

January 2021



Calne

# Wiltshire Council LOCAL PLAN

## Looking to the future

■ Planning for Calne



Wiltshire Council

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# Introduction

1. What will Calne be like in the future?

• How much should the town grow?

• What priorities should we tackle?

• Where should development take place?
2. Answers to these fundamental questions affect how the town develops over the next 15 years.
3. The Council is thinking about these questions in planning Wiltshire's future. It's an important stage in the Council's review of the current Wiltshire Core Strategy and the development of the Local Plan.
4. The Wiltshire Core Strategy is the basis for determining most planning applications. It also identifies land for development that provides for new homes, jobs and infrastructure for our growing communities whilst balancing the need to protect the environment. The Local Plan will continue this role and therefore help shape the places the community of Wiltshire live and work within.
5. The Council has come to some initial answers to these three questions. It is sharing them and wants your views.

## Scale of growth

### How much should the town grow?

6. The Council assesses what amount of new homes are needed between 2016 and 2036, the period of the Local Plan. It does the same for how much land will be needed for new jobs and business. Detail on these requirements can be found in the 'Emerging Spatial Strategy' paper.

### Additional homes

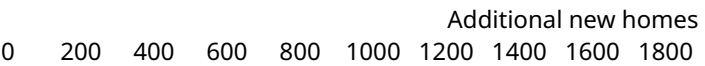
7. Assessments estimate levels of need for new homes within housing market areas, as these reflect where the majority of the local population live and work, where the majority of home moves take place and where there is a common range of private sector rents. There are four housing market areas in Wiltshire and each area includes many settlements. Calne is in the Chippenham Housing Market Area.
8. The Council has considered how best to accommodate the need for new homes, setting scales of growth by testing different distributions. The result of this work suggests the scale of growth should change from what is currently planned, as shown to the right.



The new strategy 2016-2036

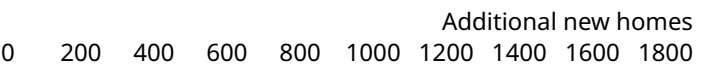
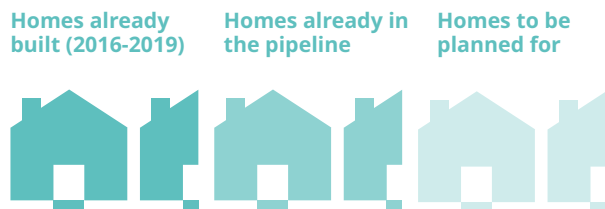


The current strategy 2006-2026



9. The current strategy 2006-2026, the Wiltshire Core Strategy, identifies a requirement for 1440 homes. The new strategy proposes a requirement of 1610 homes for the plan period 2016-2036.

10. From this total estimate of need over the plan period can be deducted homes already built and those already in the pipeline as shown in the diagram below<sup>1</sup>.



<sup>1</sup>In Calne, 627 dwellings have been built between 2016-2019 and, at 1 April 2019, 625 homes are already in the pipeline i.e. they have planning permission, resolution to grant planning permission or are allocated for development in the Calne Community Neighbourhood Plan (2018).

11. When the number of homes built and in the pipeline is deducted it leaves a further 360 homes to be accommodated up until 2036. Both the Local Plan and neighbourhood plan can allocate sites for development. Each community is encouraged to help determine where development takes place through the preparation of a neighbourhood plan. The Local Plan will only allocate land where necessary to ensure a supply of deliverable land to meet strategic housing needs and for large or complex sites.
12. In Calne, the Calne Neighbourhood Plan may identify sites on which these new homes can be built. The neighbourhood plan will also be able to propose development on sites, for example, that meet a particular housing need, for self-build housing or for other uses, and positively plan for brownfield sites.
13. Needs for development land should be met as far as possible on brownfield sites in order to help minimise the loss of greenfield land. The Council suggests that a target of 60 homes should be built on brownfield sites over the next 10 years<sup>2</sup>.
14. The Local Plan must ensure that the proposed scale of growth will be accommodated. The Council must be certain that there is a land supply sufficient to meet assessed need. But the Council cannot rely on the brownfield target being met by as yet unidentified windfall redevelopment, the scale or timing of which is uncertain.
15. Planning positively for brownfield sites as part of reviewing the neighbourhood plan can however provide certainty about them coming forward, this will then reduce the amount of greenfield land needing to be planned for.

