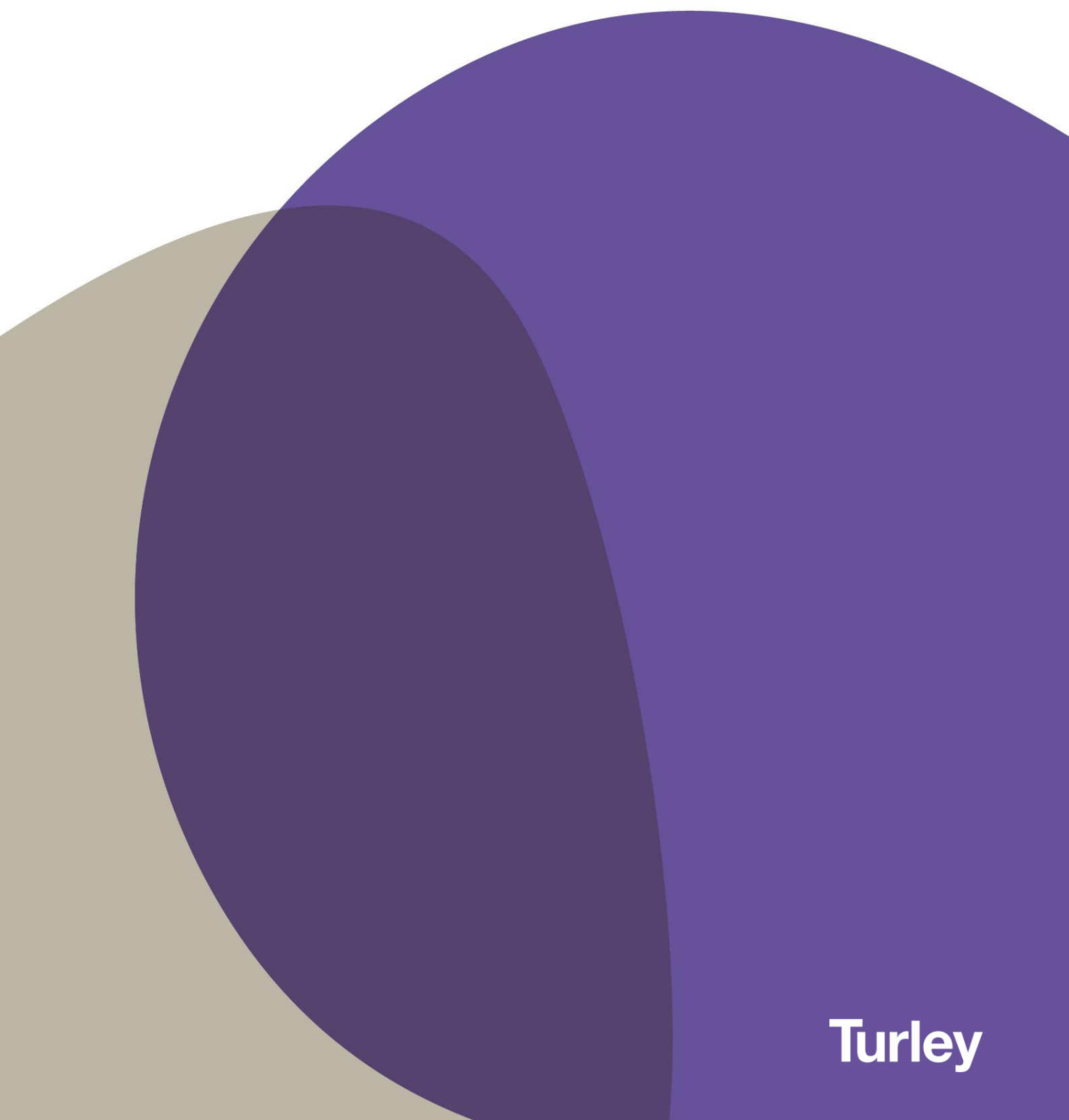


Planning Statement

Land at Penn Hill, Calne

November 2025



Turley

Contents

1.	Introduction	1
2.	Site and Surrounding Area	4
3.	Proposed Development	9
4.	Planning Policy Context	14
5.	Planning Assessment	28
6.	The Planning Balance	41
7.	Affordable Housing Statement	43
8.	Draft Heads of Terms	44
9.	Summary and Conclusions	45
Appendix 1: Pre-Application Advice ref. 20/07314/PREAPP		46

Laura Cornborough
laura.cornborough@turley.co.uk

Client

Castlewood Properties Ventures Ltd.

Our reference

CASS3002

November 2025

1. Introduction

1.1 This Planning Statement is submitted to Wiltshire Council in support of an outline planning application with all matters reserved save for principal means of access relating to Land at Penn Hill, Calne (hereafter referred to as 'the site') for residential development, employment land, public open space, landscaping and associated works.

1.2 This outline planning application is submitted on behalf of Castlewood Properties Ventures Ltd (the 'Applicant') and seeks outline planning consent for the following:

Outline planning application with all matters reserved (except for access into the site) for the proposed development of up to 210 residential dwellings, and 0.75ha of employment land and ancillary uses, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition existing buildings and structure.

1.3 The application is submitted in outline form, with means of access into the site subject to consideration and all other matters of appearance, landscaping, layout, and scale reserved for future determination.

1.4 The application is supported by a set of plans that establish the area in which development is proposed, vehicular access, as well as other key considerations which inform the proposals.

1.5 The proposed plans submitted alongside the application illustrate how the site could be developed under this outline consent. Further consideration of the key development management concerns will be undertaken at the detailed design (reserved matters) stage.

1.6 This Statement explains the nature of the planning application and considers its compliance with planning policy at a national and local level, as well as in relation to other relevant material considerations. It should be read in conjunction with the suite of technical documentation and drawings submitted in support of this application.

1.7 Additional details in relation to, and in support of, the description of the proposed development can be found within the Design and Access Statement, prepared by Turley Design, which also accompanies the application submission.

