

Castlewood Properties Ventures Limited &
Robert Hitchins Limited

Penn Hill

Calne



Masterplan Document
November 2024

Turley

This document has been prepared by Turley on behalf of Castlewood Properties Ventures Limited & Robert Hitchins Limited in support of the delivery of the land off and north of Spitfire Road, Calne, covering an area that is broadly consistent with the draft allocation for Site 2.

It sets out how this area will be delivered through individual applications by Castlewood Properties Ventures Limited & Robert Hitchins Limited and demonstrates the connectivity between the sites in line with the aspirations of the draft allocation.

Robert Hitchins Ltd and Castlewood Commercial Properties, continue to work closely and constructively to deliver the emerging strategic allocation and realise the sustainable growth potential of the Market Town of Calne.

This follows joint promotion work undertaken by aforementioned parties in previous consultations on the emerging Wiltshire Local Plan and demonstrating continued commitment in bringing forward a combined and coordinated approach to developing the Site.

Contact

Carol Darling
Associate Director, Design
carol.darling@turley.co.uk

Office Address

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Telephone

0118 902 2843

Date of issue

November 2024

Disclaimer

This drawing/document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.

Copyright

All drawings are Crown Copyright 2024.
All rights reserved. License number 100020449.



Turley

Contents

Planning Context	4
The Sites	6
Site & Context	8
Constraints and Opportunities	10
Design Principles	12
Comprehensive Masterplan	14
Land Use	16
Movement & Active Travel	18
Landscape Strategy	20



Planning Context

Land North of Spitfire Road Allocation

Land North of Spitfire Road is allocated in the emerging Wiltshire Local Plan Review (Reg. 19) through Policy 11 (Land to the North of Spitfire Road, Calne) for the development of approximately 570 dwellings, local centre, a site of at least 0.3ha for an 80 place nursery, and 0.5ha employment land for office use.

The draft wording of Policy 11 is set out in full below:

Land to the north of Spitfire Road, Calne, as identified on the Policies Map, is allocated for the development of approximately 570 dwellings, local centre, a site of at least 0.3ha for an 80 place nursery, and 0.5ha employment land for office use.

A single comprehensive masterplan, phasing and delivery strategy for the development, must be prepared and approved by the local planning authority in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of the requirements of this Policy and the principles shown within the concept plan and be prepared in consultation with the local community and local planning authority. Subsequent planning applications must be in accordance with the approved masterplan.

Infrastructure and mitigation requirements include:

- vehicular access from both Sandpit Road and Spitfire Road;
- an enhanced crossing between Spitfire Road and Abberd Lane for walking and cycling use;
- measures to positively support walking, cycling and public transport use between the site and Calne town centre; and ensure connectivity between the new allocation in Policy 10 (Land off Spitfire Road);
- enhanced bus stops along Oxford Road, including mobility impaired access, seating, real time bus service information and cycle parking;
- a financial contribution for an onsite 80 place nursery, together with funding contributions for secondary education if required dependent on available school places at the time of the application;
- appropriate landscape buffers to new settlement edges in the north and east of the site and through the development, to ensure a well-integrated settlement expansion to the east of Calne and avoid where possible development on higher landform to prevent harm to the Area of Outstanding Natural Beauty;
- funding contributions toward measures that improve air quality. An assessment will be needed to understand cumulative effects of development on relevant receptors in the Air Quality Management Area, and to identify appropriate mitigation measures;
- assessments of potential noise and odour impacts from the adjacent waste and recycling depot on the amenity of future residents; and
- significant offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required.

* The area showing industrial employment uses south of Spitfire Road is subject to a separate planning policy (Policy 10: Land off Spitfire Road, Calne)

** Source: https://www.wiltshire.gov.uk/media/11976/Wiltshire-Local-Plan-Pre-Submission-Draft-2020-2038-Regulation-19/pdf/Wiltshire_Local_Plan_Reg_19_web_accessible_version.pdf?m=1695730562743

The Draft Concept Plan is shown below:



NB. ALL AREAS ARE APPROXIMATE!

	Boundary	33.5 Ha
	Residential	15.43 Ha = 570homes @ 37dph(average)
	Nursery	= 0.3 Ha
	Employment*	= 0.5Ha office +2.8Ha industrial
	Convenience stores*	= 0.15 Ha
	Highway	~ Ha
	Remaining GI**	~14.3 Ha (~43% gross area)
	Indicative SUDs	0.76 Ha (~4% of dev. area)

* Offices and shops should have additional apartment dwellings mixed above them

** WW POS requirement = ~3.5 Ha total

	Main Vehicular access
	Minor/Emergency access
	Foot/Cycle access
	Existing PROW/bridleway
	Proposed new PROW
	Dedicated cycle link
	inc. 28 plots (5%) self build (~1.14 Ha@25dph)

This Framework Plan demonstrates the area of land which has been assessed to have potential for development, based the known site constraints and Core Policy requirements.

The design concept assumes a landscape-led approach, i.e. conserving natural features and creation of multi-use green infrastructure.

Figure 1: Land off and North of Spitfire Road - Concept Plan

The Sites

Land at Penn Hill, Calne – Castlewood Properties Ventures Limited

This site, as shown in green on the plan opposite, is controlled by Castlewood Properties Ventures Ltd. It broadly reflects the north-western area of the draft allocation. The edge boundaries are consistent the allocation boundary. However, the site includes the existing employment area in its centre, which is excluded from the draft allocation boundary.

Land North of Abberd Lane, Calne – Robert Hitchins Limited

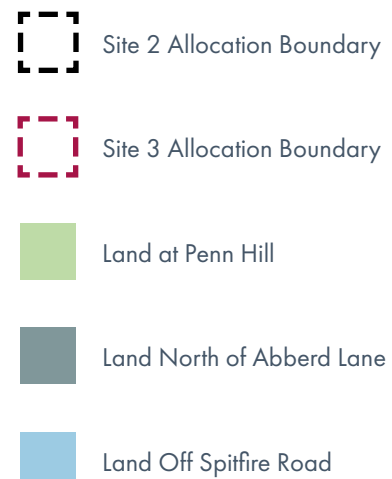
This site, as shown in dark blue on the plan opposite, is controlled by Robert Hitchins Ltd reflects the eastern area of the draft allocation and the edge boundaries are consistent.

Land South of Spitfire Road

For completeness, an area of land between the settlement edge and the draft allocations, as shown in light blue on the plan opposite, but within the control of Robert Hitchins Ltd is included within this masterplan document.

Site 3 Allocation - Land off Spitfire Road

For context, the adjacent draft Site 3 Allocation is shown within this document, although it is subject to a separate planning policy (Policy 10: Land off Spitfire Road, Calne).