16. Alongside neighbourhood plans, development briefs for individual sites and master plans for larger areas are also a means for the community, with developers and land owners, to help bring forward brownfield opportunities and achieve appropriate designs.
17. In Calne, the Town and Parish Councils may also be able to progress higher growth options through the neighbourhood plan that have local community support, for example, to deliver specific types of infrastructure.

## The Local Economy

18. The Council has assessed what additional land is needed for business in each of the economic zones of the County. These zones encompass many settlements. It has considered how best to accommodate needs for new business by testing different distributions<sup>2</sup>.
19. On current evidence, 4ha employment land is needed at Calne. This recognises a need to address concerns about job growth corresponding to the recent increase in new homes being built at the town. Land is already allocated for employment in the existing Wiltshire Core Strategy but further employment land is now required.

### Questions

CA1. What do you think to this scale of growth? Should there be a brownfield target? Should it be higher or lower?

<sup>2</sup>Further detail can be found in the Emerging Spatial Strategy (2021) paper.

# Place shaping priorities

## What priorities should we tackle?

20. The Local Plan will contain a set of place shaping priorities for each main settlement. They play a central role in developing planning policies and proposals for development. They will be the basis for an overarching planning policy for Calne that will guide development and the direction of growth.
21. Some priorities apply equally everywhere, notably the need to address climate change and achieve carbon reduction. Place shaping priorities are intended to be those distinct to a particular place. They may include:
- Important local objectives or issues and how they can be addressed
  - Opportunities that have been identified that can help support a local community's vision
  - Infrastructure requirements for which there are local aspirations and capable of delivery or that are necessary to support likely future growth
22. They must relate to the development and use of land and so should revolve around specific outcomes and their benefits.
23. They are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish

Councils to find the priorities best suited to delivering sustainable development and town centre improvements. At this stage of the plan making process these are the draft priorities that have been identified.

- A consolidated approach to any housing growth, with the protection and provision of new employment land
- Support development that is well connected to Calne Town Centre and encourage delivery of infrastructure to support sustainable development
- Ensure infrastructure improvements to the local road network, reduce traffic congestion and improve air quality
- Minimise the impact of development and associated infrastructure on the environment to help to meet the Calne Town Council Climate and Environmental Emergency Pledge
- Develop a plan for town centre regeneration that will ensure continued investment in the town centre
- Provision and promotion of sustainable transport and active travel, including new and improved bus routes and walking/ cycling infrastructure.

### Questions

CA2. Are these the right priorities? What priorities may be missing?  
How might these place shaping priorities be achieved?



# Potential Development Sites

## Where should development take place?

24. Land around much of Calne is being promoted for development by landowners or prospective developers. From this larger amount of land, the Council is focusing its own assessment on a smaller pool of potential development sites that are shown on the map below. How these sites have been chosen is explained in a separate 'site selection report', published alongside this document. Not all these sites will be needed to meet the housing requirement in Calne, further assessment will be carried out following the consultation to identify which site or site(s) will be proposed for allocation in the draft plan.
25. The Local Plan ensures the proposed scale of growth will be accommodated. The amount to be planned for takes account of development that is already certain and in the pipeline, including as many brownfield sites as can be relied on, such as those with planning permission.
26. But if Calne is to expand, the next difficult question focuses on where and how the built-up area may need to extend to accommodate change. Therefore, what will the role be for the release of greenfield land at Calne and where is it most appropriate to consider development options.
27. Each potential development site has its own individual characteristics. Rarely is one site very clearly the best choice. There are a range of different constraints and opportunities associated with each. Some are common to several or even all potential development sites.
- The information below shows what features, possibly both good and bad, set each one apart from others under consideration using current evidence. This pool of sites can be used to allocate sites in either the Local Plan or neighbourhood plan. One or more sites, in whole or in part, will be selected and the rest of the pool of the potential development sites will remain as they are i.e. potentially available for consideration in any subsequent plan review. The results of this consultation might remove some sites, might restore others that were rejected or might even throw up new ones that have not so far been considered.
28. In Calne, only a relatively small amount of land is required in order to meet strategic housing requirements and this will be identified by the neighbourhood plan. The review of the neighbourhood plan can also consider whether further land is needed for development to meet the community's needs. One or more sites will be selected for housing in the Local Plan and the rest of the pool of potential development sites will remain as they are. In Calne, in total, approximately 4 hectares of land for employment development will also be needed.
29. The Calne Community Neighbourhood Plan can select sites for development for new homes, business and other uses to meet local needs. Prioritising brownfield land, work would focus first on identifying opportunities using previously developed land. The pool of sites provided here is a starting point for any greenfield sites.

