterplan.aspx). For the purposes of the Masterplan and the Neighbourhood Plan policies, the area of the Calne Town Centre is defined on the map below.



Calne Town Centre Masterplan Boundary

124. The evolving masterplan provides a platform for redevelopment by producing a new sense of place in the town centre by:

- preserving the historical character and identifying key features to be retained
- identifying suitable sites for redevelopment within the town centre
- identifying potential redevelopment options

125. The masterplan vision seeks to reinvent the town centre by:

- creating a new sense of place and by introducing a new 'urban grain', completing blocks currently fragmented through lack of built infrastructure
- creating greater permeability in the town centre to increase accessibility, visibility and promote a pedestrian friendly environment and a new street life
- building on the success of the library development and Sainsbury's, seeking to rebalance the mix of uses in the town centre to create a more diverse offer, including the creation of a night time economy
- increasing town centre vibrancy, employment opportunities and supporting existing retail and commercial uses
- respecting the towns historic character while using sustainable architecture and infrastructure creating a new contemporary atmosphere in the town centre
- creating opportunities for enhanced sustainable transport options by designing a quality urban realm, the inclusion of a transport hub and green infrastructure proposals which provide enhanced vehicle access, pedestrian and cycle routes to the town centre
- reviewing parking arrangements, which currently dominate the town centre, to provide a more diverse offer, while still providing sufficient parking to meet the needs of town
- improving leisure opportunities by enhancing the River Marden and Abberd Brook, creating new walkways and cycle routes
- improving air quality



Policy WS2.2 - Calne Town Centre Masterplan

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.

Local Neighbourhood Shopping

126. Currently in existence are small neighbourhood shopping precincts at: Newcroft Road; William Street and Harrier Close in Calne. To the east of the town centre, there are various small speciality retail premises on New Road and London Road, including a small general store on London Road, and a Post office/general stores in Quemerford. There are also a number of beauty and other therapists working at the converted Quemerford Mill.

127. In Calne Without, there are a number of farm shops, farm gate sales, and the Village Stores and Post Office in Derry Hill. There are also a number of public houses/pub restaurants in Calne Without, including the George at Sandy Lane, the Lansdowne Arms at Derry Hill, and the Lysley Arms on the A4 at Pewsham.



128. Proposals for retail development outside of Calne Town Centre will need to have regard to Core Policy 38 of the Wiltshire Core Strategy. That Policy requires all retail proposals in excess of 200 sqm gross floorspace outside of the Town Centre to be accompanied by an impact assessment, which incorporates consideration of the sequential approach. Policy WS3 is aimed at supporting local neighbourhood shopping which is likely to be under the 200 sqm threshold in the Core Strategy.

129. Many of the newer housing developments in the Neighbourhood Plan area have been built with no provision for retail or community facilities. The plan needs to ensure this is no longer acceptable, as the residents have indicated that it is important to maintain the local retail offerings which do exist to ensure those without transport (public or private) are able to shop within walking distance of their homes. In addition, we need to provide local shopping facilities for more of our community, given the lack of facilities provided in recent developments, for small top-up shopping and pharmacies nearer to where people live.

130. Local public houses and pub/restaurants tend to follow the national trend of changing hands and/or closing down and re-opening on a regular basis. The Neighbourhood plan needs to ensure that we maintain as many as possible as part of the provision of the social/leisure opportunities requested by our local community.

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

Policy WS3 - Local Neighbourhood Shopping

Proposals which result in the loss of existing local neighbourhood convenience 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.

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.

Community Facilities



Community Facilities

Community Facilities Issues

- Ensure the provision and retention of the community facilities that Calne and Calne Without requires to function as a high quality place to live
- Housing in Calne and Calne Without has expanded rapidly over the last few years, much against the wishes of the local residents, with planning permissions often being granted on Appeal. These developments have brought little or no community benefit
- Future housing development should only be built if it brings much needed infrastructure with it; such infrastructure should be developed alongside the housing and not lag behind it
- The importance of improving the health and wellbeing of local residents

Health, Leisure & Wellbeing

132. The health and wellbeing of local residents can be enhanced through new leisure and recreational opportunities. The loss of leisure and recreational facilities can adversely affect the general health and wellbeing of a community.

133. To help to improve the health and wellbeing of Calne and Calne Without new development needs to provide opportunities for informal leisure and recreational facilities. Policy CF3 addresses the loss of existing facilities.

134. There is growing interest and a body of research into exactly what contributes to the quality of people's lives. The concept of "well-being" has migrated from the realm of philosophy to that of science. A person's quality of life is most often judged by a sense of "well-being", that dynamic and individual process whereby the person takes responsibility and becomes aware of satisfaction with the progress of their life. Though ultimately a subjective and individual experience, people commonly experiencing a sense of well-being acknowledge a sense of individual vitality while feeling a sense of relatedness to other people.

135. The Neighbourhood Plan is the strategy for managing our local land resources to ensure that each resident takes responsibility for moving themselves toward the favourable end of the health and social well-being spectrum. The Plan aspires to commit land, human and financial resources to establish, organize and maintain the community interactions required to support our local population sustain and improve the quality of their lives. It addresses the use of land for establishing and maintaining services that allow everyone to prosper.



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

137. Consultation has revealed that there is both an on-going need for the existing facilities to be maintained or improved, and for new provision to meet the needs of the growing community.

Policy CF1 - Health, Leisure & Wellbeing

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.

Elements that can positively contribute to health and wellbeing include:

- Informal open areas
- Outdoor seating
- Landscape planting
- High quality public realm
- Footpaths and cycleways
- Allotments

Community Assets

138. Community facilities include village halls, church halls, community centres and multi-use facilities. These facilities typically provide community uses such as adult learning courses, events and activities. Community facilities can also provide space for arts or cultural activities, and serve wider purposes such as providing affordable space for events or small businesses to hire.



139. There is a relatively good provision of community facilities in Calne, with more limited community facilities in Calne Without. These include the following community assets:

- town hall;
- tourist information centre;
- open spaces (including local parks, allotments, sports pitches etc.);
- health facilities (including doctors surgeries, health centre or dental surgeries);
- public toilets;
- public car parks;
- cemetery;
- community halls;
- heritage centre;
- skate bowl;
- educational facilities;
- leisure centre;
- library;
- post office;
- public houses; and
- a number of churches.



Policy CF2 - Community Assets

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 Wiltshire Core Strategy Core Policy 49 will apply, requiring a comprehensive marketing plan.

Built Environment



Built Environment

Built Environment Issues

- Development should enhance build quality and design
- Enrich the living experience and health and well-being of current and new residents,
- Ensure the provision and retention of the community facilities that Calne and Calne Without requires to function as a high quality place to live
- Enhance the appearance and historic character of the Calne and Derry Hill Conservation Areas

Integration and Landscaping

140. Calne is a small market town, the town civil parish is drawn tightly around the urban area. The parish of Calne Without is rural and sparsely inhabited, it forms a substantial green buffer and context to the town. The Wiltshire Core Strategy states that Calne Town has the potential for employment and residential development. Calne Without remains a traditional, rural, agricultural area of great charm. It has several ancient hamlets with their own character, tradition and architectural features. They have grown organically over the centuries, trickling along the lanes, no one period of development being significantly greater than another, giving rise to an environmental balance.

141. Through public consultation everyone who took part in our "Facebook" Environmental poll thought that the rural green buffer around Calne should be protected. Therefore any new building must make a positive contribution towards the sustenance of wildlife, as well as preserving the rural vista. It is inappropriate for new buildings in this rural area to be of an urban, or mass produced design, since this would destroy character. New buildings here should harmonise with the existing landscape and traditional architectural styles.

CALNE COMMUNITY NEIGHBOURHOOD PLAN

Calne Town and Calne Without Parish Council are embracing the Localism Act and are set to work on a Neighbourhood Plan to safeguard and future-proof the Calne community area.

A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration and conservation of an area. The plan will ensure development follows infrastructure (not the other way around), ensure the creation of employment, tackle issues important for the town and surrounding parishes, and create a framework of where and how we can achieve the community's aspirations for the future.

The plan area encompasses Calne Town and Calne Without parish boundaries (see map above). Calne Without Parish encircles Calne Town almost in its entirety and shares common concerns and issues, most notably relating to development pressures, transport and employment.

Equally, it will protect the community's heritage and improve and support tourism in the area.

Community Engagement

Your community needs you...

Members of the public with an interest, local knowledge and/or expertise who feel they could benefit the group will be welcomed with open arms!

For too long communities have not had a big enough say in what happens in their local area - now's our chance - let's not waste it.

What matters to you?

- Housing
- Employment
- Local Economy
- Transport
- Environment
- Culture and Heritage
- Tourism

Have your say...to get involved or find out more, please contact Clere Harris at Calne Town Council charris@calne.gov.uk or call 01249 814000

142. Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

143. Section 7 of the NPPF, the design section of the NPPG all provide guidance on the design of development. Design is also affected by a number of other policies in the Wiltshire Core Strategy, such as those related to climate change, green infrastructure and heritage.

144. The NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.

145. There should be clear and appropriate buffers between new development and any cherished landscape, feature, ancient woodland or archaeological site, in order to ensure there is no adverse impact i.e. to prevent damage or destruction and loss of habitat, species, and views. All new developments should include green public open space, including both mature and newly planted indigenous trees. This is important for the well-being of the occupants, for wildlife and to help ease the threat of flooding by providing areas to soak water away.