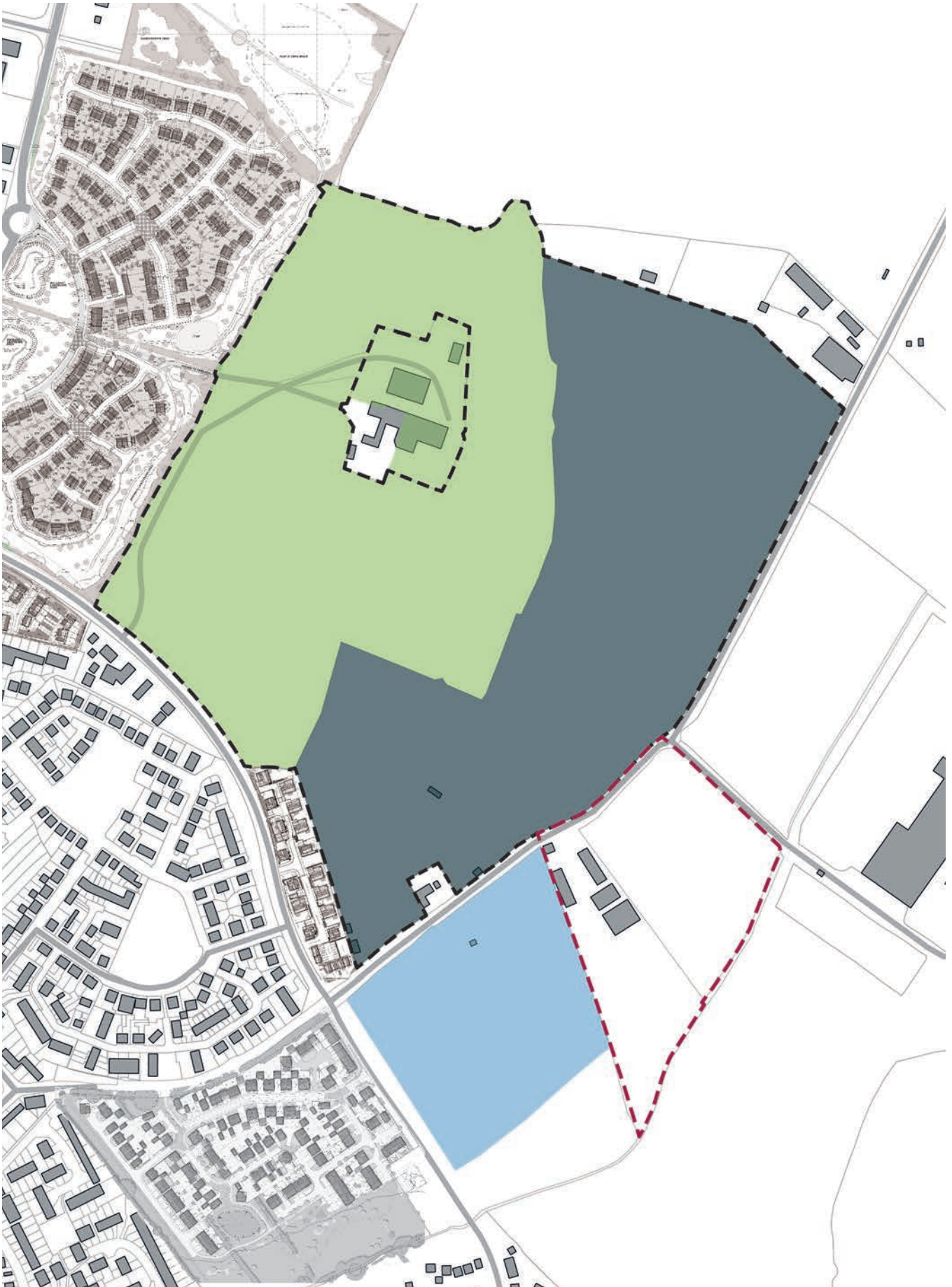


Figure 2: Site location plan

Context in Calne

An Appropriate Growth Area

Penn Hill is contiguous with the urban edge of Calne, located between peripheral areas of development, including the quarry. This presents a logical area for sustainable growth of the town.

Well Connected

The town centre is less than 1.6km from Penn Hill alongside Portmarsh employment area. It is also positioned nearby the strategic road network offering good connections to the wider region.

Good Social Infrastructure

Penn Hill is located near the town centre and nearby neighbourhood centres including schools and health centres. This includes Marden Vale Academy, at a short distance, and Northlands Surgery.

Deliverable

Free from site specific constraints the Penn Hill opportunity can provide for the need to deliver new homes and the towns growth. Technical work undertaken so far identifies the site can be bought forward to meet housing needs in such a way that respects the local landscape character.