Accompanying Documentation

1.8 This Statement should be read together with the other documents which accompany the application comprising:

- Application Forms and Certificates
- Application Plans and Drawings prepared by Turley Design
 - Access Parameter Plan (3601_F)

- Framework Masterplan (3001_S)
- Green Infrastructure Parameter Plan (3602_F)
- Land Use Parameter Plan (3600_F)
- Landscape Strategy Plan (3002_D)
- Air Quality and Odour Assessment prepared by SLR
- Archaeological Evaluation Report prepared by Foundations Archaeology
- Biodiversity Net Gain Technical Note and Metric prepared by HDA
- Design and Access Statement prepared Turley Design
- Desk Study and Ground Investigation Report prepared by Hydrock
- Ecological Assessment (inc. ecological surveys) and BNG report prepared by HDA
- Flood Risk Assessment and Drainage Strategy prepared by Abley Letchford Partnership
- Heritage Impact Assessment prepared by Foundations Heritage
- Landscape and Visual Impact Appraisal prepared by Turley Landscape
- Statement of Community Engagement prepared by Turley Strategic Communications
- Transport Assessment prepared by SLR
- Tree Survey and Arboricultural Impact Assessment (AIA) prepared by HDA

Structure of Planning Statement

- 1.9 This Planning Statement describes the proposals, key material considerations in determining the application, and the economic, social, and environmental benefits which will be delivered. Furthermore, it reviews and demonstrates compliance with the approved relevant development plan policies and the policy context advocated in the National Planning Policy Framework (December 2024) (the ‘Framework’).
- 1.10 The remainder of the report is structured as follows:
- **Section 2:** Description of the site and its surroundings, planning designations and the relevant planning history.
 - **Section 3:** Provides details of the proposed development
 - **Section 4:** Sets out the relevant planning policy context of the adopted and emerging Development Plan and the National Planning Policy Framework.

- **Section 5:** Provides a planning assessment of the proposal against a number of relevant considerations.
- **Section 6:** Outlines the Planning Balance
- **Section 7:** Affordable Housing Statement
- **Section 8:** Sets out Heads of Terms
- **Section 9:** Provides a summary and conclusions.

2. Site and Surrounding Area

- 2.1 The site is located immediately north-east of the built-up area Calne, extending across circa 15 ha. The site currently comprises agricultural use, including pastureland, as well as industrial units situated in the centre of the site.
- 2.2 In addition, at the centre of the site lies an existing farmhouse in residential use that is excluded from the red line that forms the planning application boundary. It is proposed that this area remain in-situ, and existing access to the residential dwelling will be retained as part of the development proposals.
- 2.3 A number of industrial units are located within the centre of the site, where a range of uses are currently undertaken, including automotive repairs and general light industrial uses. These units comprise a mix of single and two storey elements with brick and cladded exteriors. These buildings and built structures are situated on hardstandings used for storage of vehicles and parts associated with the uses on-site. The existing built structures are not considered to be of any architectural merit and are defined by surrounding agricultural land parcels within the red line by mature tree and hedgerow vegetation.
- 2.4 The northern and eastern boundaries of the site border agricultural fields with industrial uses and associated buildings situated beyond the north-eastern corner of the site.
- 2.5 The site is bound to the south by Sand Pit Road. Sand Pit Road provides an agricultural bellmouth access into the site. Beyond Sand Pit Road lies newly constructed residential properties (ref. 14/03053/OUT; 15/07282/REM) and the built-up area of Calne. The southeastern corner of the site adjoins further newly constructed residential development approved under ref. 16/07531/OUT; 18/03098/FUL.
- 2.6 Along the western boundary lies a residential development by Hills Group, approved in May 2016 (ref. N/11/03524/OUT; 15/05831/REM), which has now been built out, with a second access to the site from Oxford Road provided through the centre of this development.
- 2.7 This demonstrates a clear pattern of extending the pattern of growth at Calne to the northeast of the settlement. The A3102 provides a clear and defensible boundary to development along the northern and western boundaries and areas to the south constrained by the risk of flooding.
- 2.8 The site itself is fairly closed in its character and is bound in its entirety by existing hedgerows and mature trees.

Surrounding Area

- 2.9 The site is situated on the outskirts of the settlement boundary of Calne. Calne is designated as a Market Town within the adopted Wiltshire Core Strategy, the second most sustainable in the settlement hierarchy behind the Principal Settlements of Chippenham, Trowbridge and Salisbury.

- 2.10 The Spatial Strategy within the Wiltshire Core Strategy identifies that Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.
- 2.11 The nearby larger settlement of Chippenham, approximately 7 miles north-east, offers frequent train services to Swindon in 16 minutes, Bristol in 25 minutes, London in just over 70 minutes and further afield to the North¹. A local bus service runs from a bus stop located directly along Oxford Road to the west of the site to Chippenham (55 service; 23minute travel time) every 20 minutes².
- 2.12 There are a number of local amenities close to the site that could serve the residents of the new development. A review of satellite imagery confirms that local facilities include a number of schools, the closest being Marden Vale Church of England Academy (approx. 0.9 km from the site) and Saint Edmunds Catholic Primary School (approx. 1.4 km), Northlands Doctors Surgery (approx. 1.7 km), a Londis Convenience store (approx. 0.9 km), a Tesco Superstore (approx. 0.9 km) and a public house (approx. 0.5 km).

Site Designations

- 2.13 A review of the Government's Flood Risk Map for Planning indicates the site is located within Flood Zone 1, therefore there is low probability of flooding.
- 2.14 There are a couple of small, isolated areas shown to be at risk of surface water flooding. However overall, there are no significant surface water, or overland, flow pathways with limited and localised surface water ponding in two areas; therefore, the risk of flooding from surface water is deemed to be low.
- 2.15 Historic England's map of listed heritage assets suggests there are no historic buildings of interest or scheduled monuments on, or adjacent to, the site.
- 2.16 This site is located outside of the Green Belt and is not subject to any landscape-based designations.
- 2.17 In addition, the site is not subject to any environmental designation pertaining to landscape, or ecological constraints which might otherwise indicate that it could not accommodate development.

Planning History

- 2.18 A review of Wiltshire Council's online planning portal has identified the following recent planning applications on the site, an overview of this is provided below in chronological order:

¹ Source: Departure and arrival times taken from nationalrail.co.uk

² Source: Departure and arrival times taken from stagecoachbus.com

- **N/97/02328/BTN** – Erection of telecommunications mast / 6 antenna / 4 microwave dishes and equipment cabin telecommunications mast
 - Approved November 1997
- **N/97/02702/BTN** – Installation of 15m Mast 60no. antenna / 4no. microwave dishes and equipment cabin 6 sector antenna / 15m mast
 - Approved November 1997
- **N/04/00223/S73A** – Retention of Mobile Home for residential use
 - Refused April 2004
- **N/09/01863/FUL** - Remove Existing Mono-Pitch Roof and Replace with Pitched Roof Including Rebuilding Two Gable Ends
 - Approve December 2009
- **N/09/01279/FUL** - Erection of Building for Use as Lorry Repair and Servicing Workshop.
 - Approved with Conditions September 2009
- **PL/2023/07216** – Outline planning application with all matters reserved (except for access into the site) for the proposed development of up to 205 residential dwellings, and 0.75ha of employment land and ancillary uses, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition existing buildings and structure.
 - Withdrawn

2.19 The most recent application listed above is relevant to this proposal. An outline application for 205 dwellings and 0.75 ha of employment land was submitted to Wiltshire Council in September 2023 and subsequently withdrawn at the Council's request following the publication of the 2023 NPPF which removed the requirement for Council's with an up-to-date Local Plan to demonstrate a five-year housing land supply.