Policy BE1 - Integration and Landscaping

All development proposals must provide appropriate landscaping to integrate the existing and new built form and landscape; the landscaping treatment should:

- minimise but not obliterate views of the development (except where other treatments are advised from the visual impact assessment); and
- use stands of trees to either restrict or focus views of the development and to break up the outline of buildings; and
- extend existing landscaping ensuring that existing built form and community identity of streets and areas are not adversely affected; and
- ensure that access routes are attractive and safe; and
- 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
- for developments with a countryside edge, build density should reduce toward the countryside with larger areas dedicated to gardens; and
- 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.

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.

Design Principles for Local Distinctiveness

146. The design aims of the Calne Community Neighbourhood Plan are that housing design should respond to local character and the history and identity of local surroundings, including use of local materials. The passion of local residents to ensure that new development reflects local character, the traditional built form and identity of local surroundings was demonstrated by the residents in Studley where the overwhelming majority of the village expressed opposition through a petition to 'estate type' development which they considered not to reflect the pattern of development in the village. Each of the different settlements in the plan area has its own distinctive character.



147. We recommend that houses should not exceed two storeys, and that bungalows for the elderly should form a proportion of the new housing. Road, footway and cycleway layouts should be developed to facilitate travel between the new development and the existing village and its centre, particularly by non-car modes. The road network should be designed to discourage longer-distance car journeys through the existing settlements, rather facilitating access onto the strategic road network. In addition materials should score highly against Building for Life criteria.

148. The following features are identified as forming the locally distinctive elements in Calne and Calne Without:

- Development should aid the organic and rural nature of the existing landscape;
- Support wildlife now and into the future;
- Enhance build quality;
- Enrich the living experience and health and well-being of current and new residents;
- New housing in rural areas should follow the historic settlement plan and be built with a variety of frontage styles to create visual interest, including references to local traditional styles, such as, thatched roofs, stone mullions and lintels, natural stone with brick quoins (or the reverse), slate roofs, small tiled porches etc.;
- Any developed site should be screened by the provision of hedgerow, green barrier and both mature and newly planted indigenous trees. This is especially important to provide habitat as it will create, or extend, wildlife corridors. All developments must make provision for wildlife on site: for example, trees, bird and bat boxes, new hedgerows to link up with wildlife corridors, in order to mitigate any loss of habitat;



- From consultation with the public it was a general view that country lanes must not be intruded into, or urbanised: for example, there should be no pavements, street lighting, or removal of hedgerows. This is especially important along our ancient sunken lanes. If a footpath is needed here, for safety reasons, then it should be located carefully away from roads e.g. on the other side of screening, or an existing hedgerow. Any groups of houses in rural areas must be kept dark or low lit, to prevent disturbing wildlife and adding to light pollution. Country lanes should not be widened in the interest of housing or commerce. In particular, ancient sunken lanes, high banks and hedgerows should be protected. Dry stone walls and copper beech hedges are a particular feature of the area and should be protected and extended as habitat, screening and an important local characteristic;
- Water courses must not be culverted, straightened or covered over, springs must not be blocked and permanent and seasonal standing water should be encouraged to increase bio diversity;
- Independent wildlife information should be obtained from local people and local wildlife groups and this should form part of the process of any application. The Wiltshire and Swindon Biological Records centre, Living Records should also be consulted;
- Sites with multiple sources of noise and air pollution should be avoided, a single source, say a main road, can be mitigated with landscaping, mature and newly planted trees, shrubs and hedges. Research shows that noise and air pollution can lead to long term health problems and premature death. Thirty per cent of childhood asthma is caused by environmental exposure;
- Footpaths and cycle paths should be created in new developments, to open up the countryside for exercise, recreation and education, to include new planting to link up wildlife corridors; and
- Brownfield sites must not be considered as poor habitats as some are important for wildlife, in particular invertebrates and some birds that have been associated with previously used land.



Policy BE2 - Design Principles for Local Distinctiveness

All development must be designed to a high quality that reinforces local distinctiveness, including in relation to materials, built form and settlement patterns.

Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios,

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proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

Buildings on the fringes of major developments should have variations in height, style and position. All new buildings 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.

Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

Parking Provision

149. The lack of sufficient off-street parking in new development can lead to on-street parking resulting in road safety issues including pedestrian visibility and a poor visual impression of the overall streetscene. On-street car parking can raise problems with emergency vehicle access, particularly fire engines. It can also be problematic for deliveries and refuse collection.



150. Development layouts which are vehicle dominated can detrimentally affect the overall design and visual appearance. Car parking standards are set out in the [Wiltshire Car Parking Strategy 2011 - 2026](#).

Policy BE3 - Parking Provision

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.

A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.

Heritage Assets

151. Calne is a rural area, a living, harmonious and historic entity. The manmade elements have evolved over many centuries to give us the landscape that is unique to England and it has its own character within that broader picture.

152. The balance of a rural/historical market town with surrounding small villages of charm & character which snuggle harmoniously into the landscape must be cherished and protected. People of the town enjoy their surrounding countryside and villages and vice versa. They feel it is distinctive and a part of their identity.

153. Consultation has identified that the community consider that the following elements are important to the protection of heritage assets within Calne and Calne Without:

- Registering & protecting: Landmarks, architecture, woodlands, sunken lanes, etc.
- Establish a list of protected/cherished areas and sites.
- Maintaining history & wildlife trails.
- Village & local landscape charters for future protection of those living in them.
- Reforestation + hedgerows to ensure the green heritage is enhanced
- Natural history centre including teaching facility, conservation courses etc.
- Draw up a local heritage & conservation code of practice regarding any future development to ensure the continued harmony & character of the built & natural environment.
- Protect historic water courses and their adjacent landscape.
- Protect existing historic sites, as well as archaeological sites or places of historical tradition and/or event as well as their landscape/environmental context.



154. Heritage in this context refers to a number of inter-related features, traditions, and sites. These include: woodlands, sunken lanes, villages, architectural features/designs/materials. In the parishes of Calne and Calne Without there are some 312 designated heritage assets including listed buildings, archeological sites and monuments, they need to be protected for the future.

155. Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.



156. Within the plan area there are 3 Grade I Listed Buildings (Bowood House; The Mausoleum Bowood; and Church of St Mary). Bowood House is also a Grade I Historic Park and Garden. There are 17 Grade II* Listed Buildings and 279 Grade II Listed Buildings. There are 12 Scheduled Monuments.

157. The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past

158. Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to

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properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

159. The Calne Conservation Area follows the route of the river and includes areas around the two main routes into the town centre. It includes the historic Green and the later Strand as well as the retail and commercial heart of the settlement. Many listed buildings exist inside the area and it is here that much of the recent development has taken place illustrating well that a Conservation Area does not have to be an area preserved in aspic.



160. There are some 140 Listed Buildings and features in Calne Town, almost all of which are in the Conservation Area. Calne Conservation Area was first designated in January 1973 and consisted of the area around Church Street and The Green. A second Conservation Area around Castle Street was designated in June 1983. The review of January 1987 merged the two Conservation Areas to include the then recently cleared Harris factory sites between them and extended the Areas to include groups of listed buildings in Curzon Street, Wood Street, Mill Street and New Road. It was also considered appropriate to include the riverside areas to the east and west of the previous Conservation Area boundaries.

161. The review of the Calne Conservation Area undertaken in 1998 for the production of the Calne Conservation Area Statement identified further areas for inclusion. The boundary designated on the 10th February 2000 extended the Conservation Area to include The Pippin and Phelps Parade; Curzon Street West; Alma Terrace and Victoria Terrace; Wilts and Berks Canal; and Anchor Road and River Marden South. These areas encompass pleasant areas of countryside extending into the town, historic routes and transport corridors and areas of 19th Century housing.



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

Policy BE4 - Heritage Assets

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.

Natural Environment



Natural Environment

Natural Environment Issues

- Enrich the living experience and health and well-being of current and new residents,
- Ensure the provision and retention of the community facilities that Calne and Calne Without requires
- Enhance the green infrastructure network through the creation of new open spaces and the protection and improvement of existing open spaces
- Protect the countryside from inappropriate development and ensure that the landscape character is protected
- Improve attractive and accessible spaces for residents to live, work and play
- Ensure that new development does not increase the risk of flooding and every opportunity available to minimise the risk of pluvial (surface) water flooding is taken
- Create attractive approaches to the town and villages from every direction
- Ensure that both new and existing communities are fully integrated



Local Green Space

163. In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances.

164. Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

165. The sites listed in the policy have been assessed (see Appendix 1) as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.



Policy NE1 - Local Green Space

The following sites identified on the Policies Map are designated as Local Green Spaces:

- | | |
|--|---------------|
| • Petty Acre | Derry Hill |
| • Square of land off Petty Lane | Derry Hill |
| • Land Opposite Landsdowne Arms (Junction of Church Rd & Devizes Rd) | Derry Hill |
| • Penn Wood Wildlife Area | High Penn |
| • Embry Close | Lower Compton |
| • Bowood Sports Ground | Studley |
| • Small field adjacent to Old Road | Studley |
| • Playing fields at Bentley Grove | Calne |
| • The Recreation Ground | Calne |
| • The green by Newbury Avenue | Calne |
| • Three green areas in Steeple Chase | Calne |
| • Allotment Gardens site to the South of Castle Walk | Calne |
| • Calne Beach | Calne |
| • Castlefields Canal & River Park | Calne |

Setting of Calne and Calne Without

166. The area has invaluable landscape and views which require protection and enhancement. This is in line with the Wiltshire Core Strategy. Our area includes the Bowood Estate, Marden Valley, Blacklands, together with part of the Avon Vales and also has ancient woodland, river courses, streams, water meadow and hedgerows. It is recognised as a unique landscape with important features and qualities.