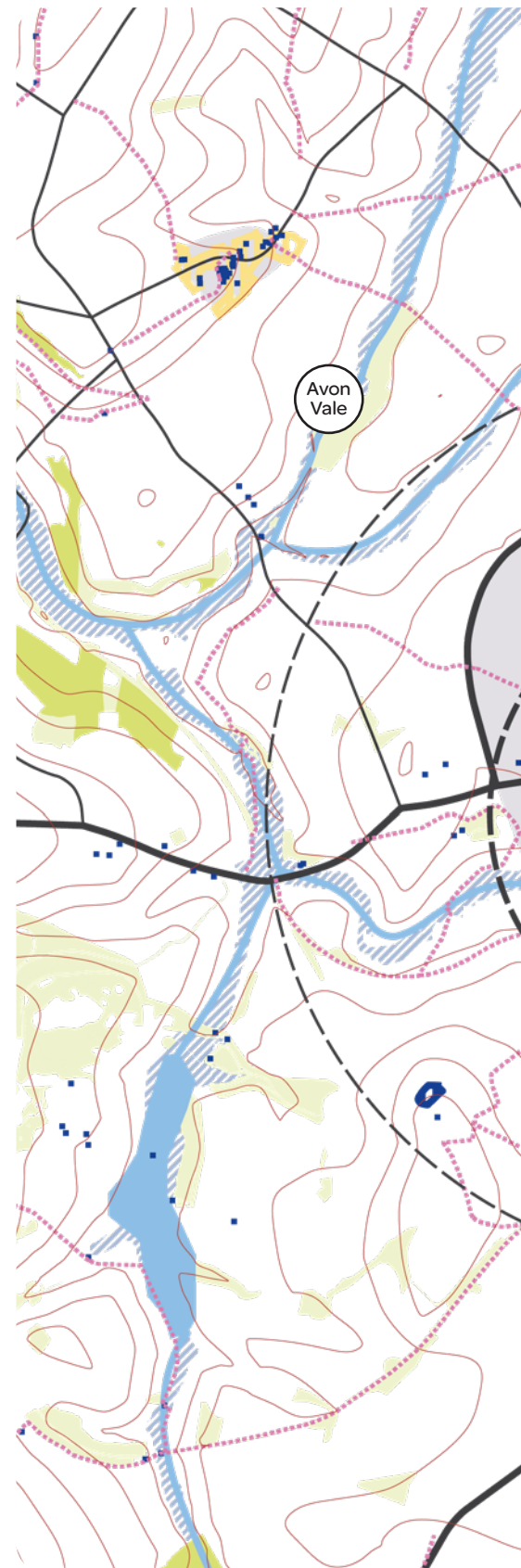
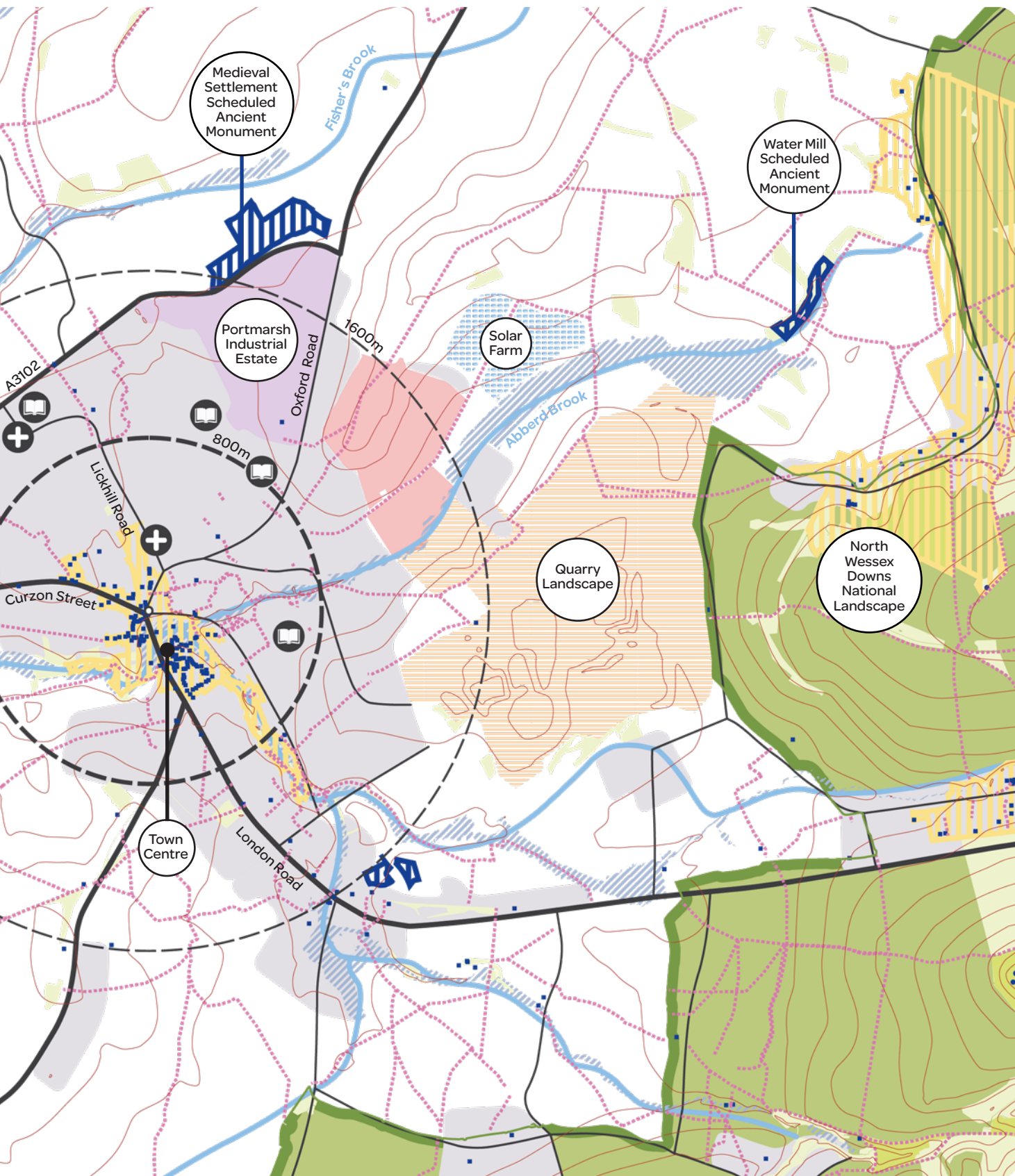


Figure 3: Context plan



1:25,000 @ A3



Constraints and Opportunities

Ecology

There are no statutory designations within close proximity to the Site, with those nearest unlikely to be affected by development. Fields of semi-improved grassland are surrounded by a series of robust hedges and frequent mature trees. These provide corridors for wildlife including bats, birds and mammals. These features shall be incorporated and strengthened within the masterplan alongside other enhancements such as new bird and bat boxes, hedgehog domes and bee bricks.

There is potential for Great Crested Newts, roosting Bats and Barn Swallow nests, subject to additional surveys and, where found to be incorporated, or left undisturbed, appropriately.

Topography & Visual Impact

The visibility of the site varies due to its topography, with a low profile ridge rising up from Abberd Brook whereby higher parts of the slope become visible from the East and the North Wessex Downs. From other directions the site appears contained due to surrounding development such as the Portmarsh Industrial Estate and boundary vegetation.