Wider Planning Applications

- 2.20 There have been a number of planning applications in the surrounding vicinity of the application site that have already, or have the potential to, alter the context of the area and the context in which this application is considered.
- 2.21 **Land off Sandpit Road, Calne (16/07531/OUT)** – Outline application for new residential development of up to 21 dwellings comprising predominantly two storey dwellings of mixed sizes (all matters reserved) (approved 17 March 2017); and 18/03098/FUL: *Erection of 21 new dwellings* (approved 28 January 2019).

- 2.22 This development site directly adjoins the southernmost boundary of the application site and is now fully built-out and occupied, and extends the urban form of Calne north of Sand Pit Road and Spitfire Road respectively. The supporting Officer Report for the outline application recognised that the site is *“in close proximity to the main road and local amenities... with a Primary School and secondary school located within close proximity to the site... [and] employment opportunities are located within the immediate locality in town or the adjacent industrial estate (both within walking distance)”*.
- 2.23 **Land to East of Oxford Road, Oxford Road, Calne, Wiltshire (N/11/03524/OUT and 15/05831/REM)** – Reserved Matters Application to N/11/03524/OUT Regarding Layout, Landscaping, Scale & Appearance: for 200 Dwellings; Internal Roads & Footpaths; Garages, Parking; Public Open Spaces & Landscaping
- 2.24 Land East of Oxford Road, Calne is immediately to the west of the site, and was granted outline planning permission at appeal in 2012 under appeal ref. 2169716. As noted within Paragraph 21 of the Inspector’s decision, the Inspector found that *“the development would extend the built form of the area outwards alongside the main road, but would parallel the development of the industrial estate on the other side of the road, limiting the effect... there would be provision of open space which would further soften the effect and provide a transition between the development and the countryside”*.
- 2.25 **Land off Spitfire Road, Calne (PL/2022/07893)** – Residential development for up to 100 dwellings, associated works including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures.
- 2.26 The application was refused and subsequently appealed. Prior to the appeal, the description of development was amended and the number of units reduced to 90.
- 2.27 **Land South of Abberd Lane, and east of Spitfire Road, Calne (PL/2023/10421)** – Development of a new Local Centre comprising a Class E(f) day nursery and Class E(a) convenience store, with associated parking, access and landscaping.
- 2.28 This application was also refused and subsequently appealed.
- 2.29 Applications for both Land off Spitfire Road, Calne (PL/2022/07893) and Land South of Abberd Lane, and east of Spitfire Road, Calne (PL/2023/10421) were heard together, with the appeals being allowed in February 2025.
- 2.30 **Land North of Abberd Lane, Calne (PL/2023/02331)** – Residential development for up to 340 dwellings, associated works including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Abberd Lane and demolition of existing structures.
- 2.31 The above application was submitted in March 2023 and was subsequently withdrawn by the applicant. This site also forms the remainder of emerging site allocation Land to the North of Spitfire Road, Calne under draft Policy 11 (Land to the North of Spitfire Road, Calne).

2.32 **Land North of Abberd Lane, Calne (PL/2025/02426)** – Outline planning application with all matters reserved for residential development for up to 300 dwellings, associated works including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Abberd Lane and demolition of existing structures.

2.33 A revised application was submitted in March 2025 and is pending determination.

Pre-Application Advice

2.34 The Applicant has pro-actively engaged with Officers at the Wiltshire Council through the pre-application process in 2021 (ref. 20/07314/PREAPP) so as to support the preparation of this planning application.

2.35 Pre-application advice received related to a larger development of up to 270 residential dwellings, including a retirement village comprising a 60-bed nursing home and up to 80 assisted living retirement dwellings (Class C2).

2.36 In light of the advice received, the proposals have been amended to include a smaller scale and quantum of development that respects the built-up form of Calne and the landscape character of the site.

2.37 A copy of the advice received is included at **Appendix 1**.

3. Proposed Development

- 3.1 The proposal seeks outline planning permission for up to 210 new high-quality homes along with 0.75ha employment land, public open space, landscaping, natural greenspace and associated infrastructure. Details of access are provided with details of appearance, landscaping, layout, and scale reserved for future determination.
- 3.2 The application proposes the demolition of the existing industrial units in the centre of the site. This will allow for the erection of approximately 0.75 hectare of new employment land.

Description of Development

- 3.3 The description of the proposed development is as follows:

Outline planning application with all matters reserved (except for access into the site) for the proposed development of up to 210 residential dwellings, and 0.75ha of employment land and ancillary uses, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition existing buildings and structures.

- 3.4 The application is supported by the following plans referenced below which indicate the principles that would be applied to the design of the development and are referred to as 'Parameter Plans':
- 3.5 Although the application is in outline and the detailed design will be decided at the reserved matters stage, the following elements are proposed:
- A mixed residential development scheme comprising up to 210 high quality dwellings with a mix of house sizes and types.
 - A mix of both market and 30% affordable housing.
 - The provision of 0.75ha hectare of employment land (Use Class E).
 - More than 9 ha of land (60% of site area) set aside for green infrastructure including both formal and informal play areas, on-site attenuation features and landscape planting.
 - Enhanced biodiversity, including uses such as community allotments, new woodland planting, wildflower meadows, wet pond and wetland habitats
 - Appropriate SuDS infrastructure basins and attenuation ponds.
 - Vehicular access taken from the Oxford Road / Sycamore Drive roundabout junction which provides an existing link to the site through the adjacent residential development that has recently been constructed.
 - New footways alongside the maintenance of existing footpaths and rights of way to enable pedestrian safety and encourage sustainable modes of transport.

- Shared pedestrian and cycle access will be provided from the site onto Sandpit Road which will also accommodate emergency vehicles.