167. All new development must be sufficiently screened by new tree & hedgerow planting to maintain (and enhance) current landscape views and rural character. The night landscape is part of the local character and heritage which could be put at risk through the introduction of further lighting. Proposal which detrimentally affect the rural character of country lanes through inappropriate street lighting or the urbanisation effect of pavements will not be supported. Floodlighting of any new public facilities, business parks etc. need to be arranged or be screened for example by tree planting to ensure no increase in light pollution and maintain the night visual tranquillity of the landscape setting.



168. Existing landscape setting and views into and out of settlements should be protected. The setting of Calne and Calne Without makes a positive contribution to health & well-being and species diversity/habitat protection. The (ancient) villages and landscape views to and from them form part of our cherished heritage and should be protected.

169. The River Marden valley provides an important pastoral landscape with open views along the river valley. The valley is important in landscape terms with a locally distinctive pattern of natural features and contains important historical features, notably the line of the Wilts and Berks Canal and the former Chippenham to Calne railway line.

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170. Viewed from the river crossing on the A4, Calne sits beyond the top of the valley side with only Berhill Cottages visible at the top of Chivester Hill. This makes an important visual boundary between the townscape and its rural setting. The Wilts and Berks Canal has an active restoration group, which has already restored significant amounts of the canal and its features. The former branch railway line now contains the National Cycle Network Path No.4 and the platforms of the former Bowood station, Black Dog Halt, remain a feature of the path.
171. The River Marden valley provides an important element of the green infrastructure for Calne and Calne Without and the overall setting of the Neighbourhood Plan area.
172. The Castlefields Canal & River Park in Calne is owned and maintained by the Town Council and supported by an energetic and active group of volunteers on the Castlefield's Canal and River Park Group. Situated within walking distance of the centre of Calne, Castlefields Canal and River Park is a valuable countryside amenity for both recreation and leisure activities. The park forms part of the Marden valley and includes the River Marden and a section of the Calne branch of the Wilts & Berks Canal. 'Route 403' of the Sustrans, national cycleway network, also passes through the park. The area is used by many people for leisure walks, exercise and fitness with picturesque scenes along the river and the old canal.
173. The south-east of Calne Without lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The AONB like all AONBs and National Parks is protected by a mixture of legislation and through National Planning Policy contained in the NPPF. Core Policy 51 of the Wiltshire Core Strategy sets out the local planning policy framework to protect the AONB and its setting. It also requires proposals within the AONB to have regard to the AONB Management Plan. The Neighbourhood Plan does not put forward any proposals within the AONB boundary.
- 
174. Core Policy 51 of the Wiltshire Core Strategy refers to development within the setting of the AONB; setting is considered to be all of the surroundings from which a designated landscape can be experienced, or which can be experienced from the designated landscape. Its extent is not fixed and may change as the landscape and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the natural beauty of a landscape, and may affect the ability to appreciate it. The existing major Hills waste and quarry site to the east of Calne lies between the town footprint and the AONB.

Policy NE2 - Setting of Calne and Calne Without

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:

- 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
- the physical separations between communities; and
- the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops; and
- the un-urbanised qualities of the country lanes; and
- tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

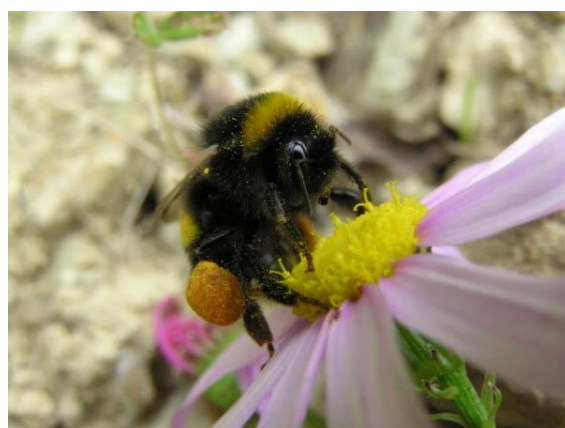
Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.

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 & River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they:

- enhance the existing landscape; and
- retain visual separation between townscape and the rural valley setting; and
- not prejudice and where possible support the full or partial restoration of the Wilts & Berks Canal; and
- maintain and where possible enhance the existing rights of way.

Biodiversity

175. Calne Town and in particular Calne Without are a rich mosaic of habitats. The area is split between two National Character Areas as defined by Natural England - Avon Vales and the Marlborough and Berkshire Downs. The Neighbourhood Plan recognises the important elements contained in the Biodiversity Assessment 2013 for the Avon Vale with regards to the Calne Area and have accepted these.
176. The area also sits within two Prime Biodiversity Areas as defined by the Wiltshire Landscape Character Assessment (WLCA) - Spye Park and North Wessex Downs. These areas are recognised as being 'areas where particular concentrations of high priority habitats occur'.
177. Although there are no protected sites within the area (SSSIs, SACs or SPAs), the WLCA states that the non-statutory County Wildlife Sites (CWS) provide an important second tier of statutory nature conservation sites. There are a number of CWS in Calne Without, they fall predominantly to the west, on areas of ancient woodland around Studley, Bowood and Bremhill also the Calcareous grassland at Calstone Down. But also include areas of open water at Bowood, Blacklands and Calne Sandpits. There is a map of the CWs within the WLCA, however to obtain a full, up to date list of the sites contact the Wiltshire and Swindon Biological Records Centre (WSBRC).
178. There is the Wiltshire Wildlife Reserve at Penn Wood. The area of ground where Calne Sand Pits now is was once a unique acidic grassland site within Wiltshire, with a number of plant species only recorded at this site within the county. Another area known as "The Old Allotments" South of Castle Walk has had ten different species of bats recorded among a host of other wildlife on the site. Both of these areas have been designated as Local Green Spaces.
179. To preserve and enhance the biodiversity of Calne and Calne Without developments that are carried out within the plan area should view biodiversity as an integral positive element rather than a hindrance.



Policy NE3 - Biodiversity

In addressing Wiltshire Core Strategy Core Policy 50, development proposals for Calne & Calne Without should consider, assess and address their potential to:

- create additional habitat space, including roosting, nesting or shelter opportunities for wildlife; and
- facilitate or include wildlife corridors; and
- protect and enhance riparian corridors for protected species, such as otter, kingfisher and water vole, especially along the River Marden and the Wiltshire & Berkshire Canal to the west of Calne.

Energy Conservation

180. 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.

181. Core Policy 41 of the Wiltshire Core Strategy supports the same endeavour by 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.



Policy NE4 - Energy Conservation

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.

Implementation and Delivery

182. The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.
183. The Town and Parish Councils needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Town and Parish Councils will work with a number of partners, including the following, to implement the Plan:

PARTNERS		
Local	County	National
Calne Town Council (TC)	Wiltshire Council (WC)	Environment Agency (EA)
Calne Without Parish Council (PC)		Historic England (HE)
Private Developers (PD)		Natural England (NE)
Local Schools (LS)		
Local Bus Operators (LBO)		
Community Groups (CG)		
Local Residents (LR)		
Health Providers (HP)		
Calne Area Transport (CAT)		
Calne Area Board & Sub Groups (CAB)		
Calne Town Centre		
Masterplan Group (CTCM)		

184. New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.
185. The Neighbourhood Plan provides a positive framework to ensure that development in Calne and Calne Without will bring positive benefits to the town and villages.

Policy	Delivery Partners	Implementation Method
Housing & Infrastructure		
Policy H1 - Housing Allocation	TC, PC, WC, PD	Determination of Planning Applications
Policy H2 - Affordable Housing	TC, PC, WC, PD	Determination of Planning Applications & Planning Obligations
Policy H3 - Housing Mix	TC, PC, WC, PD, LR	Determination of Planning Applications
Policy H4 - Settlement Boundaries and Housing Sites	TC, PC, WC, PD, LR	Determination of Planning Applications
Policy H5 - Phasing of Development	TC, PC, WC, PD	Determination of Planning Applications