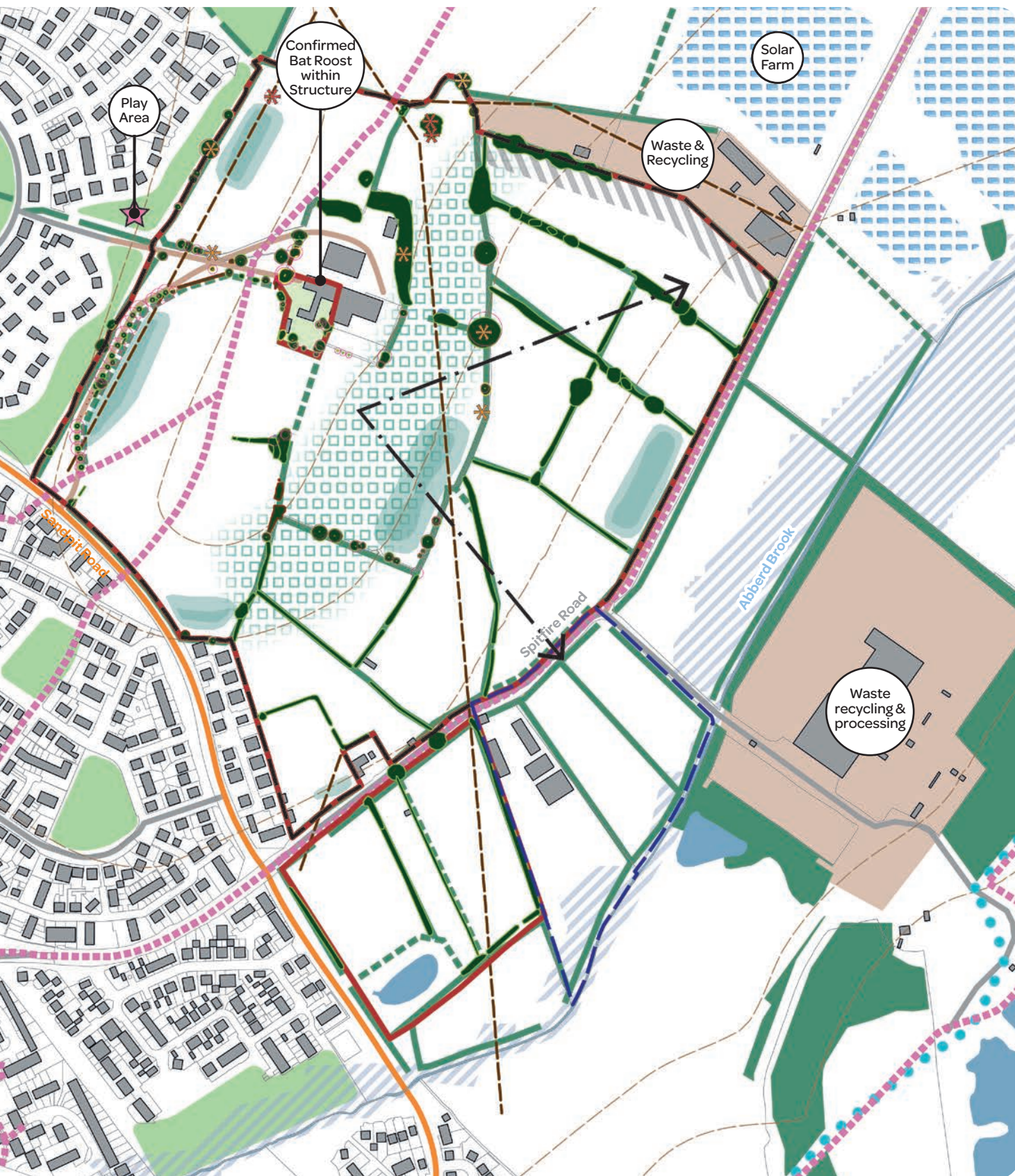
Connectivity & Active Travel

Penn Hill is located a cyclable distance to the town centre. Surrounding streets create walkable connections to nearby local centres, employment and schools as well as the bus corridor on Oxford Road for connections further afield.



Figure 4: Constraints and opportunities plan

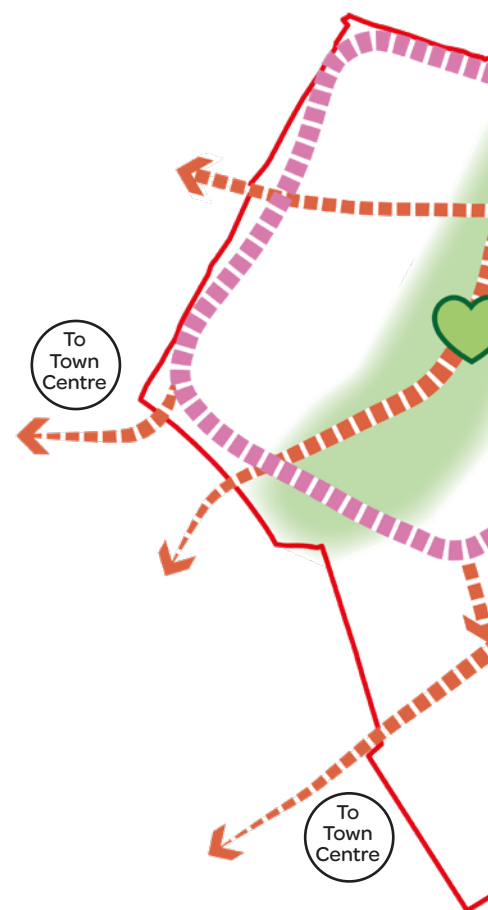
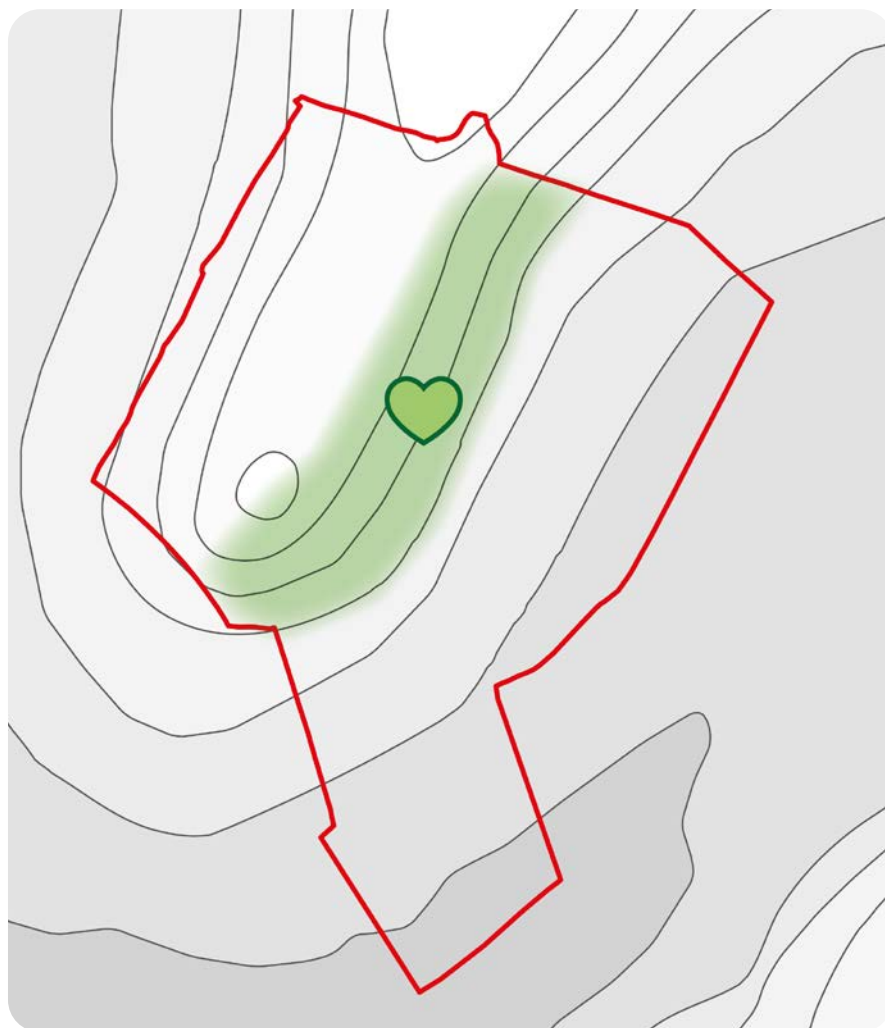
	Land North of Spitfire Road Allocation Boundary		5m Contours
	Land off Spitfire Road Allocation Boundary		Visually Exposed
	Masterplan Boundary		Public Rights of Way
	Employment Area		Main Roads
	Industry / Disruptive Uses		Bus Stops
	Public Open Space		Hedgerows & Wildlife Corridors
	Flood Zone		Existing Trees and Vegetation Groupings
	Watercourses & Waterbodies		Moderate Potential for bat roost
	Low Voltage Power Lines		High Potential for bat roost
	Proposed Noise Bund		