Housing

- 3.6 The proposed development will comprise a mix of 1, 2, 3 and 4 bed dwellings. The exact mix and tenure of units will be subject to detailed discussion with the Council's Housing Officers at the appropriate stage in the application and reserved matters process.
- 3.7 At outline planning stage building heights are not currently available, however the proposed development indicated a mix of densities and building heights. It is expected that development would largely be 2 storeys up to a maximum of 2 ½ storeys.

Accessibility and Movement

- 3.8 The outline strategy for accessibility and movement around the site has focussed around creating safe, permeable and enjoyable pedestrian environment that is clearly defined with public and private spaces, cycleways, and footpaths whilst acknowledging the inevitable demands of the private car.
- 3.9 The main vehicular access to the site is proposed from the Oxford Road / Sycamore Drive roundabout junction, which provides an existing link to the site through the adjacent residential development to the west, with a secondary pedestrian and cycle access taken from Sandpit Lane which will also be suitable for emergency vehicles. Access to the existing dwelling (on land excluded from this application site) will be maintained.
- 3.10 The Travel Plan and Transport Statement which accompanies the proposals sets out the key aims to provide options both options for car use and to promote active travel via walking and cycling. Proposals to encourage travel via more sustainable modes include:
- Provision of new crossing facilities at Sandpit Lane to facilitate those using PRoW CLAN62 which operates through the site and onwards to the residential areas to the south west.
 - Provision of new crossing facilities at the Sandpit Lane / Oxford Road roundabout junction on the Sandpit Lane and Oxford Road (north) arm.
 - Provision of a new footway link on the western side of Oxford Road between the bus stops and the active travel link to the north.
- 3.11 The location of the site on the outskirts of a large settlement and adjacent to both recently developed and existing residential properties ensures that residents would be able to use the existing footways, cycleways and crossing points provided in the local area for access to local facilities and services within walking distance.

- 3.12 Car parking will be provided in private garages driveways and small parking courtyards and be served by EV charging points. On-street visitor parking will be designed to ensure vehicles can enter and exit spaces efficiently in accordance with guidance contained within Manual for Streets whilst garages will be designed with reference to appropriate local guidance.
- 3.13 The final level of car parking provided across the site will be calculated on the basis of the final development mix and the Wiltshire parking standards in place at the time of the reserved matters process. The same also applies to cycle parking, which will be provided in garages, and individual cycle storage boxes or sheds in the rear gardens of those dwellings that do not benefit from a garage.

Drainage

- 3.14 A Sustainable Urban Drainage System (SuDs) strategy has been incorporated into the scheme to manage surface water run off as a result of the development. This has been designed to accommodate 1 in a 100 year rainfall event including a 40% allowance for climate change. This will be done by proposing three new attenuation basins to the western extent of the site.
- 3.15 The attenuation features will be located in the lowest points of the site. The proposed areas of hardstanding surfaces will be directed to the existing watercourses following the existing topography of the site with the attenuation features mimicking the existing drainage situation as closely as practicable. These SUDs features will also capture existing surface water flooding. A wildlife pond to the eastern extent of the site will not be utilised for drainage from the developed area.

Green Infrastructure and landscaping

- 3.16 The proposed scheme incorporates over 9 hectares of green infrastructure, providing new woodland planting, a community orchard, wildflower meadow and the creation of a wet pond and wetland habitats. Alongside this, allotments and a play area with picnic and seating benches will also be created to the benefit of the community.
- 3.17 Multiple areas of public open space and landscaping will be incorporated into the proposed scheme and a safe network of connected paths will be delivered to facilitate pedestrian and cycle movement across the site and beyond. In addition to this, it is proposed that the site include a LEAP for use by future residents and sustain an active and inclusive development.
- 3.18 The layout has been configured to ensure that the majority of existing trees and hedgerows will be retained and enhanced as part of the wider landscape strategy. The application is supported by a Landscape Masterplan which demonstrates how green infrastructure has informed the development proposals with existing vegetation along the site boundaries being retained and enhanced to maintain the visual amenity.
- 3.19 At present, the existing tree and hedgerow vegetation creates definition and screening to site from the north, east, and west. This will be reinforced by further new hedging and landscaping, with additional planting providing an opportunity for enhancing and increasing biodiversity within the site. The supplemental planting within the site will

enhance the sense of place from the development, whilst also aiding wayfinding and identifying different spatial uses.

Community Engagement

- 3.20 The Applicant has undertaken a programme of stakeholder and public engagement, using both traditional and digital methods to ensure that a meaningful consultation has been conducted.
- 3.21 A period of pre-application consultation was undertaken for the site in December 2022. Following this, an application was submitted to Wiltshire Council and later withdrawn. The Applicant has evolved the plans to respond to feedback received from consultees and the community in 2022 and 2023. A summary of the changes made includes:
- Reduction in homes from up to 240 to up to 210.
 - The access to the south of the site is now only accessible by foot or bike, with the plans now including only one point of vehicular access.
 - Cycleways on Sandpit Road and Oxford Road may be linked together to better support active travel.
 - Additional allotments for existing and future residents.
 - Proposed development has moved further back from the south east corner of the site, providing additional green space and landscaping.
 - A greater emphasis on preserving the Public Rights of Way, through changes made to the primary street running through the site.
 - Evolved drainage design incorporating a smaller western basin and using the eastern basin for water run off.
- 3.22 A second period of engagement was undertaken in October – November 2025 to seek feedback on the revised proposals.
- 3.23 To ensure there was opportunity to feedback on the plans, several engagement methods were used including a meeting with key stakeholders; distributing a postcard to surrounding properties; and hosting a project website.
- 3.24 Since launching, the consultation website has received 415 visits from over 370 unique users.
- 3.25 Since the second period of engagement, design changes to the scheme layout have facilitated an increase in the frontage surveillance on the northern play area alongside an increase in the distance between the play area and attenuation ponds, responding to stakeholder feedback received.
- 3.26 In summary, the Applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

- 3.27 Full details of community engagement, including the Applicant's response can be found within the Statement of Community Engagement that accompanies this application.

4. Planning Policy Context

- 4.1 This Section outlines the key planning policy relevant to the proposed development at a national and local level.
- 4.2 Section 54(a) of the Town and Country Planning Act (1990), as amended by Section 38 (6) of the Planning and Compulsory Purchase Act 2004, states that Local Planning Authorities (LPAs) should determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 At a national level, relevant planning policy and guidance is set out within the National Planning Policy Framework ('the Framework') published in December 2024 and the associated Planning Practice Guidance ('the PPG').
- 4.4 The adopted Development Plan for Wiltshire Council currently comprises the adopted Wiltshire Core Strategy (2019), the Wiltshire Housing Site Allocations Plan (2020), saved policies of the North Wiltshire Local Plan (2011) and policies from the made Calne Community Neighbourhood Plan 2 (2025).
- 4.5 Wiltshire Council is also in the process of preparing a new Local Plan to replace the existing Core Strategy. Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. Stage 2 will commence on 11 November 2025.