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Getting Around		
Policy GA1 - Sustainable Transport	TC, PC, WC, PD, LBO, CG, LR, CAT, CAB	Determination of Planning Applications or Community Initiatives
Policy GA2 - Highway Impact	TC, PC, WC, PD, CAT, CAB	Determination of Planning Applications
Working & Shopping		
Policy WS1 - Employment	TC, PC, WC, PD	Determination of Planning Applications
Policy WS2.1 - Calne Town Centre	TC, PC, WC, PD, CAT, CAB, CTCM	Determination of Planning Applications and Calne Town Centre Masterplan
Policy WS2.2 - Calne Town Centre Masterplan	TC, PC, WC, PD, CAT, CAB, CTCM	Determination of Planning Applications and Calne Town Centre Masterplan
Policy WS3 - Local Neighbourhood Shopping	TC, PC, WC, PD	Determination of Planning Applications
Community Facilities		
Policy CF1 - Health, Leisure and Wellbeing	TC, PC, WC, PD, LS, CG, LR, HP, CAB	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy CF2 - Community Assets	TC, PC, WC, PD, LS, CG, LR, HP, CAB, HE, NE	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Built Environment		
Policy BE1 - Integration and Landscaping	TC, PC, WC, PD, HE, NE, LR	Determination of Planning Applications
Policy BE2 - Design Principles for Local Distinctiveness	TC, PC, WC, PD, HE, LR	Determination of Planning Applications
Policy BE3 - Parking Provision	TC, PC, WC, PD, CAT	Determination of Planning Applications
Policy BE4 - Heritage Assets	TC, PC, WC, PD, HE, NE, CG, LR, CAB, CTCM	Determination of Planning Applications or Community Initiatives
Natural Environment		
Policy NE1 - Local Green Space	TC, PC, WC, PD, NE, CG, LR	Determination of Planning Applications
Policy NE2 - Setting of Calne and Calne Without	TC, PC, WC, PD, HE, NE, CG, LR, CAB	Determination of Planning Applications
Policy NE3 - Biodiversity	TC, PC, WC, PD, NE, CG, LR	Determination of Planning Applications or Community Initiatives
Policy NE4 - Energy Conservation	TC, PC, WC, PD, HE, NE, CG, LR, CAB	Determination of Planning Applications or Community Initiatives

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

decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Councils recognise the need to involve a range of other organisations if the potential of this plan is to be realised.

187. In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However this only applies to development permitted after the making of the NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.
188. Contributions will be sought from developers through the Community Infrastructure Levy (CIL) and Section 106 agreements securing actual provision and/or financial contributions at a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional demand will be generated. The Neighbourhood Proportion of the CIL and any financial contributions not allocated to site-specific projects will be focused on assisting the delivery of community projects in Calne and Calne Without.
189. In addition, the Town and Parish Councils will seek to influence annual and other budget decisions by Wiltshire Council on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies.
190. The Town and Parish Councils will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes and EU Funds. Involvement of the existing network of established local community groups will be used where appropriate and local residents have a vital role in holding all those involved in decision making to account to reflect this Neighbourhood Plan.

Monitoring and Review

191. Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.
192. The Neighbourhood Plan has been prepared to guide development up to 2026. This is in line with the adopted Wiltshire Core Strategy- one of the documents which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2026.
193. There are a number of circumstances under which a partial review of the plan may be necessary, for example if housing need changes and the Wiltshire Core Strategy is reviewed. In accordance with best practice, Calne Town and Calne Without Parish Councils and their partners will undertake a review of the Neighbourhood Plan no later than 2022.

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Glossary

The majority of the glossary is copied from the NPPF to ensure consistency.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

Area of Outstanding Natural Beauty (AONB): Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Assets: Local services and facilities are those that benefit the community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core Strategy: The Wiltshire Core Strategy which forms part of the Development Plan setting out the spatial vision and strategic objectives of the planning framework for an area.

Development plan: This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

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

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

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

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. The local planning authority for Calne and Calne Without is Wiltshire Council.

Local Development Framework (LDF): A portfolio of local development documents including all those policies forming the framework for future development.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

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

NPPF: National Planning Policy Framework, this forms the overall planning policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

NPPG or PPG: Planning Practice Guidance, this forms the overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

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

Policies Map: A document which illustrates on a base map all the policies and proposals contained in this Neighbourhood Plan or another document which forms part of the Development Plan.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for

restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Scheduled Ancient Monument (SAM) or Scheduled Monument: Those monuments that are given legal protection by being scheduled by Historic England.

Settlement Boundary: The boundary drawn around various towns and villages to limit new development and outside of which is deemed the countryside.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area of Conservation (SAC): Areas which have been given special protection under the European Union's Habitat Directive, as identified by Natural England.

Special Protection Area (SPA): Strictly protected sites classified for wild and vulnerable birds.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Wildlife corridor: Areas of habitat connecting wildlife populations.

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Appendix 1 - Assessment of Local Green Spaces Proposed for Designation under the National Planning Policy Framework (NPPF) Criteria

Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where it meets the following requirements set out in the NPPF:

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

Petty Acre, Derry Hill

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓	✓		✓

In the heart of Derry Hill, it comprises grassland with a large area of mature bushes. It has two goalposts supplied by the Parish Council and a number of seats. There is a large 'hump' on one side of it. Children playing football and people walking dogs use it on a daily basis. The houses of Redhill Close, Lansdowne Crescent East and Lansdowne Crescent West border three sides of it. The fourth side is bordered by woodland.

Square of land off Petty Lane, Derry Hill

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓	✓	✓

To the north of the land there is woodland, which separates it from the A4 strategic road. It comprises flat grassland with one or two trees. It is very popular with young children particularly to play games on as their parents can see them from the houses due to the natural surveillance.

Land Opposite Lansdowne Arms (Junction of Church Rd & Devizes Rd), Derry Hill

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓			✓

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This site opposite the Lansdowne Arms is a rectangular grassed area adjacent to the west side of Devizes Road, It is an area of a little under half an acre and forms an integral part of the conservation area that surrounds the junction and includes a number of very attractive listed buildings including stone cottages, the Lansdowne Arms pub and the Golden Gate.

This gate is the original main entrance to the historic Bowood House estate, it is an outstanding listed building in the form of triumphal arch and belvedere in an Italianate design by James Barry dating from 1841. This Local Green Space offers magnificent views from Derry Hill across the Avon River valley towards Chippenham and is an important component in the landscape setting of the Golden Gate and surrounding Conservation Area. A public footpath crosses the site giving access for walkers to and from the Lacock area.

Penn Wood Wildlife area, High Penn

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓	✓	✓

An area reinstated from landfill and managed by Wiltshire Wildlife Trust as a nature reserve and used as an area for relocating some protected species from local development sites. Enjoyed by young and old for recreational and social activities, including walking and bird watching.

Embry Close, Lower Compton

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓			✓

An area of public open space, frequented by young and old for recreational, social and sporting purposes, dog walking and general enjoyment in a safe and secure environment encased by dwellings in the heart of this development.

Bowood Sports Ground, Studley

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This is sports ground which was originally used for cricket. In the last 15 to 20 years it has been used mainly for football training and football matches by Derry Hill United football club and more recently by St Mary's school. The ground is necessarily flat grass and contains an ancillary building, which is a sports pavilion and shed for equipment.

Small Field adjacent to Old Road, Studley

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This narrow field runs along the southern side of Old Road with a thatched cottage, Frog Hollow, at it's eastern end and includes the village scout hut site at the west. The land, which is about

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40m across at its widest point, forms a tranquil and very attractive local green space. It is bounded by woodland in the south and to the north it is overlooked by a small group of mainly 17th, 18th and Victorian cottages along this quiet, single track country lane.

The field has rich and diverse wildlife including Red Kite, Buzzards, Owls, Pheasants, several species of deer and bats, and of course grazing horses. Old Road is one of the last remaining undeveloped sections of the historic Great Bath Road, the combination of the quiet country lane and the attractive rural setting of the field is highly valued as a regular walking and cycling route for many villagers of Studley and Derry Hill. Although there is no formal public access to the field itself it is a highly valued visual amenity to villagers and the wider community that walk the area.

Playing fields at Bentley Grove, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓	✓	✓	✓

Adjacent to the, now closed Youth Centre, this green open space, located in a safe, secure area, surrounded by development on all four sides, is roughly the size of a full football pitch. This area is really important to the local community, well used by young people playing sports and dog walkers alike.

The Recreation Ground, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓	✓	✓

Owned and maintained by the Town Council, The Rec (as it is known locally) is a significantly important public open space on the edge of the town centre, accessible for all. Facilities here include tennis courts, a table tennis table, sports pitches, pavilion, play equipment for all ages; from toddlers through to young adults, a family inclusive sports area, bowling green and large green open space enjoyed by all in the local community.

The green by Newbury Avenue, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓		✓

When the houses in Newbury Avenue and the surrounding area were built, this land was conditioned within the planning approval as public open space, it was considered an amenity. Now that the trees and shrubs are approaching maturity, it is even more of an asset being a haven for birds, insects and animals as well as being a well-used recreational space for people of all ages. It is therefore fulfilling its original, intended purpose; it should be protected and retained in perpetuity as public open space

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Three green areas in Steeple Chase, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓		✓

These areas comprise a formal garden, a large children's play area and a tranquil space for local residents. Well used by residents and visitors to the area.

The Allotment Gardens site to the South of Castle Walk, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓			✓	✓	✓

On the edge of open farmland, adjacent to the old canal, this wooded area is a haven for wildlife containing many species of birds, mammals and reptiles on the endangered species lists. The informal paths across the site have been used by local people for pleasant enjoyment for well over twenty years since the allotments were vacated and the area left untended by the owners.

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 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.”*

Calne Beach, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓	✓	✓

A public recreational area around part of the River Marden within the town centre. Heavily used in summer and on warm sunny days at other times of the year by children, families and dog walkers for paddling in the river, feeding the ducks, sunbathing and general enjoyment.