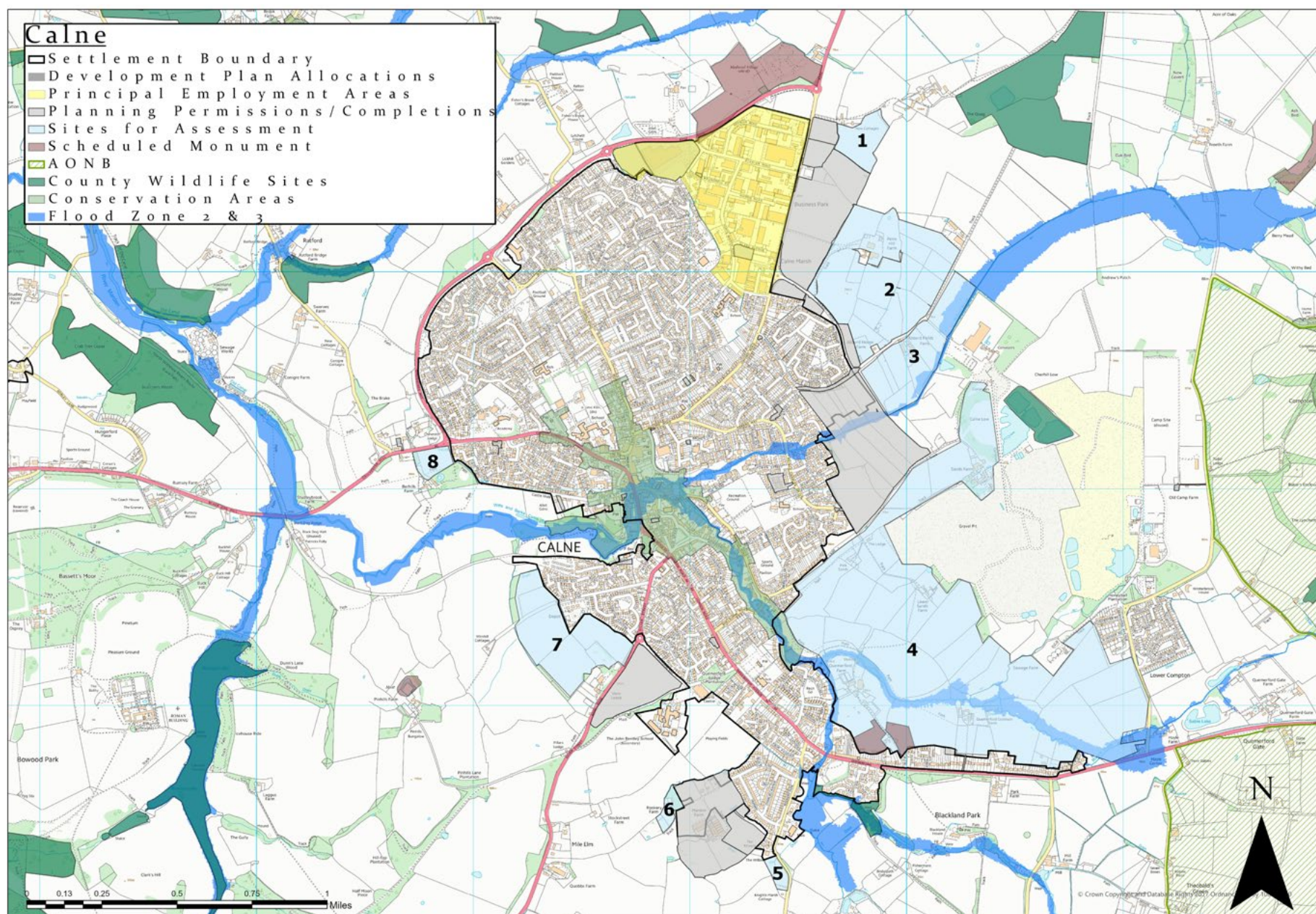
### Questions

CA3. Is this the right pool of potential development sites?  
Are there any other sites we should be considering?