1:5,000 @ A3



Design Principles



Topography

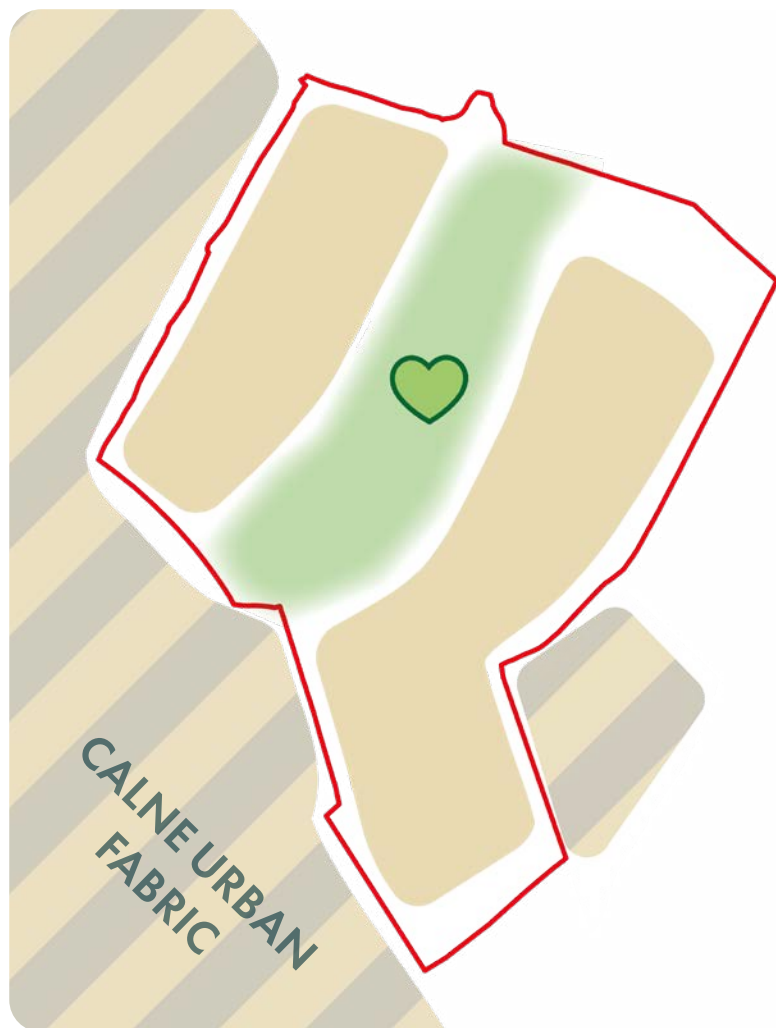
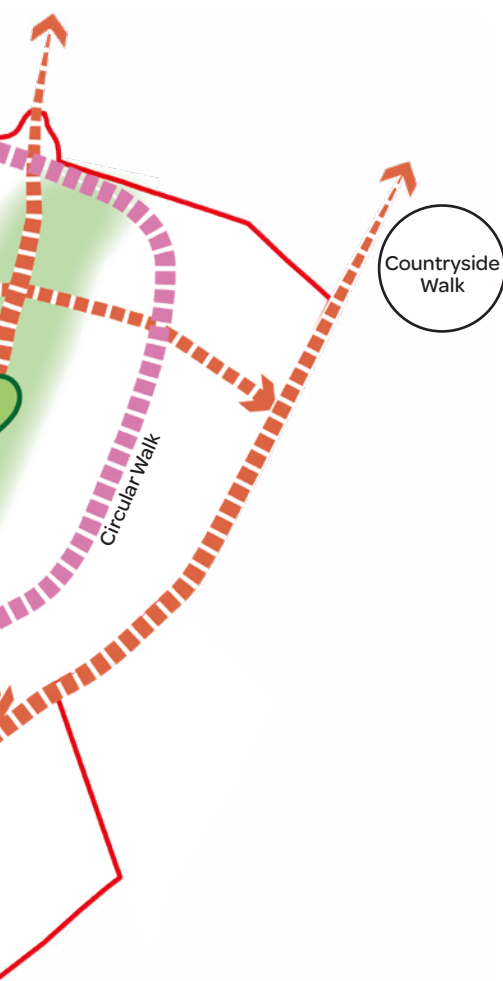
The western most site is located on a ridgeline with the landscape falling most significantly south-eastwards towards Abberd Brook.

Landscape

The form of the ridgeline creates a visually exposed eastern slope, development on this hillside will be particularly visible within the surrounding landscape and thus a key principle will be to keep this area free from housing and retained as open space at the heart of the scheme.

Public Rights of Way

Three Public Rights of Way interact with the site. Two cross parts of the western site whilst the third follows the route of Abberd Lane. It is intended that the western PRow will be redirected through areas which will serve as open space.



Circular Walk

Linking the site's PRow's will be a circular walk. This are intended to stitch the development together, as well as make it easier for people to walk and cycle to destinations beyond the allocation area.

Development

Development blocks have been arranged around the network of movement routes, retained hedgerows and sensitive landscape areas.

Integrated with Calne

Development within the site aims to be a logical extension of Calne's urban fabric on the lower slopes.

Comprehensive Masterplan

This comprehensive masterplan covers the emerging development broadly consistent with the area of the Site 2 allocation. This masterplan is a response to the Concept Plan produced for the site allocation by Wiltshire Council.