Local Planning Policy Context

Wiltshire Core Strategy (2015)

- 4.6 The Core Strategy was adopted on 20th January 2015 and will remain adopted policy until adoption of the Wiltshire Local Plan Review currently envisaged by the end of 2023. The Core Strategy covers the period 2006 - 2026
- 4.7 The specific policies found within the Core Strategy that are of relevance to the consideration of this development are summarised below:

Core Policy 1 (Settlement Strategy)

- 4.8 Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities. Calne is a market town that has the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

Core Policy 2 (Delivery Strategy)

- 4.9 The delivery strategy makes provision for at least 178ha of new employment land and at least 42,000 homes. That level of housing growth equates to 2,100 dwellings per annum.

Core Policy 3 (Infrastructure Policy)

- 4.10 All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.

Core Policy 8 (Spatial Strategy)

- 4.11 For the Calne Community Area – Calne is the only Market Town in this sub-area. Approximately 1,605 new homes will be provided, of which about 1,440 should occur at Calne and approximately 165 homes will be provided in the rest of the Community Area. Growth in the Calne Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 34 (Additional Employment Land)

- 4.12 Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy)

Core Policy 35 (Existing Employment Land)

- 4.13 The redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against set criteria.

Core Policy 43 (Providing Affordable Homes)

- 4.14 On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone. All affordable housing will be subject to an appropriate legal agreement with the council.

Core Policy 45 (Meeting Wiltshire's Housing Needs)

- 4.15 New housing, both market and affordable, must be well designed to address local housing need. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located.

Core Policy 50 (Biodiversity and Geodiversity)

- 4.16 Development proposals must show how they protect and retain features of nature conservation and geological value and how they mitigate ecological impacts where such features cannot be retained. Proposals shall include appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats. All development should seek opportunities to enhance biodiversity, such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan. Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout.

Core Policy 51 (Landscape)

- 4.17 Proposals should protect, conserve and where possible enhance landscape character and must not have a harming impact upon existing landscape character. Negative impacts must be mitigated as far as possible. Proposal should be informed by and

sympathetic to the character areas identified in the relevant landscape character assessments.

Core Policy 52 (Green Infrastructure)

- 4.18 Proposals must maintain and improve the existing green infrastructure network within Wiltshire. If damage or loss to green infrastructure is unavoidable, developments are required to provide new or replacement green infrastructure. Proposals for major development should include an audit of the existing green infrastructure and a plan for retention and enhancement.

Core Policy 56 (Contaminated Land)

- 4.19 Proposals that are location on or adjacent to land which may have been subject to contamination will need to demonstrate that measures can be taken to mitigate the impacts on public health, environmental quality, the built environment and amenity. Developers will be required to demonstrate that the site is, or will be, made suitable for the final use.

Core Policy 57 (Ensuring High Quality Design and Place shaping)

- 4.20 A high standard of design is required in all new developments. Applications for new development must be accompanied by information to demonstrate how the proposal will make a positive contribution to the Wiltshire character.

Core Policy 58 (Ensuring the Conservation of the Historic Environment)

- 4.21 Designated heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance. Distinctive elements of Wiltshire's historic environment which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Core policy 60 (Sustainable Transport)

- 4.22 The council will help to reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and good within and through Wiltshire.

Core Policy 61 (Transport and Development)

- 4.23 New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. Where appropriate, contributions will be sought towards sustainable transport improvements.

Core Policy 62 (Development Impacts on the Transport Network)

- 4.24 Developments should provide mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas unless an over-riding need can be demonstrated.

Core Policy 64 (Demand Management)

- 4.25 Demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

Core Policy 67 (Flood Risk)

- 4.26 All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground unless site or environmental conditions make these measures unsuitable.

North Wiltshire Local Plan (2011)

- 4.27 The North Wiltshire was adopted in June 2006 and its saved policies will remain part of the Development Plan until adoption of the Wiltshire Local Plan Review currently at examination.
- 4.28 The specific policies found within the North Wiltshire Local Plan that are of relevance to the consideration of this development are summarised below:

Policy H4 (Residential Development in the Countryside)

- 4.29 New Dwellings in the Countryside outside the Framework Boundaries, will be permitted provided that it is in connection with the essential needs of agriculture or forestry or other rural based enterprise or is a replacement for an existing dwelling.

Policy NE14 (Trees and the Control of New Development)

- 4.30 Proposals that would or are likely to result in the loss of important landscape or ecological features that could be incorporated into the design of a development will not be granted permission. Conditions will be imposed, and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

Policy NE18 (Noise and Pollution)

- 4.31 Development will only be permitted where it would not generate, or itself be subject to, harm upon public health or cause pollution to the environment by the emission of excessive forms of noise and air pollution, heat radiation, effluent or vibration.

Policy CF3 (Provision of Open Space)

- 4.32 Proposals for new housing development will be required to make provision for open space on site, to provide 15m² for Local Parks and 3m² for play areas per person. Development will be required to make contributions to remedy local deficiencies in the quantity and/or quality of open space and the future maintenance of open space provided.

Calne Neighbourhood Plan (2025)

- 4.33 The Calne Community Neighbourhood Plan was formally made in March 2025 and sets out the vision, objectives, and policies for the Town and Parish of Calne.
- 4.34 At present, the planning policies which are considered pertinent to the consideration of the proposals are listed below:

Policy C1 (High Quality, Sustainable Development in the Calne Community Plan Area)

- 4.35 Development proposals in the Calne area will be supported if they are high-quality, sustainable, enhance community and environmental wellbeing, and demonstrate

climate resilience while safeguarding natural, historic, and cultural assets for future generations.

Policy NE2 (Protecting and Enhancing Biodiversity)

- 4.36 Development proposals should protect and, where possible, enhance biodiversity and wildlife habitats, avoid harm to protected species, and contribute to local nature recovery, following relevant guidance and mitigation measures where impacts cannot be avoided.

Policy NE3 (Green and Blue Infrastructure)

- 4.37 Development proposals should protect, maintain, and where possible enhance the Green and Blue Infrastructure Network in line with design guidance and national standards, avoiding harm to these assets or fully mitigating and improving habitats where harm is unavoidable.