CA4. What land do you think is the most appropriate upon which to build?  
What type and form of development should be brought forward at the town?

CA5. Are there important social, economic or environmental factors you think we've missed that need to be considered generally or in respect of individual sites?

Figure 1 Map showing potential development sites for assessment





30. Eight potential sites have been identified in Calne for further assessment of their development potential. Given the relatively small amount of land that needs to be planned for at Calne, not all of any particular site may be required at this time, but it would be sensible to consider the area as a whole when decision-making. Key considerations for these potential site options are provided below.

**Considerations relevant to all sites in Calne:**

- Sites should be connected to the town centre by methods other than private transport through the provision and promotion of sustainable transport and active travel, including new and improved bus routes and walking/cycling infrastructure;
- Development in Calne will need to positively contribute to finding solutions to traffic congestion and poor air quality in the town centre, through a combination of helping to reduce transport movements on local roads and through new transport infrastructure; and
- All development should positively support town centre regeneration, helping to ensure continued investment in the town centre.

**Site 1: Land south of High Penn Track, Calne (SHELAA site 3616)**

- Potential for heritage impacts as the site is close to the scheduled medieval settlement site at Beversbrook.
- New housing development is being built-out adjacent to the western boundary of the site.
- The site could form a suitable urban / rural edge if the north of the site is set out as planted green infrastructure linking in with the local nature reserve to the east.

**Site 2: Land to the west of Spitfire Rd (SHELAA sites 495, 3610)**

- Potential for access onto Spitfire Road or Sand Pit Road.
- Likely low flood risk and heritage impacts.
- In landscape terms, site will need further assessment of impacts on the Area of Outstanding Natural Beauty (AONB) to the east.

**Site 3: Land to the east of Spitfire Rd (SHELAA sites 488, 489, 451, 3168)**

- Areas of flood risk associated with Abberd Brook along southern boundary.
- The site is closer to the AONB than some other sites and therefore may be more sensitive to development.
- The site is in close proximity to Hills Quarry Products operations, therefore there will be potential noise and dust issues which will require further assessment.

**Site 4: Land to the north of Quemerford (SHELAA sites 3642, 487, 1104a/b/c)**

- A large split site which has the potential for landscape impacts, particularly towards the eastern part of the site.
- Potential for impacts on the existing mitigation and enhancement of the former extraction and landfill at Sands Farm and on Sands Farm Quarry County Wildlife Site.
- Some areas of flood risk through the southern part of the site.
- Potential impacts on the scheduled monument (medieval rural settlement at Quemerford) and on the setting of Grade I listed Hayle Farm on the eastern edge.
- Site may need to provide an access onto the A4 to the south.

**Site 5: Land at Stockley Lane (SHELAA site 700)**

- Access onto Stockley Lane.
- The site is open to views out to the countryside to the west but relatively well screened to the east.
- Development of the site could be seen as encroachment into the countryside. The AONB is approximately 330m to the south and an assessment of impacts on the AONB may be needed.

**Site 6: Rookery Farm (SHELAA site 3254)**

- Access could be achieved onto Cherhill Way.
- Site is adjacent to new housing at Marden Farm.
- Site is well screened by existing trees and hedgerows – these features would need to



be retained on-site where possible.

**Site 7: Land off Wenhill Lane  
(SHELAA sites 709, 3211, 3251, 3312)**

- Access would need to be provided onto the A3102.
- Potential for impacts on the Bowood House and Gardens to the west and on the setting of Grade II\* listed Vernleaze.
- Existing landscaping would need protection and enhancement to provide suitable screening on this urban / rural edge out to the west.

**Site 8: Land South of Chilvester Hill  
(SHELAA site 3172)**

- Potential to access A4/A3102 via existing roundabout.
- Site relatively well screened to the south and west although there are long distance broken views to the east of Cherhill escarpment.
- Potential heritage impacts on Grade II listed Berhills Farm.

## Settlement profiles

When planning for growth it is important to consider the characteristics of the town in terms of important services and infrastructure (green infrastructure, health, education, transport and utilities), as well as housing need and the local economy. The following profiles therefore summarise measures in place or being put in place to address known infrastructure issues and their timing, what additional provision would be needed to support growth and what other opportunities there may be.