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Castlefields Canal and River Park, Calne

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

Owned and maintained by the Town Council and supported by an energetic and active group of volunteers on the Castlefield's Canal and River Park Group. Situated within walking distance of the centre of Calne, Castlefields Canal and River Park is a valuable countryside amenity for both recreation and leisure activities. The park forms part of the Marden valley and includes the River Marden and a section of the Calne branch of the Wilts & Berks Canal. 'Route 403' of the Sustrans, national cycleway network, also passes through the park. The area is used by many people for leisure walks, exercise and fitness with picturesque scenes along the river and the old canal.

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Policies Maps

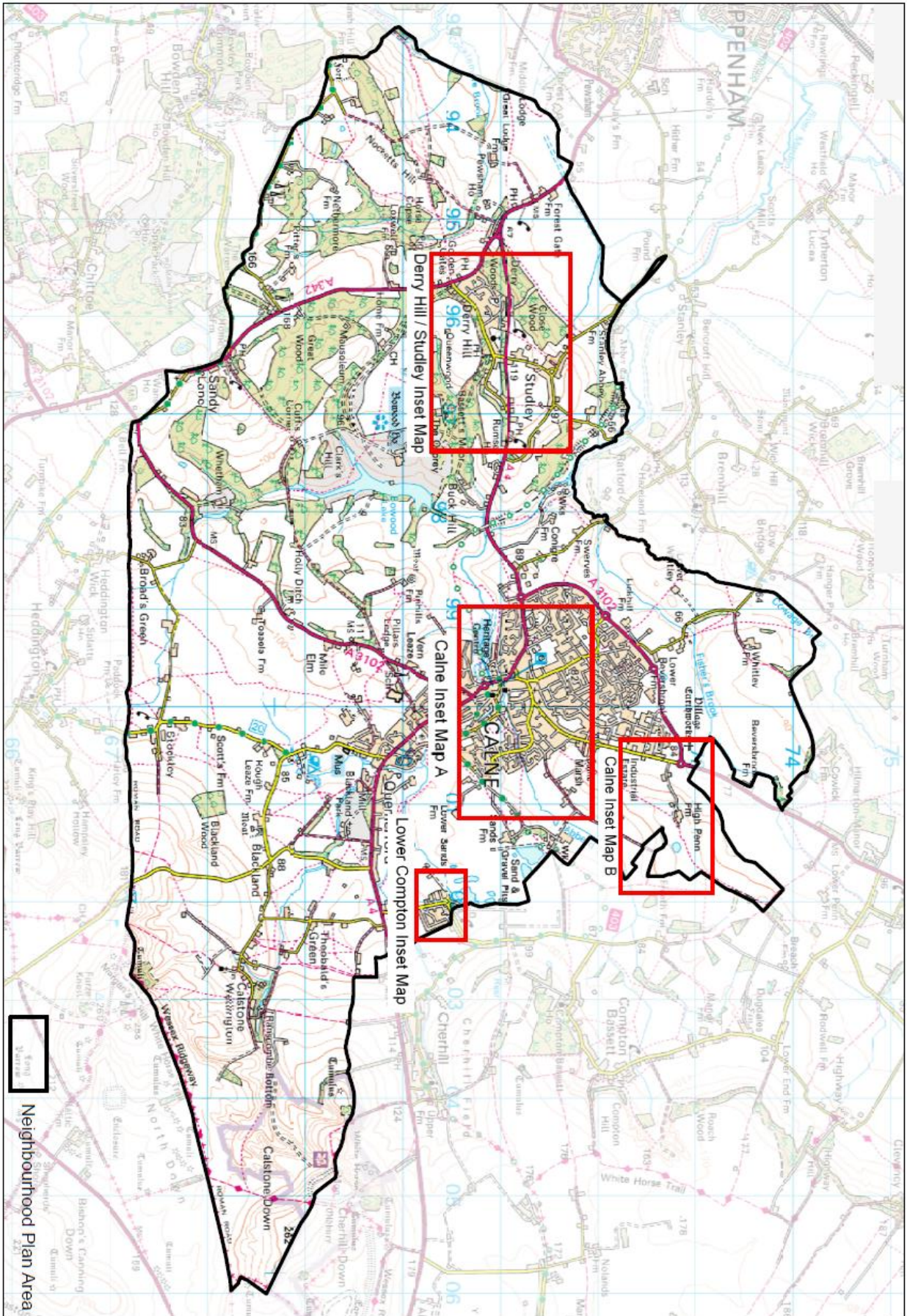
Map 1 - Overview of
Neighbourhood Plan Area