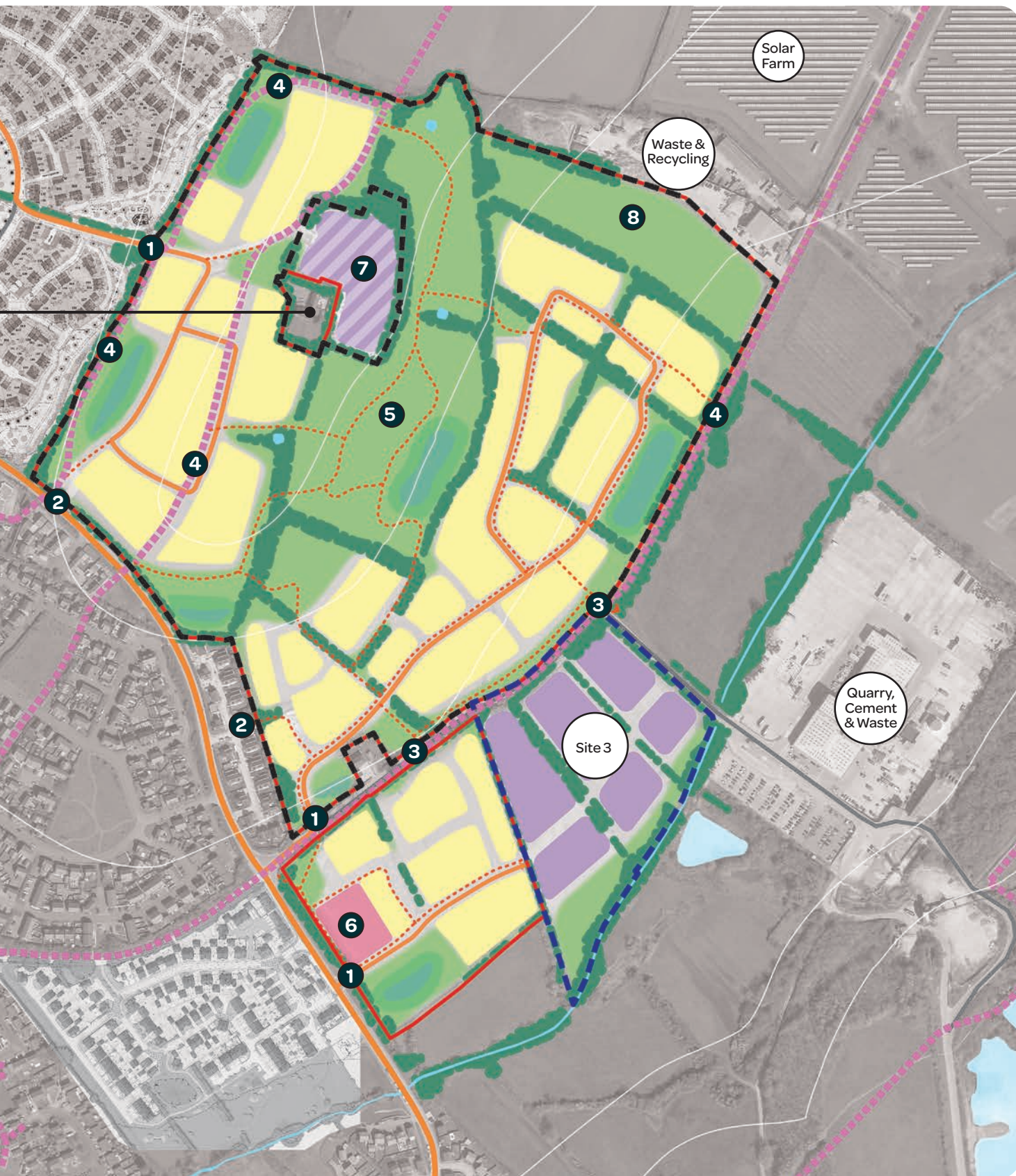
Key Features:

- 1 Primary access points
- 2 Emergency access, shared with active modes
- 3 New pedestrian connections
- 4 Integration of existing Public Rights of Way into the development through a combination of retention and redirection
- 5 Retention of visually prominent and sensitive landscapes within the heart of the site.
- 6 Proposed local centre including day nursery and local convenience store.
- 7 Existing employment uses at Penn Hill Farm Industrial Estate retained.
- 8 Open space with noise bund along the northern boundary

	Land North of Spitfire Road Allocation Boundary		SuDS Basins
	Land off Spitfire Road Allocation Boundary		Public Rights of Way (Retained and/or Diverted)
	Masterplan Boundary		Pedestrian Links
	Residential Parcels		Tree and Hedgerow Belts
	Proposed Employment		Watercourses and waterbodies
	Local Centre		Primary Streets
	Retained Employment		Road links beyond the site
	Public Open Space		



Figure 5: Comprehensive masterplan



1:5,000 @ A3



Land Use

Residential

The proposal is predominantly residential providing around 15ha of land for new homes helping to meet Calne's housing needs for market and affordable housing.

Employment

The existing 1 ha area of employment uses at Penn Hill Farm Industrial Estate will be retained, and redeveloped for appropriate employment uses with the intention that it would house small incubator type uses.

In addition, over 3ha area of employment is proposed to the south of Spitfire Road, as part of the neighbouring allocation.

Local Centre

The proposal for Land Off Spitfire Road includes a local centre which will be able to serve wider allocation area as well as the existing community within Calne. This local centre satisfies the requirement for 0.15ha of convenience stores as well as providing a site for a day nursery along with associated parking and landscaping.