### Questions

CA6. Are there any other issues or infrastructure requirements that should be identified?

Topic	Comment
Education	New housing development would require financial contributions to create places at existing early years provision.  There are surplus primary school places apparent at Marden Vale Primary School and an opportunity to expand Priestly Primary School by 105 places.  Surplus secondary places are also apparent at Kingsbury Green Academy.
Energy	According to Scottish and Southern Electricity Network's Network (SSEN) Capacity Map, the substation and supply points in and around Calne are currently unconstrained. However, the infrastructure is constrained in relation to energy generation, according to SSEN's Generation Availability Map. This means new generators may require investment in the infrastructure to be able to connect to the grid.
Green and blue infrastructure	A multi-functional 'Local Green Blue Infrastructure (GBI) Network' has been identified and is shown on the map in Figure 2 below. The Map indicates areas where improvements will need to be sought – i.e. in the form of functional and sufficiently scaled corridors within which the aim would be to consolidate and incorporate new green and blue spaces into the existing GBI networks

Topic	Comment
	The map in Figure 3 below identifies biodiversity and heritage assets which are also GBI assets. These features are important waypoints within the existing landscape and should be considered as being integral to how new development areas are sensitively planned.
Sport and Leisure Facilities	<p>At Calne there is a need for the following, as identified by the Wiltshire Playing Pitch Strategy:</p> <ul style="list-style-type: none"> <li>Playing fields and pitches: Calne Town Council own Beversbrook, a high-quality facility. There are no further requirements for any more football or cricket facilities at Calne. Contributions potentially will be sought from development for upgrades / maintenance of existing facilities.</li> </ul> <p><b>Leisure Facilities</b></p> <p>Wiltshire Council has recently completed an improvement programme to Calne Leisure Centre as part of the Community Campus and Hub programme. The facility, now known as Calne Community Campus, is due to open in December 2020. There are no further requirements or plans to improve leisure facilities / buildings in Calne at this current time.</p>
Health	<p>There are two GP surgeries in Calne. A planning application for a new surgery to replace the existing Patford House surgery which has been outgrown has been approved. The new surgery is situated on Silver Street, to the south of Calne.</p> <p>An extension has been built on Northlands Surgery site. This covers the required need.</p>
Housing needs	<p>In the years 2016-2036 the older population is expected to increase by 50% in the 60-74 age group and 105% in the 75+ age group. At the same time the 0-14 age group is expected to increase by 8% and the 15-29 age group to increase by 12%. Finally, the 30-44 age group is expected to increase by 8% and the 45-59 age group to decrease by 10%.</p> <p><b>Local household income</b></p> <p>The annual average gross income is £37,400 and the net income after housing costs is £27,100.</p> <p><b>Affordability Ratio (based on 2 bed property)</b></p> <p>Median price £165,900  Annual gross income £37,400  Affordability ratio 4.44</p>
The local economy	<ul style="list-style-type: none"> <li>High concentration of manufacturing jobs</li> <li>Potential for additional employment growth at the Porte Marsh Industrial Estate</li> <li>Low levels of unemployment</li> <li>One of the lowest levels of self-containment due to proximity to the M4, Swindon and Chippenham</li> <li>Town centre unit vacancy rates fall below the national average</li> <li>There is no or limited capacity for additional convenience and comparison retail floorspace up to 2036</li> </ul>

Topic	Comment
Transport	<p><b>Key Features</b></p> <ul style="list-style-type: none"> <li>• Calne is well served by the A4 which provides a direct link to Chippenham and Bath with the A3102 forming a western bypass leading 13 miles northeast to the M4 at Swindon. These routes benefit from a regular bus service to Chippenham railway station and Swindon with recent investment in ultra-low emission buses.</li> </ul> <p><b>Current constraints/local concerns</b></p> <ul style="list-style-type: none"> <li>• A declared Air Quality Management Area (AQMA) is in place in the centre of the town, mainly the A4.</li> <li>• Highway congestion around A4 Curzon Street, Mile Elm / Silver Street / White Hart causes delay and contributes significantly towards poor air quality.</li> <li>• HGV concerns along the A4 / A342 through Calne. Hills Waste HGVs also causing resident concern along Sandpit Road and Spitfire Road RBT junction.</li> <li>• Peak hour delays on the A4 also affect bus services (partly as a result of a lack of bus priority measures).</li> <li>• The nearest rail station is at Chippenham (some 5 miles away) which offers rail connections to Bristol and London.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Significant development growth could potentially deliver an eastern bypass which has been a long-standing local aspiration.</li> </ul>