Map 2 - Derry Hill and
Studley Inset

Map 3 - Lower Compton Inset

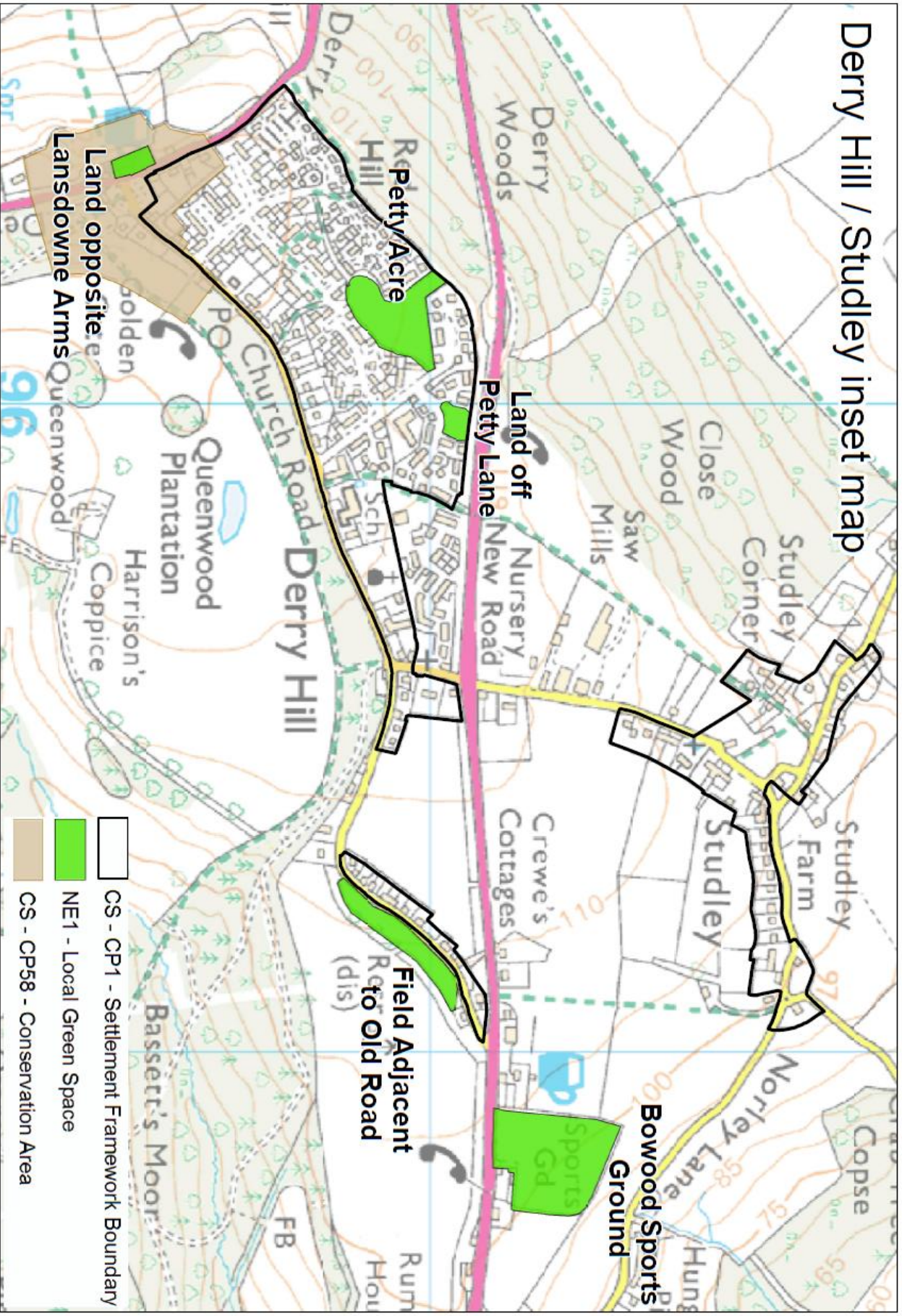
Map 4a - Calne Inset Map A


Map 4b - Calne Inset Map B



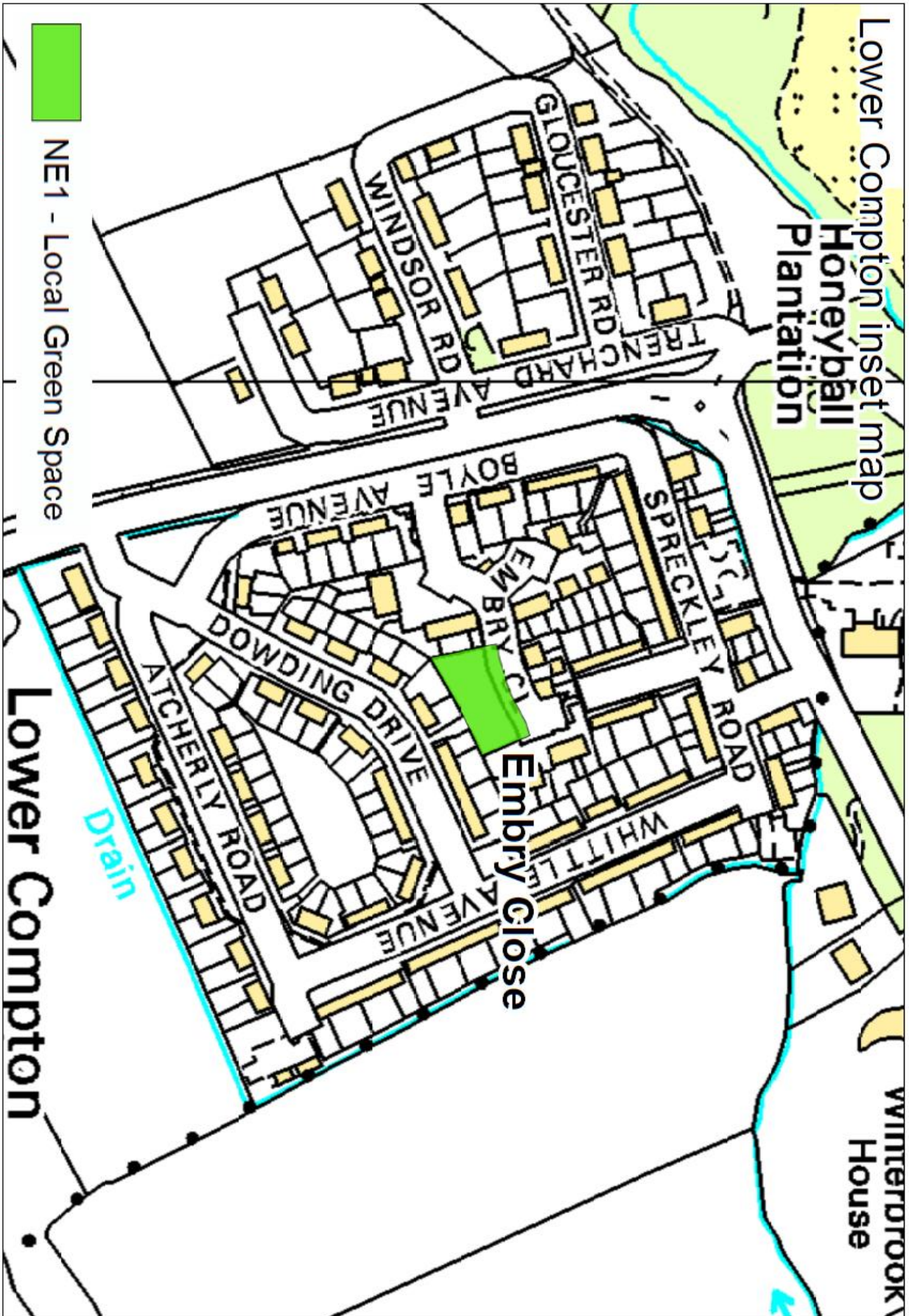
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Derry Hill / Studley inset map



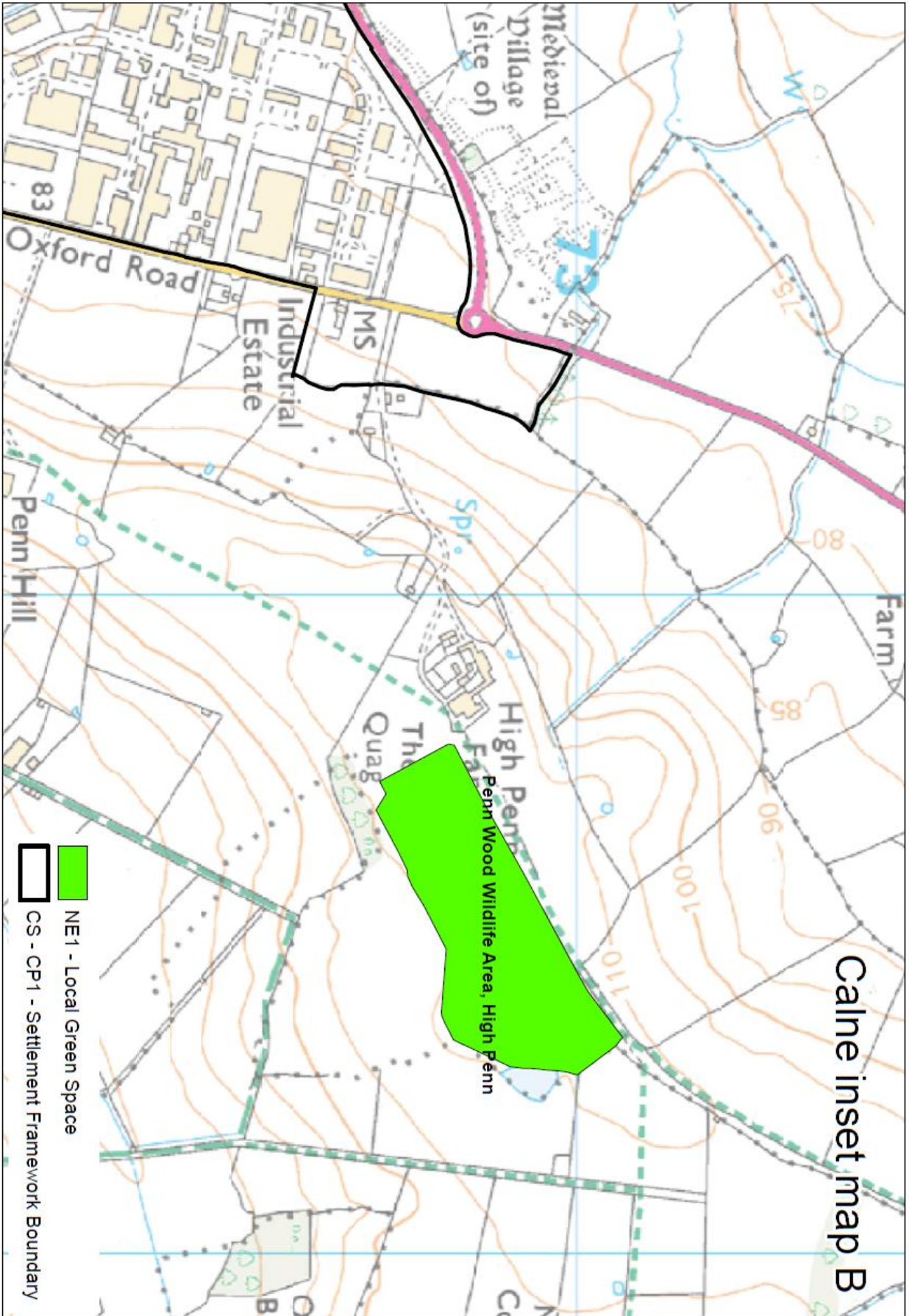
-  CS - CP1 - Settlement Framework Boundary
-  NE1 - Local Green Space
-  CS - CP58 - Conservation Area

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Section 2

Non Land-Use Planning Issues and Community Aspirations

(This Section Does Not Form
Part of the Statutory
Development Plan)



Non Land-Use Planning Issues and Community Aspirations

(This Does Not Form Part of the Statutory Development Plan - It contains community aspirations and Town or Parish Council ambitions that cannot be included in policies in the Neighbourhood Plan)

The Neighbourhood Plan consultation identified the issues that are important to the local community. 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. However, these issues are important to local people. To show the community that their comments have been taken into account and will be addressed by the Town Council and/or Parish Council, all non-planning issues are included in this section.

Non Land-Use Planning Objectives

Promote Investment in Calne and Calne Without

- Encourage public and private investment from both inside and outside the area
- Ensure that decisions taken by Wiltshire Council are in the best interests of Calne and Calne Without
- Develop opportunities for the production of renewable Energy

Encourage the growth of retail, leisure and community facilities

- Work with providers to meet the needs of Calne as a growing community and utilise the Community Infrastructure Levy funding to help to deliver projects
- Support the continued development of community spirit within the plan area



Protect and enhance Calne and Calne Withouts' natural and historic environment and setting

- Work with partners to maintain and develop the heritage offering
- Continue work to promote the Town and Parish through local events

Promote Transport Improvement

- Work with partners to address car parking issues across the area
- Work with partners to enhance highway safety and reduce accidents
- Work with Wiltshire Council to reduce congestion in Calne Town Centre

Improve Quality of Life and Well-Being

- Work with partners to highlight the importance of personal responsibility for managing one's own health

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- Facilitate collaborative partnership-working amongst primary health care providers and leisure/sports centres
- Maximize incentives for walking and cycling
- Develop partnerships with community groups to provide localized support for physical and psychological health
- Support the provision of healthy options in local restaurants and “fast food” outlets

There are a number of non-planning issues and objectives that the Town and Parish Councils and the Neighbourhood Plan Steering Group would like to be addressed to help deliver improvements to the town and villages alongside the policies and proposals in the Neighbourhood Plan.

Investment

Investment - Public Realm

The Town and Parish Councils will work with the owners of sites within Calne Town Centre to try and secure investment into improving the public realm and design of the Town Centre.

Developer Contributions and Community Infrastructure Levy Local Priorities

The Community Infrastructure Levy (CIL) is a levy that local authorities can charge on new developments in their area. Funding raised through CIL is used to support development by enabling the creation of the associated infrastructure that the Council, local community and neighbourhoods require.