Policy NE4 (Trees, Woodland and Hedgerows)

- 4.38 Development proposals should protect ancient and veteran trees and retain other trees and hedgerows where possible, provide suitable replacement or compensatory planting when loss is unavoidable, and include new tree planting that enhances canopy cover, supports biodiversity, mitigates flood risk, and integrates with the wider green infrastructure network.

Policy NE5 (Setting of Calne)

- 4.39 Development proposals must respect and enhance the rural setting and landscape character of the area—protecting views, settlement separation, tranquillity, and natural features.

Policy BE1 (Design Principles for Local Distinctiveness)

- 4.40 Development proposals should demonstrate high-quality, sustainable design that respects and enhances local character, landscape, and heritage, aligns with national and local design guidance, and, where relevant, includes detailed design documentation showing how proposals complement their setting and address identified design issues.

Policy CF2 (Community Infrastructure and Phasing of Development)

- 4.41 Community Infrastructure Levy funds will be used to deliver local infrastructure and priority projects identified by the town and parish councils, while development proposals must plan and coordinate necessary infrastructure works to minimise disruption, protect residents' amenity, and ensure safety during construction.

Policy GA1 (Highway Access)

- 4.42 Development proposals must ensure safe and well-designed access to the road network, minimise traffic and air quality impacts—especially in sensitive areas like Calne town centre—and include effective mitigation, routing, and travel management measures to protect public health, safety, and environmental quality.

Policy GA2 (Public Realm)

- 4.43 Development proposals should enhance the quality, accessibility, and safety of the public realm by prioritising active travel and public transport over private car use, creating people-friendly streets that support safe and convenient movement for all.

Policy GA3 (Sustainable Transport and Inclusive Active Travel)

- 4.44 Development proposals should prioritise walking, cycling, and public transport over car use, connect to and enhance the active travel network, and include safe, accessible routes and infrastructure that improve sustainable transport links across the Calne area.

Policy GA5 (Parking Provision)

- 4.45 Development proposals should demonstrate a design-led approach to parking provision which respond positively to section Dc.02 2d of the adopted Design Guide.

Policy WS1 (Protecting and Promoting Sustainable, Low Carbon Local Employment)

- 4.46 Employment sites, particularly at Porte Marsh and other designated areas, should be protected and supported for uses in classes E, B2, and B8, with new development encouraged to create local jobs, enhance low-carbon and high-tech opportunities, improve access and safety, and support home working through better connectivity.

Policy H2 (Affordable Housing)

- 4.47 Residential developments of 10 or more dwellings, or 0.5 hectares or larger, must include affordable housing that meets local needs and reflects the mix identified in the Calne Community Housing Needs Assessment and Wiltshire Council's Local Plan policies.

Policy H3 (Housing Mix)

- 4.48 Residential developments should provide a mix of open market and affordable homes in sizes and types that meet local needs, including starter, family, and accessible homes, designed to high space standards in line with national and local policies.

Policy H5 (Adaptable and Accessible Housing)

- 4.49 Housing and home adaptations that support active, inclusive living for older people and those with disabilities will be supported, particularly where they meet enhanced accessibility standards, preserve local heritage and conservation areas, and do not harm neighbouring amenity.

Emerging Planning Context – Local Plan Review

- 4.50 Wiltshire Council is in the process of preparing a new Local Plan to replace the existing Core Strategy. Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. Stage 2 will commence on 11 November 2025.
- 4.51 The Delivery Strategy seeks to deliver development in Wiltshire between 2020 and 2038 in the most sustainable manner by making provision for approximately 160ha of new employment land (Use Class B2, B8, E(g)(i-iii) and approximately 36,740 homes.

Policy 9 (Calne Market Town)

- 4.52 Policy 9 of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19) states that:

"Development at Calne will:

1. *provide a balanced approach to housing growth, that allows the wide-ranging housing needs of Calne to be met whilst conserving the special market town feel, including its heritage and landscape qualities;*
2. *protect and provide new and existing employment land, ensuring the role and function of Calne is maintained as an important local employment centre;*
3. *support development that is well connected to Calne town centre by sustainable modes of transport and encourage delivery of infrastructure such as primary schools, open space, allotments, land for cemetery space and health services to support sustainable communities;*
4. *ensure infrastructure improvements to the local road network where necessary that will aim to reduce traffic congestion and improve air quality in the town centre;*
5. *minimise the impact of development and associated infrastructure on the environment to help meet the Calne Town Council Climate and Environmental Emergency Pledge;*
6. *be supported by the implementation of a town centre masterplan to ensure continued investment in the town centre and improve the provision of services, facilities and amenities, particularly the level and quality of retail outlets, hospitality venues and public spaces;*
7. *provide and promote sustainable transport and active travel, including new and improved bus routes and pedestrian and cycling routes; and*
8. *deliver funding contributions towards a Calne Transport Strategy.*

Over the plan period (2020 to 2038) approximately 1,230 homes and 5.1 ha employment land will be provided at Calne, including:

- *remainder of existing employment land allocation on Land East of Beversbrook Farm and Porte Marsh Industrial Estate, as shown on the Policies Map;*
- *new allocation for approximately 570 dwellings and 0.5ha employment land on Land to the North of Spitfire Road; and*
- *new allocation for 2.7ha of employment land on Land off Spitfire Road.*

The neighbourhood area designation requirement is 130 dwellings.

The following Principal Employment Areas will be retained in accordance with Policy 65 (Existing employment land): Porte Marsh Industrial Estate."

Policy 11 (Land to the North of Spitfire Road, Calne)

4.53 Policy 11 of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19) states that:

“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 on-site 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.”*

4.54 Figure 4.5 of the draft local Plan Review includes a Concept Plan of the land off and north of Spitfire Road, Calne which, as paragraph 4.54 of the text confirms, is intended to “illustrates one treatment of the site that considers mitigation requirements and the homes, other uses and infrastructure envisaged.” Figure 4.5 is repeated below.