Figure 2 Map showing Calne Green and Blue Infrastructure Network and improvement corridors (numbered).  
(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)

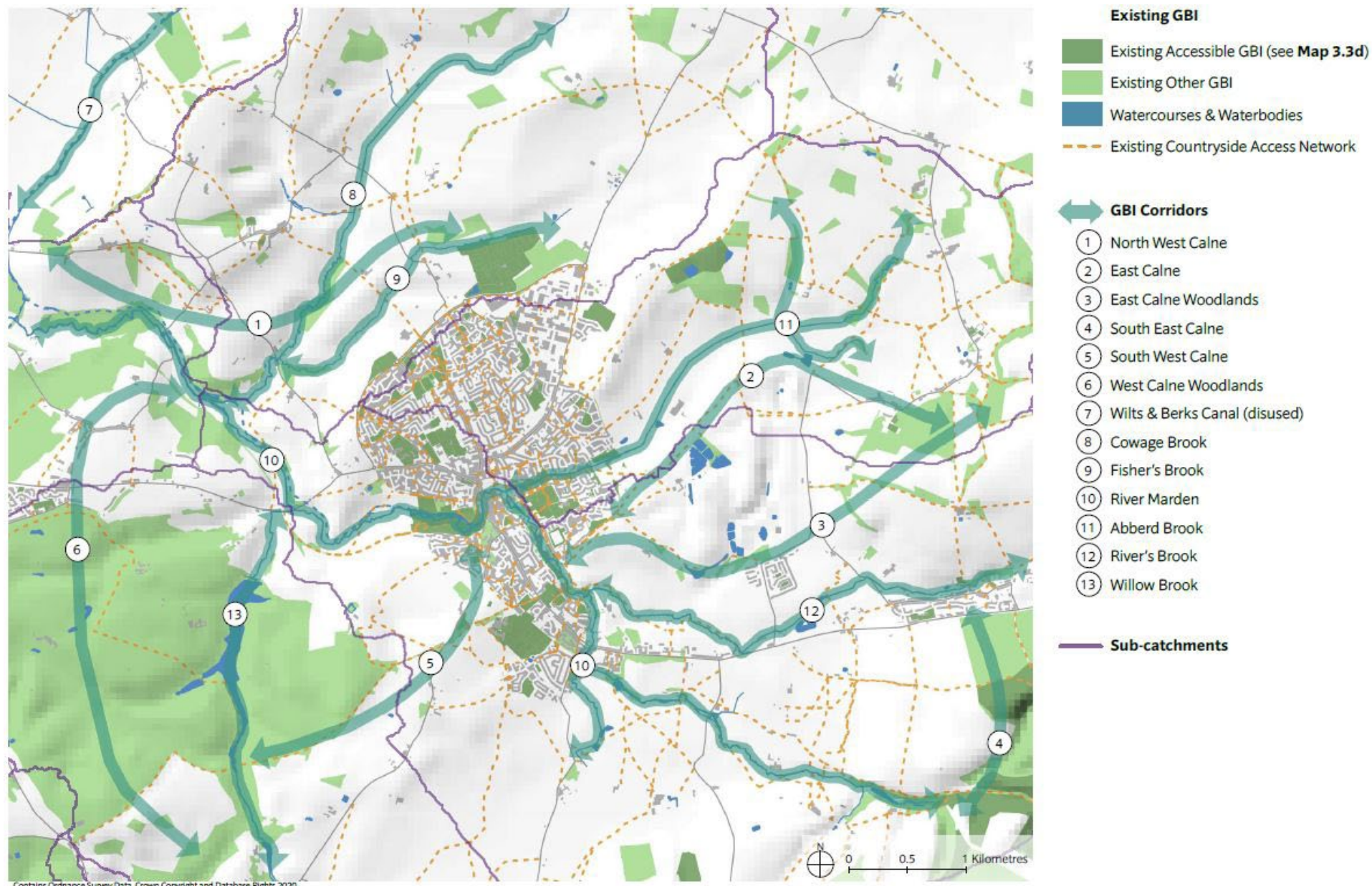
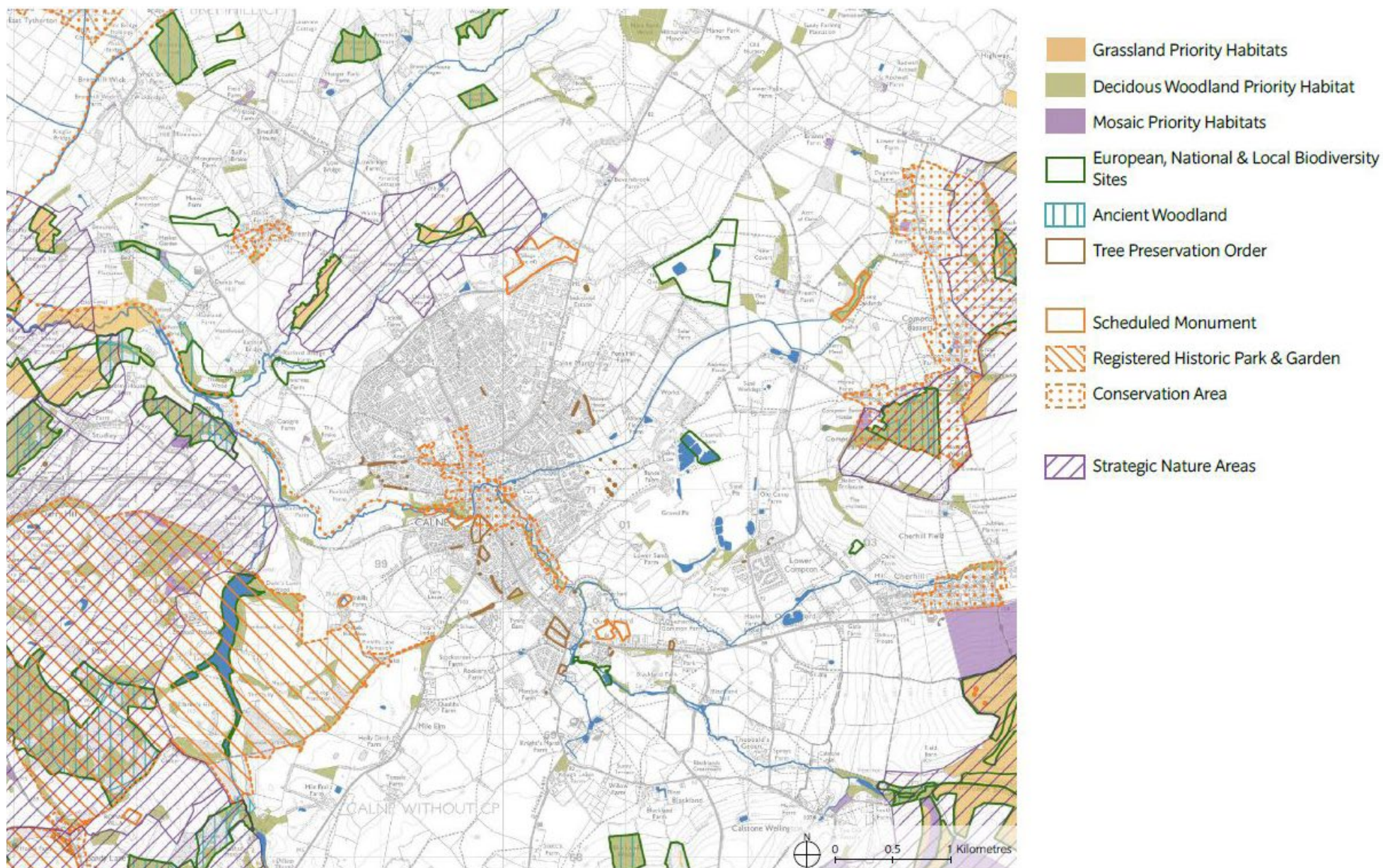




Figure 3 Map showing Calne Green and Blue Infrastructure Assets in relation to Biodiversity and Heritage.  
(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)



# Wiltshire Council Local Plan Planning for Calne



**This document was published by the Spatial Planning Team,  
Economic Development and Planning, Wiltshire Council**

**For further information please visit the following website:  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)**