The Wiltshire CIL Charging Schedule was adopted by Wiltshire Council on 12 May 2015 and came into effect on 18 May 2015. The Calne Community area is within settlement category 4, under charging zone 2. 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.

On 13 September 2016 Wiltshire Council adopted a revised ‘Regulation 123 List’. The priorities for CIL spending by Wiltshire Council are specified in the ‘Regulation 123 List’. It sets out priorities for CIL funding in the Calne area. 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.



The Community priorities in terms of additional local facilities to be provided as a result of new development, including the 25% local element of CIL to be spent by Calne Town and Calne Without Parish Councils, are as follows:

- Highway Capacity Improvements
- Public Open Space
- Improvements to Cycleway and Footpath Provision
- Community Facilities

- Retail Provision
- Children's Play Area
- Art or Cultural Facilities

Renewable Energy

Key Issues:

- Support innovative energy conservation designs in new builds
- Support innovation in energy generation
- Keep the community aware of new renewable energy technologies and their applications in the 5 year review

The creation of opportunities for developing renewable and sustainable energy sources in Calne and Calne Without has been a priority for the Town Council in recent years. The Renewable Energy Strategy Group was established with the support of Wiltshire Council to fulfill the requirements required for a Neighbourhood Development Order (NDO) that would have eased the planning requirements for new or upgraded renewable energy installations within the geographic area. More recent changes in central government attitudes to, and support for, renewable technologies now require a change of approach locally.

The Calne Renewable Energy Strategy Group was unable to make significant progress under a Neighbourhood Development Order because of a number of issues relating to:

- Local constraints to the grid connection (capacity is not expected to be available until after April 2017); and
- the removal of financial support from the government for solar and onshore wind.

Therefore it was agreed to take forward the opportunities relating to the development of renewable energy technologies and energy conservation systems through the Neighbourhood Planning process.

The NPPF (paragraph 97) also states that all local authorities should:

- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; and
- support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.

RegenSW has produced a document identifying a range of renewable technologies and considering the potential of each technology for Calne and Calne Without. Two of these technologies with the greatest potential were identified:

1. ground and roof solar technologies (including thermal solar particularly for “off gas” housing; and
2. wind technologies.



RegenSW identified four potential sites for larger scale renewable energy projects; solar and wind developments in the Calne Neighbourhood Area (Calne Town and Calne Without). The landowners of these sites were identified and approached for their consent to being involved in renewable energy programmes. Lower grade agricultural land (grade 3) is more desirable for ground mounted solar PV cells. Two landowners responded positively to the approach. Lord Landsdowne is considering proposing a 100 acre site for PV cells at Forest Gate, though this is dependent on the Pewsham substation being upgraded. Also three farmers are already negotiating with an energy provider concerning a 30 acre plot north of Beversbrook Sports Facility using PV cell technology. This smaller “solar farm” would have the benefit of using existing pylons to connect to the National Grid.

Earlier this year the Renewable Energies Strategy Committee commissioned a qualitative survey that also shows evidence of community support for renewable energy in the area.

- 84% of participants identified wind farms and PV cell installations as renewable energy technologies, though their depth of knowledge varied;
- Most concerns about renewable energy technologies are related to their visual impact in the community, during and after construction;
- 96% of participants could identify benefits to the community that would arise as a result of local employment and increased local business activity, with 28% specifically identifying schools or youth groups as potential beneficiaries ;
- Most participants felt that renewable energies could make a beneficial contribution to the communities of Calne and Calne Without and reduce costs;
- Half of the participants would be willing to purchase electricity from a local renewable project, though about half of these would need to be assured of lower costs and sustainability of supply before doing so; and
- The majority of participants strongly preferred community consultation regarding renewable energy develops and indicated that methods used to enable public debate must be diverse.



Renewable Energy - Proposals

The Renewable Energy Strategy Group and the Parish and Town will maintain the environment as an issue of public concern by continuing to work with local residents and landowners to develop opportunities for community owned or supported renewable energy projects.

Retail Development

Following planning permission for land owned by Tesco at Beversbrook for the development of an “edge of town” retail store a new Tesco store opened in November 2017. This planning permission was agreed on condition that Tesco provide for the town a double garage size unit adjacent to the store to be leased to the Town Council and fitted out and administered by Calne Springs CIC (Town Team) to be run as a “shop window” for Calne and Calne Without to showcase local businesses, local charities and organisations, Calne’s Tourism and Cultural offerings with local maps and details of Calne-centric Heritage and open spaces for leisure and enjoyment,

nearby tourist attractions, the developing A4 Tourist Route, parking and amenities, and places to stay. This “shop window” for Calne and Calne Without has been provided.

Feedback from the various consultations carried out over the last few years (Town Centre Masterplan 2014/15; amt-i Market Town Benchmarking 2013) and current public consultations as part of the Neighbourhood Plan Community Engagement indicated that the local population are seeking more variety of retail offerings and that many people are looking for alternative supermarkets (apart from Sainsbury’s, Co-op and Iceland) to give them a wider range of goods and price bands. A high percentage of the population have limited means and are looking for less expensive foods than that on offer in the town currently, (e.g. a discount store, such as Aldi, or Lidl). A small percentage of the population would like a premium supermarket.



Educational Facilities

The overriding ambition of the local education authority is to provide all children with the highest quality education so they can fulfil their potential, by providing an effective match between pupils and teaching resources, together an infrastructure of high quality school buildings and facilities.

Over the past seven years Calne has experienced an unprecedented period of housing development taking place principally on the outskirts of the town. This section of the Neighbourhood Plan examines the impact of such an increase on the educational resources of the town. Calne Without has not been affected to the same extent by these large developments.

There are eight pre-schools and nurseries in Calne with two more in Calne Without and additional childcare places available in two nearby villages. Sunny Days, Appletree, Tiny Bubbles@Jesters and YMCA Humpty Dumpty all offer full day-care for children aged 0-5 years. The nurseries are mostly full but the opening of Tiny Bubbles has created new places and this has improved the situation. The three preschool, Jack and Jill, Sunbeams and St Margaret’s preschools are all very close to being full.



Buttercups Kindergarten at Calstone and Rub a Dub at Derry Hill have some spaces available, this augmented by availability of term time childcare in the surrounding villages of Heddington, Hilmarton and Cherhill.

The town has a thriving network of 30 childminders most of whom are Good or Outstanding and all offer flexible day-care to working parents. There is after school care available at all

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nurseries and most childminders serving the needs of all five primary schools in the town, this is an area that needs development but is hindered by relatively low take up and so some settings struggle to remain viable. All of the Ofsted registered childcare in Calne and the surrounding villages offer support for children with disabilities and difficulties.

The following primary age and secondary schools serve pupils in the wider Calne area, although not all of these are located within the Neighbourhood Plan boundary:

Primary	Status as at January 2015
Cherhill CE Primary School	Voluntary Aided
Derry Hill CE Primary School	Voluntary Aided
Fynamore Primary School	Community
Heddington CE Primary School	Voluntary Aided
Hilmarton Primary School	Community
Holy Trinity CE School, Calne	Academy
Marden Vale CE Academy	Academy
Priestley Primary School	Community
St. Nicholas Primary School, Bromham	Voluntary Controlled
Saint Edmund's Catholic Academy	Academy
Secondary	
The John Bentley School	Academy

Primary Pupil Place Demand in Calne

The need for school places essentially derives from the local child population, so pressure for primary places lags 4 years behind the number of births, and pressure for secondary places follows another 7 years later.

The table below provides historic information and future estimates for the total number of available primary places in the Reception Year (the "Published Admission Number" or PAN) compared with the actual or forecast number of pupils in that year. This gives the number of spare places across the primary school cluster area (a negative figure shows a shortage of places compared with the PAN). On average, 96% of pupils living in the Calne primary school cluster area take up places at maintained primary schools in the cluster; the remainder attend schools elsewhere or at independent schools. In the current economic climate, this percentage is expected to increase.



The following table shows the number of pupils in the primary age range across the Calne area based on the birth rate and the percentage of surplus/shortfall places by age cohort both retrospectively and forecast.

The following shows capacity and anticipated demand for places at the Calne town schools listed above:

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Year	PAN	Pupils in Year	Spare Year Places	% Spare Year	Total Places	Total NOR	Pupil Product from remaining housing	Surplus /shortfall Places	% Surplus /shortfall Places
2014/15	210	198	12	6%	1470	1284	0	165	11%
2015/16	210	191	19	9%	1470	1313	0	157	11%
2016/17	210	190	20	9%	1470	1295	21	154	10%
2017/18	210	173	37	18%	1470	1302	93	75	5%
2018/19	210	163	47	22%	1470	1297	169	4	0%
2019/20	210	191	19	11%	1470	1301	242	-73	-5%
2020/21	210	166	44	21%	1470	1282	278	-90	-16%
2026/27	210	173	37	17%	1470	1251	280	-61	-4%

There are 932 houses with planning permission still to be built in the Calne community area. This housing is predicted to generate a further 280 primary aged pupils. Assuming the birth rate continues at the average rate for the past four years and the housing is delivered as planned there will be a small shortfall of places by 2019. The precise shortfall will depend on the final mix of dwelling sizes, social housing & windfall sites actually built.

Due to the legacy of surplus places it is expected this increase in demand can be contained within the existing schools in the short term, with additional accommodation provided in the medium term where necessary. However, feasibility work needs to be undertaken by Wiltshire Council to ensure that additional capacity can be delivered in a timely way if required in the future.