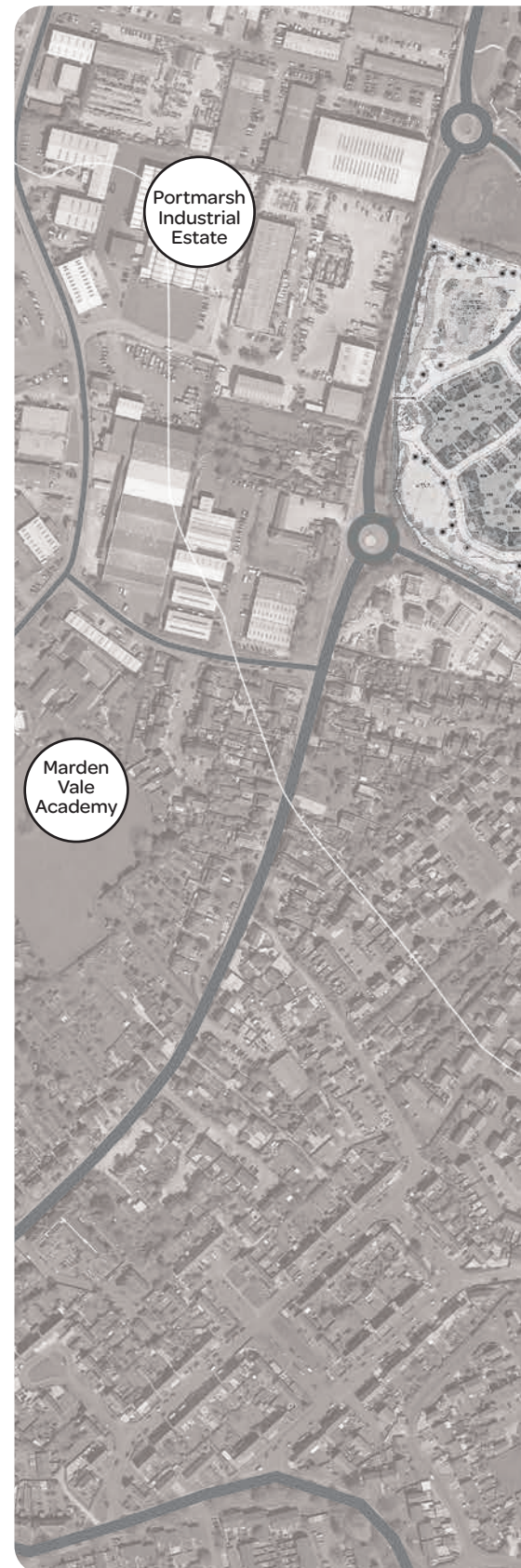
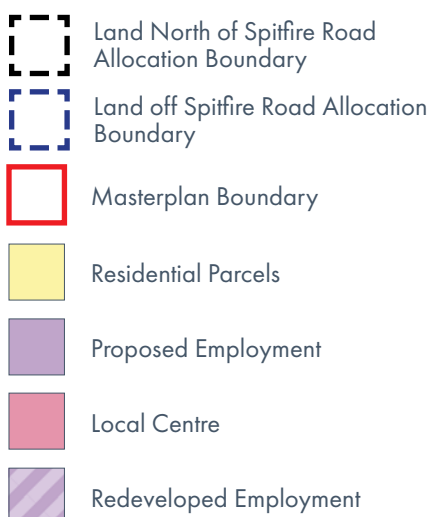
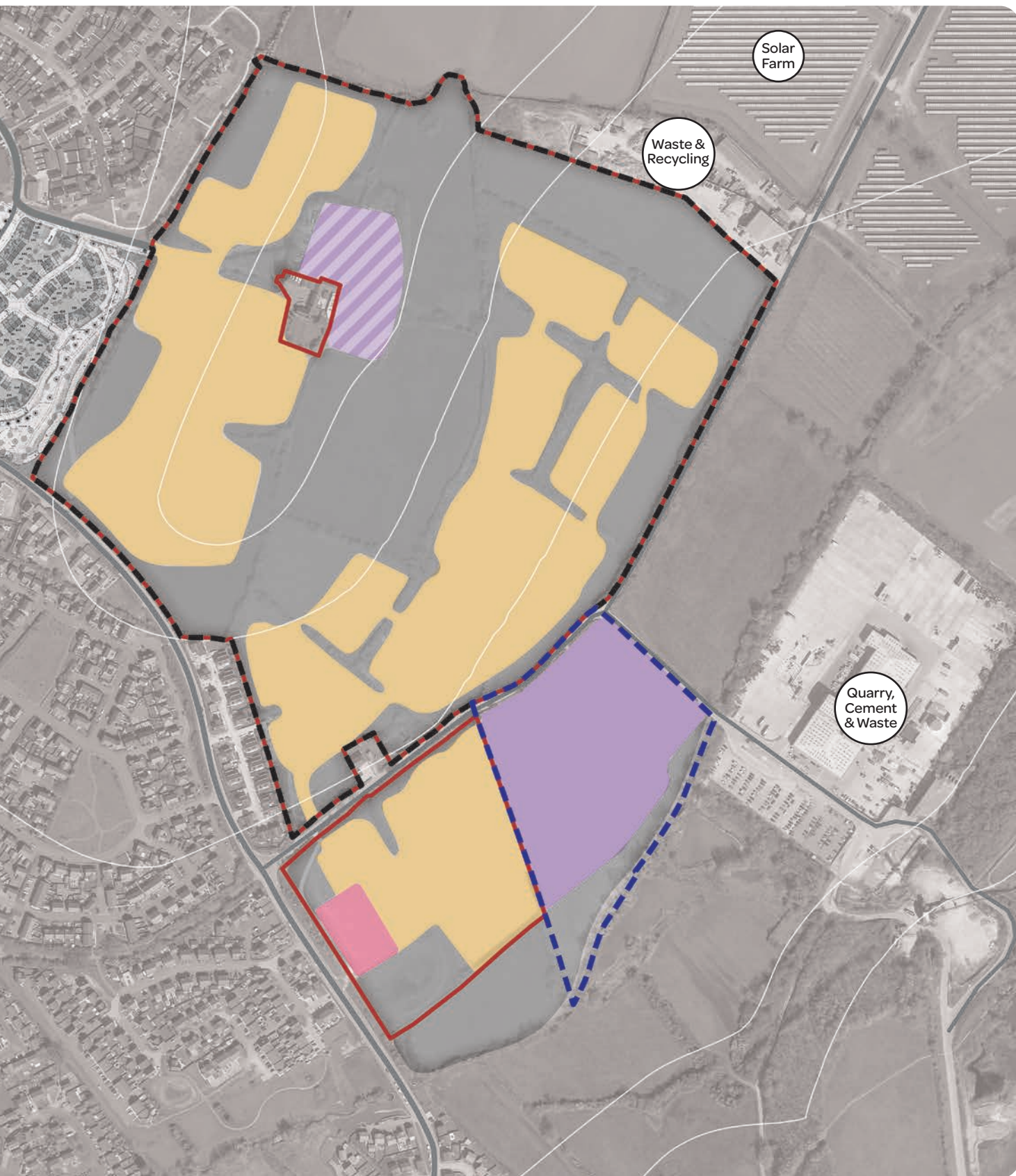


Figure 6: Land use plan



Movement & Active Travel

Vehicular

There are three primary access points across the area; one for the Penn Hill site and one each for the sites Land North of Abberd Lane and Land Off Spitfire Road. These access points led to a network of primary streets which provide the main movement loops through the site and would feature a planted verge and street trees.

Off of these primary loops spur secondary and tertiary streets. The secondary streets will feature footways whereas the tertiary streets will be shared surface. Along the edges, where the development meets open space, private drives will be used where possible.