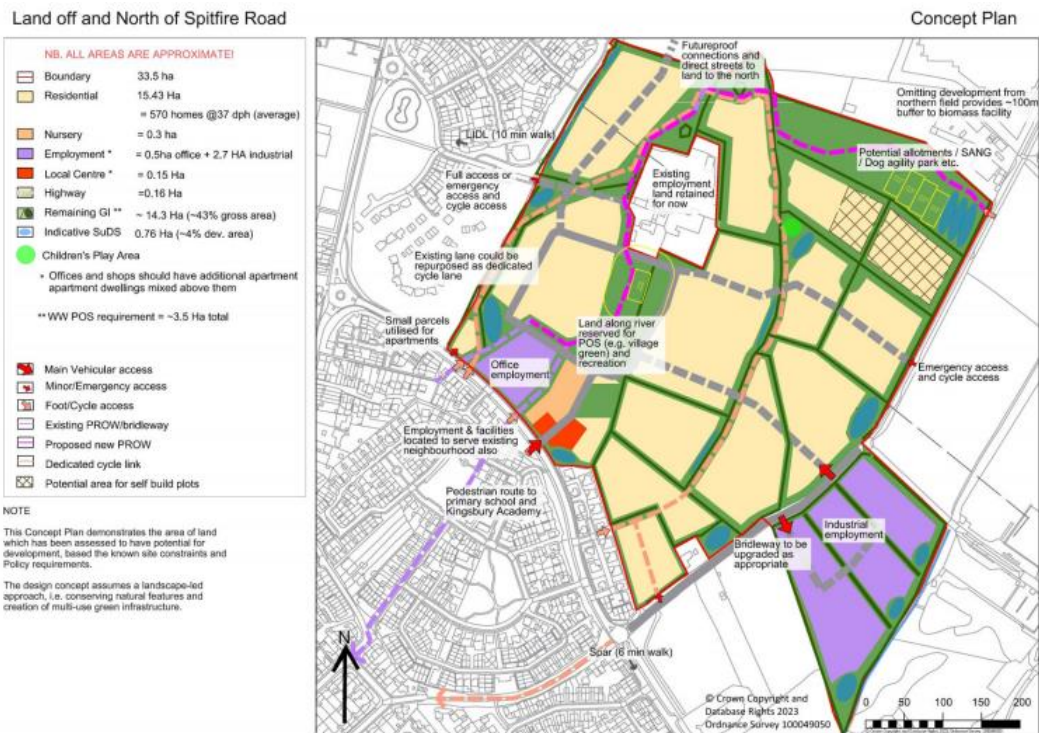


Figure 4.1: Concept Plan Concept Plan for the Land off and North of Spitfire Road, Wiltshire Local Plan Pre-Submission draft 2020-2038 (Regulation 19) (September 2023)

- 4.55 The land which is subject to this application forms part of the area to be allocated under Policy 11.

National Planning Policy Context

National Planning Policy Framework (2024)

- 4.56 The revised Framework was published in December 2024 and covers a range of issues to promote sustainable growth and protect the environment. The following paragraphs of the Framework are considered of particular relevance to the proposals presented in this application.

Achieving sustainable development

- 4.57 **Paragraph 7** sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.58 **Paragraph 8** reiterates that the planning system has three overarching objectives:
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed,

beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- (c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.59 **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

4.60 **Paragraph 14** states in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- (a) The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- (b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

Delivering a sufficient supply of homes

4.61 **Paragraph 61** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

- 4.62 **Paragraph 69** states strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
- 4.63 **Paragraph 70** states where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.
- 4.64 **Paragraph 78** requires strategic policies to include a housing trajectory showing expected delivery rates, with local planning authorities required to maintain and annually update a five-year supply of deliverable housing sites (based on their housing requirement or local housing need), including a buffer of 5% for flexibility, or 20% where there has been significant under-delivery or, from July 2026, where adopted housing requirements are substantially below current local housing need.
- Building a strong, competitive economy***
- 4.65 **Paragraph 85** emphasises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.66 **Paragraph 89** supports meeting rural business and community needs on sites beyond existing settlements, provided development is well-related, sensitive to its surroundings, limits road impacts, and enhances sustainability through better access and use of previously developed land where possible.
- Promoting healthy and safe communities***
- 4.67 **Paragraph 96** requires Planning policies and decisions should create healthy, inclusive, and safe places that promote social interaction, ensure safety and accessibility, and support healthy lifestyles through well-designed, connected, and active environments.
- 4.68 **Paragraph 103** recognises that access to high-quality open spaces and opportunities for sport and physical activity is vital for community health, nature, and climate resilience, and planning policies should be informed by robust assessments to ensure appropriate provision and improvement of such facilities.

Promoting sustainable transport

4.69 **Paragraph 109** states that transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- (a) making transport considerations an important part of early engagement with local communities;
- (b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;
- (c) understanding and addressing the potential impacts of development on transport networks;
- (d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;
- (e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and
- (f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

4.70 **Paragraph 110** states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

4.71 **Paragraph 115** states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach

- 4.72 **Paragraph 116** states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Making effective use of land

- 4.73 **Paragraph 127** states that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:
- it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
 - in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

Achieving well-designed places

- 4.74 **Paragraph 135** states that planning policies and decisions should ensure that developments:
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.75 **Paragraph 136** states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that

opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Meeting the challenge of climate change, flooding, and coastal change

- 4.76 **Paragraph 161** sets out that the planning system should drive the transition to net zero by 2050 by shaping resilient, low-carbon places that reduce emissions, reuse existing resources, and support renewable energy while addressing climate risks such as overheating, flooding, and coastal change.

- 4.77 **Paragraph 170** requires that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

Conserving and enhancing the natural environment

- 4.78 **Paragraph 187** sets out that planning policies and decisions should protect and enhance the natural and local environment by safeguarding valued landscapes and biodiversity, recognising the beauty and benefits of the countryside, improving environmental quality, supporting resilient ecosystems, and ensuring development contributes positively to local environmental conditions.
- 4.79 **Paragraph 198** sets out that planning policies and decisions should ensure development is appropriate to its location by minimising pollution impacts on health, amenity, and the environment, protecting tranquil areas, and reducing noise and light pollution to safeguard quality of life and nature.

Planning Practice Guidance (PPG)

- 4.80 The Planning Practice Guidance (PPG) provides direction on the consideration and determination of planning applications, alongside various other technical and procedural matters, supporting the overall implementation of the policies contained within the Framework.

5. Planning Assessment

- 5.1 This section considers the principal planning issues associated with the proposed development against the relevant policy framework identified within Section Four.
- 5.2 Where relevant, this section also summarises the findings of other documentation submitted in support of the application in the context of relevant planning policy, and as such, this Statement should be read alongside the suite of other application documents.
- 5.3 This application is to be determined in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act. This requires, in the first instance, regard to the Development Plan, taken as a whole, and to material considerations.