If necessary more places will be provided at Priestley School by 2019, so no new school will be needed to take account of the increase in housing around the town until 2025/2026. The two private schools in Calne St Mary and St Margarets have no plans to acquire more land in the Calne area.

Secondary Pupil Place Demand in Calne

The John Bentley School is the only secondary school serving the Calne community area and converted to an Academy on 1st November 2011. Estimates of the future need for secondary places is based on the expected number of pupils leaving primary schools at the age of 11+, applying historic transfer ratios to take account of parental choice, pupils moving to independent schools and schools in other areas.



The John Bentley School currently has a surplus of 524 places, 11 to 15 year old capacity is 1,250. The forecast surplus places are as follows:

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Number on roll 2016	2016 (Actual)	2017	2018	2019	2020	2021	2022	2023	2024	2025
726	524	498	469	415	370	345	325	318	318	330

At present John Bentley annually admits between 55% and 60% of the pupils attending the Calne town and village schools listed above.

Future Education Demand

Planned housing will increase pressure on both early year places, primary and secondary schools by 2026. Due to the legacy of surplus places and the falling birth rate it is expected that the increase in demand for primary education can be contained within the capacity of existing schools and childcare in the medium term, whilst maintaining the one secondary school in the town. Long term our policy (i.e. up to 2026), is that new land provision will not be needed until 2019 at the earliest, and if further primary school expansion is needed, it will be likely to be on the Priestley school site.



From 2019 until 2026 there will have to be provision for further primary school capacity arising from the projected expansion of housing to the north of Sandpit Lane and the south of Abberd Lane for whom planning permission has been achieved. To address this shortfall the Plan will need to set a framework to support additional provision of another primary school.

Parental choice dictates that the trend is for some secondary school pupils (about 50 a year) to go Chippenham or Marlborough; for instance Abbeyfield in Chippenham now runs a school bus from Calne Town Centre. However this number will eventually diminish when the 850 planned dwellings being built on the eastern edge of Chippenham take priority for their residents, over those at Calne. However this new development is not expected to come on stream until after at least 2025.

Transport

Transport - Electric Car Charging Points

Although the main thrust of the Getting Around policies is to encourage non-car travel, cars still will be used, so they will have to be accommodated in the town. Car parking needs to be enough to ensure that those who choose to use their cars will still be able to park in the town centre and elsewhere in a way that does not impact negatively on the economic well-being of the town. Hand in hand with this is the encouragement of plug-in electric cars, not only in the centre, but also in residential and economic activity areas to help reduce pollution.

Calne Town Council will work with partners in the town centre and Porte Marsh to encourage the use of electric cars by providing electric car charging bays in these areas and elsewhere.

Transport - Parking

The Town and Parish Councils will work with Wiltshire Council to consider whether further parking restrictions and/or provision of designated on-street parking is needed around the town centre and/or village centres in order to protect public and highway safety.

Transport - Car Parking at Schools

The Town and Parish Councils will work with Wiltshire, the Police and the Schools to consider whether further parking restrictions and/or provision of designated parking is needed around the schools in order to protect public and highway safety.

Transport - Highway Safety

The Town and Parish Councils will work with Wiltshire, the Police, and the Calne Area Transport Group to secure road safety improvements at the accident spots within the area.

Transport - Congestion

The Town and Parish Councils will work with Wiltshire, and the Calne Area Transport Group to secure a suitable long-term solution to traffic congestion within Calne Town Centre.



Quality of Life and Well Being

Well Being

Sense of well-being can often be the result of the person's positive interaction with others, with local organisations and the natural resources around them. Such interaction can result in the development of the individual's physical and psychological strengths and enhance the mental capital of the whole community. Productively engaging with the community and the natural environment is the vehicle for emotional and physical well-being as people are drawn to undertake meaningful activities that make them feel competent, autonomous and valued. Those who are actively engaged with others are able to respond to difficulties more effectively and, as they age, are more resilient when managing change or loss. So, community engagement is a pathway to individual well-being.

The Neighbourhood Plan aspires to ensure that every resident has the opportunity of experiencing some or all of the indicators of positive well-being:

- A sense of personal history and personal social context
- A sense of tolerance of complexity and diversity
- Positive attitudes towards other people
- Huge curiosity and an active interest in learning
- A sense of optimism

Well Being - Narrowing Gaps Between People and Between Services

The gap in life expectancy between the richest and the poorest in our society is widening. Practical developments that promote personal health and well-being can narrow this gap when they include initiatives that focus more on what makes us well, and less on what makes us ill. Our local services can be designed to be more person-centred than they are currently. This will require key services such as education, health, employment and social welfare to resist the systems or cultures that make effective partnership working difficult.

Well Being - Linking Land to Quality of Life

In allocating land for housing and commercial development the Neighbourhood Plan requires that provision of leisure facilities and open space is a requirement of planning permission being granted.

Consultation has revealed that there is both an on-going need for the existing facilities to be maintained or improved, and for new provision to meet the needs of the growing community. New provisions will require funding to facilitate their delivery, and some will require land. The Town and Parish Councils will work with landowners, funders and users to secure land where required and to secure additional funding beyond that secured through the planning process.

The Town and Parish Councils will work with partners to try and secure the provision of opportunities for the provision of land for specific health and leisure services to protect open spaces which facilitate exercise of all types including:

- to support the improvement of fitness, relaxation and wellbeing within the community.
- to include recreation grounds, allotments, open spaces, town park, play areas, dog walking trails, fitness trail
- community gardens for food production by local volunteers or special groups
- cycle racks at strategic points within the Neighbourhood Plan area were suggested, for example at Beversbrook Surgery and within the town
- creating more green spaces in our community and encouraging volunteers to look after them
 - as an alternative to a formal exercise programme
 - increasing social interaction and reducing social isolation
 - creating reminiscence spaces for those with memory loss



Well Being - Making Health Care More Accessible

Future growth in housing developments will increase demand for primary health care services in Calne. In Wiltshire there are approximately 1,700 patients for every full-time equivalent GP (Wiltshire GP Survey, October 2014) and 3,800 patients for every practice nurse.

Current provision of primary health care facilities in Calne (3 GP practices and an active nurse-led health clinic) is in the centre and the north of the city.

Achieving a balance of health care services that are readily available to our growing community is likely to require a sharing of facilities and a higher level of team-working amongst GP practices and other health related professionals.

Access to NHS dentistry across Wiltshire is relatively good, though higher levels of tooth decay in relatively deprived areas indicate a level of inequality in dental health.



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The Town and Parish Councils will work with health providers to look for opportunities to locate routine dental and medical services in smaller but locality-based facilities (Hubs, store fronts) where GP “prescribed” activities or routines can be supported could bring health care closer to people as they take more responsibility for their own health and life-styles.

The types of health provision the Town and Parish Councils would like to see provided in ‘hubs’ are:

- community development programmes
- community health activities
 - routine dental hygiene
 - healthy living and eating
 - lifestyle training (re: smoking, alcohol)
 - mental health support activities (mentoring, memory clubs etc.)
 - dementia carer support
- supported and specialist learning activities
 - literacy programmes
 - dietary management
 - local young adult social care
- day care activities for specific groups in the community

The Town and Parish Councils would also like to see collaborative health partnerships use existing leisure facilities to provide services such as:

- outpatient mobility clinics located within the leisure centres
- health trainers linked to leisure and sports centres
- open to all Fitness and Friendship Clubs
- community health services linked to the leisure and sports centres for specific health-related services such as:
 - prescribed physiotherapy
 - rehabilitation services following stroke or serious illness
 - prescribed person-centred exercise programmes
 - managing hypertension
 - falls prevention training
 - chiropody

Well Being - Access to Defibrillators

The Town and Parish Councils will seek to establish a network of publicly accessible defibrillators across the plan area. In the Netherlands the chances of surviving a cardiac episode are more than 86%, in England it is less than half that. The reason that their survival rates are much greater than ours is because it is a requirement for defibrillators to be available in all publicly accessible buildings, including retail outlets. It is an aspiration of the community to encourage greater availability of defibrillators to support the health and well-being of local residents and visitors.



Well Being - Quality of Life

The Town and Parish Councils will seek to establish links with existing community groups and facilities that provide services that promote physical and psychological health such as:

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- supporting initiatives that promote awareness of healthy living
- supporting initiatives (e.g., Living Streets) to reverse the decline of walking
- teaching cooking skills in schools and at the hubs
 - to school aged children
 - to young parents
 - to children and their parents
- establishing adult literacy activities in local schools at weekends and during evening hours
- demonstrating and teaching healthy eating on a budget
- supporting the positive management of access to the internet in the family
- mentoring young adults with developmental impairments or who are difficult to engage or isolated

Well Being - Healthy Food

The Town and Parish Councils will seek to promote focus on health promoting menus within the Neighbourhood Plan area.

Calne Community Neighbourhood Plan 2016-2026

Made February 2018

Calne Community Neighbourhood Plan is led by a Partnership of local organisations including:
Community Groups, Calne Town Council, Calne Without Parish Council, Businesses, and Schools.

For More information:
Find us on Facebook - Calne Community Neighbourhood Plan
www.calne.gov.uk
www.calnewithoutpc.org
Or contact Calne Town Council 01249 814000



Calne Town Council

Calne Without Parish Council