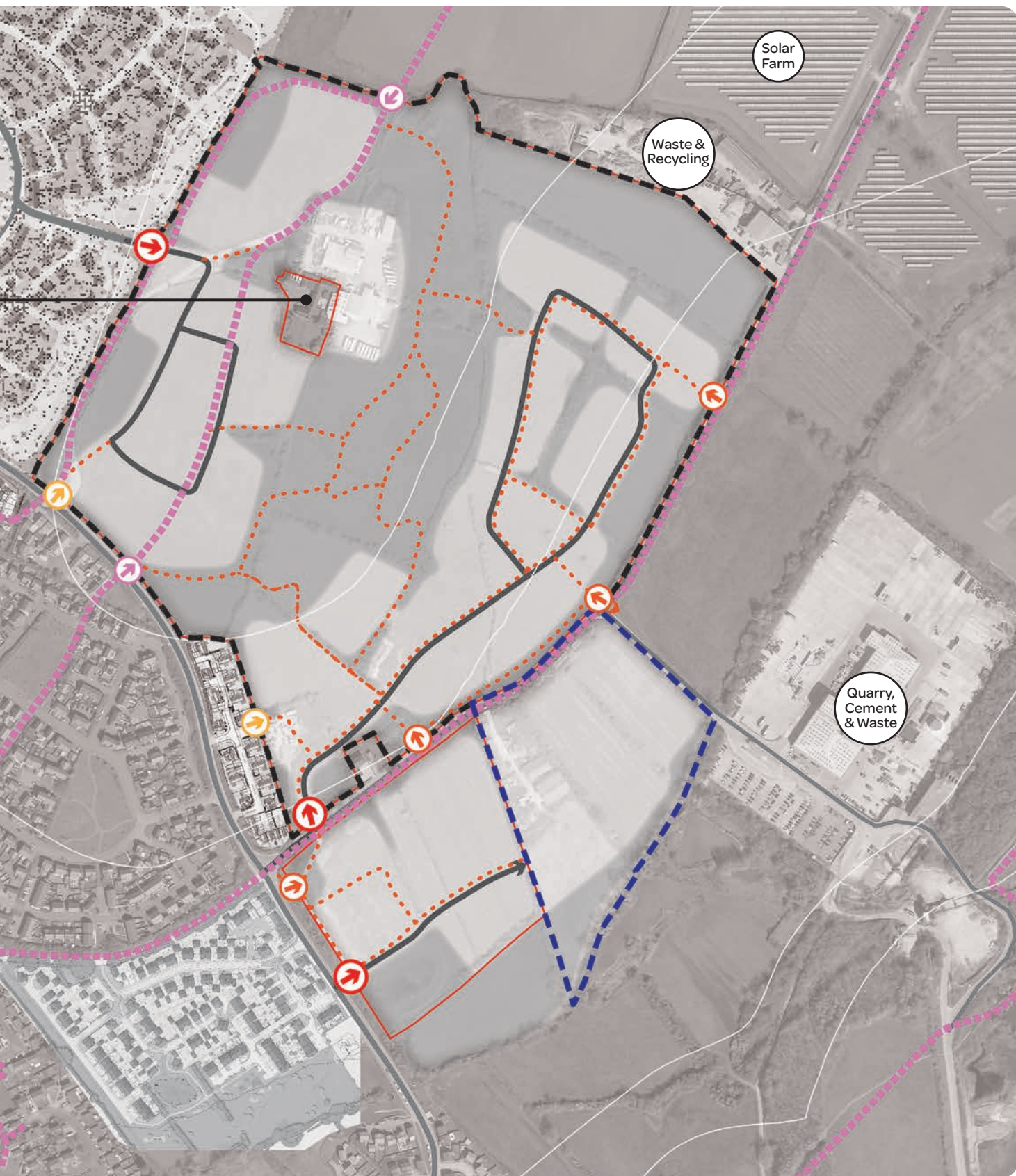
Active Travel

Footpath and cycle connections are proposed to link through the site to adjacent streets and public footpaths. Two Public Rights of Way will be redirected through the site along with the provision of a new network of footpaths around the site.

The proposed connections, alongside off-site improvements, including the provision of crossing points on Sand Pit Road and Oxford Road, should ensure convenient access to local amenities such as Marden Vale Academy and employment opportunities at Portmarsh Industrial Estate.



Figure 7: Access and movement plan



Landscape Strategy

Mitigating Visual Impact

The layout is landscape led with development areas located according to the topographic constraints of the site's hill top location. Where there is the greatest level of intervisibility between the site and surrounding area land has been retained as public open space reducing the potential impact of the proposal on the landscape. This area of open space forms a green corridor which reaches through the heart of the site.

An additional strip of open space is situated along the northern boundary to provide a buffer between the proposal and the waste management and recycling facility to the north.

Other areas of open space are determined by the locations of sustainable drainage basins, the majority of which are situated at the site's lowest points.

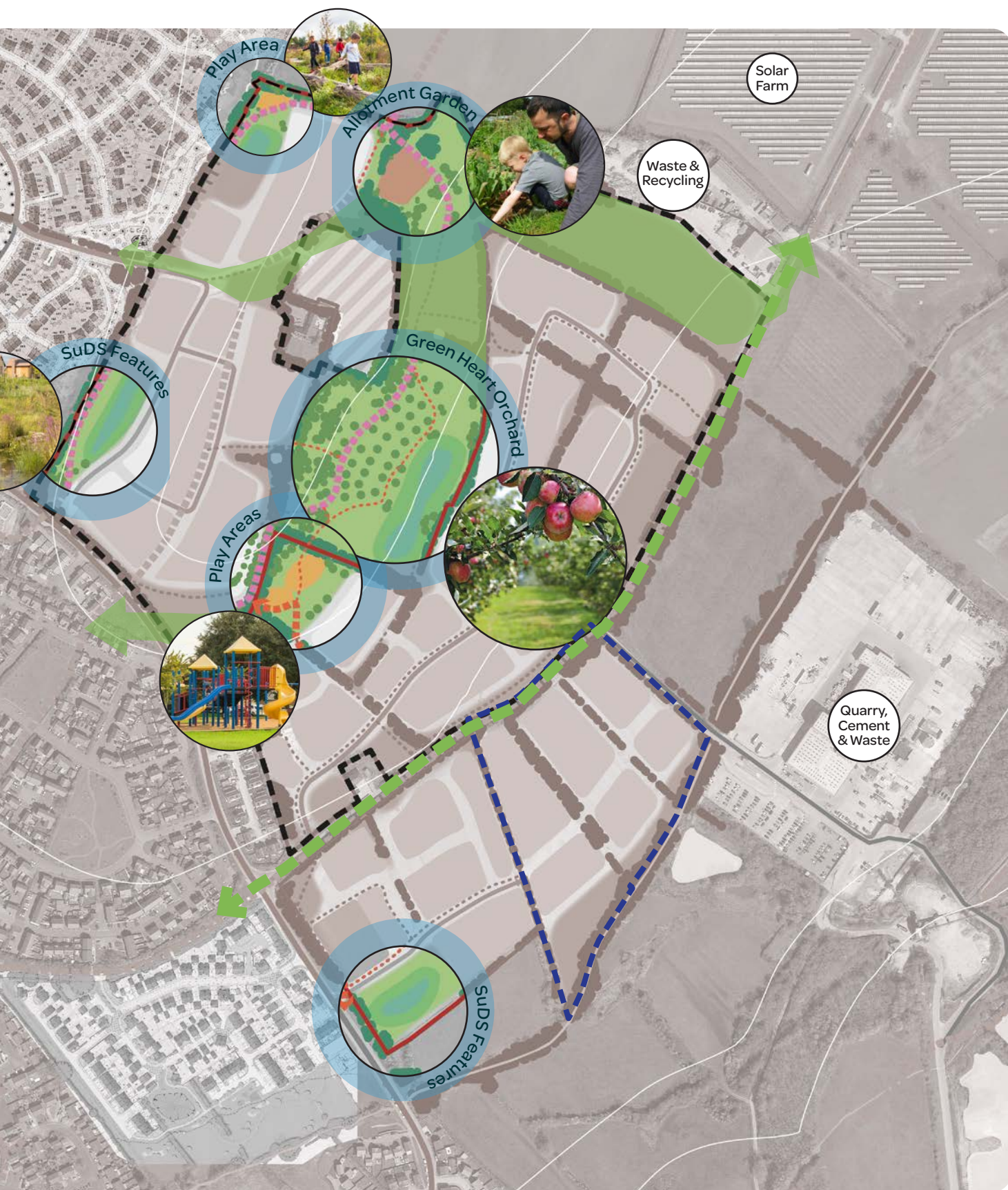
Retaining Green Infrastructure

The layout also seeks to retain the majority of the sites existing tree belts and hedgerows via a network of green corridors. These corridors are only broken where necessary to provide access and will be enhanced as part of the development.

Each application will seek to deliver a 10% biodiversity net gain in line with National Requirements.



Figure 8: Landscape strategy plan



1:5,000 @ A3