The Principle of Development

- 5.4 Policy CP1 (Settlement Strategy) of the adopted Core Strategy provides that Market Towns such as Calne have the potential for significant development that will increase homes and promote better levels of self-containment. Market Towns are the second tier in the Settlement Strategy's hierarchy after the three Principal Settlements.
- 5.5 Policy CP2 (Delivery Strategy) of the adopted Core Strategy outlines that the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes. Of this, the Policy identifies that a minimum housing requirement of 24,740 dwelling is identified for the North and West Wiltshire HMA (which includes Calne). This equates to 59% of the overall housing requirement for Wiltshire.
- 5.6 The site would be outside, of, but in close proximity, to the settlement boundary of Calne as defined on the Council's Policies Map.
- 5.7 Policy CP2 notes that development will not be permitted outside the limits of development, as defined on the policies map, other than for uses that meet set exception criteria. The Applicant recognises that the proposed development does not meet the identified exception criteria identified in this policy, nor the requirements within saved Policy H4 of the North Wiltshire Local Plan (2011) that only permits new dwellings in the countryside, outside of boundaries, unless it is in connection with the essential needs of agriculture or forestry or other rural based enterprise or comprises a replacement for an existing dwelling.
- 5.8 However, the development proposals are considered to be in accordance with Policy CP1, as it is understood that the Market Town of Calne, the second most sustainable category of in the settlement hierarchy of Wiltshire, can accommodate significant development that will increase jobs and homes in the local area. The development proposals comprise major residential and employment development that responds positively to the vision set out in Policy CP1. It is considered the proposals will assist in the ensuring sustainable levels of self-containment and vitality and viable sustainable community in Calne.

- 5.9 The application site sits adjacent to residential development along its southern border, to the south of Sand Pit Road, that brings the built edge of Calne up the southern edge of Sand Pit Road. Furthermore, recent developments identified in Chapter 2 of this development bring residential development east of Oxford Road, immediately abutting the western boundary of the proposed development, and along its southernmost boundary, where residential development is sited north of Sand Pit Road. However, it is acknowledged that the development proposals would be in conflict in Core Policy 2 of the Wiltshire Core Strategy and saved Policy H4 of the North Wiltshire Local Plan, insofar as the development proposals are located outside of the defined settlement limits set out in the Wiltshire Housing Site Allocations Plan (2020)³ and do not adhere the exception criteria identified in these policies.
- 5.10 As the replacement Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19) is now at examination stage, appropriate weight can also be attributed to emerging **Policy 11 (Land to the North of Spitfire Road, Calne)**, which allocates the application site for development, as part of a wider land parcel.
- 5.11 In this regard, the remainder of the allocation is controlled by Robert Hitchins, who have also submitted a planning application (Reference: PL/2025/02426). Importantly, Castlewood and Robert Hitchins have been working together to ensure that the site allocation comes forward in a comprehensive matter, and with the overall master plan taking account of the various constraints, including landscape, levels, visual, highway, archaeology, drainage etc. The site constraints require that the overall master plan varies from the concept plan shown as part of Policy 11, which did not take proper account of such.
- 5.12 We would refer you to the joint master planning document submitted in support of this planning application.

The Location of the Site

- 5.13 The Core Strategy Policy 8 (Calne Community Area) recognises that the “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”. The existing site comprises a mix of existing general industrial uses, surrounded by greenfield pastureland. The development proposals seek to respond to this by regeneration the site to provide 0.75ha of flexible employment land, alongside the provision of up to 205 residential dwellings, and swathes of public open space and additional landscape planting. It is considered that the mix of uses are commensurate with the levels of growth and self-containment envisaged by CP1 and CP8 respectively, plus emerging Policy 11.
- 5.14 The site is located to the north of Sand Pit Road, where existing residential development is already present to the west and south-east. In turn, it is considered these developments have set a precedent to extend the existing built form of Calne northwards. The A3102 ring road currently defines the north-western limits of Calne,

³ The settlement boundary for Calne was revised in the Wiltshire Housing Site Allocations Plan 2020 and notes that boundaries have been updated to take account of implemented planning permissions up to April 2017.

connecting Oxford Street with Chilvester Hill / Curzon Street respectively and growth to the west of Calne being restricted by the presence of Flood Zone 3 associated with the River Marden and Wilshire and Berkshire Canal. The northern limit of Calne is defined by the Porte Marsh Industrial Estate that extends circa 450m from the northernmost extent of the site boundary. The site itself is free from ecological and landscape constraints, is located outside of the Green Belt, Area of Outstanding Natural Beauty with no areas identified within an area of flood risk.

- 5.15 Core Policies 60 and 61 in the Core Strategy require development to be in accessible locations so as to reduce the need to travel, particularly by private car, and to encourage other sustainable transport modes.
- 5.16 Calne is identified as the only Market Town in the Calne Community Area under Core Policy 8. The site therefore represents a sustainable and logical location for growth at one of the most sustainable settlements, being sited adjacent to existing residential development to the west and south, with a range of employment opportunities, schools, restaurants and other community facilities within walking distance and easily accessible by public transport.
- 5.17 The Committee Report for the adjoining planning application to the south of the application site (ref. 18/03098/FUL identifies the site as being “in close proximity to the main road and local amenities... [and] in terms of accessibility, a Primary School and secondary school are located within close proximity to the site”. In this regard the proposals are considered accord with Policy CP8 and CP60 and 61 respectively, in that they are sited next to existing built form to the east, south, and west, and lie in close proximity to the existing facilities and services in Calne.

Design

- 5.18 Chapter 12 of the NPPF focusses on the importance achieving well-designed places within the built environment. There is a particular focus on responding to local character and history with designs that are visually attractive as a result of good architecture and appropriate landscaping.
- 5.19 The application is submitted in outline with design and layout comprising reserved matters. As such the detailed design and layout are not for approval at this stage. Notwithstanding this, as detailed in the accompanying Design and Access Statement submitted in support of the application illustrates one design solution as to how the residential development could be accommodated on the site.
- 5.20 The illustrative layout is considered to respond to the opportunities and constraints of the site and has evolved through comments received through pre-application engagement with the local community, incorporating a variety of types and sizes of both market and affordable dwellings and balancing this against green infrastructure provision, including open space and landscaping. The development would comply with the design and open space requirements of Core Policy 57 (Ensuring High Quality Design and Place Shaping), Calne Community Neighbourhood Plan 2 Policy BE1 (Design Principles for Local Distinctiveness) and saved policy CF3 (Provision of Open Space) of the saved North Wiltshire Local Plan.

- 5.21 The approach taken has sought to maximise the site's inherent opportunities for development and mitigate as far as practicably possible any perceived 'constraints' through the design evolution process. This process is in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping) as the proposed parameters seek to incorporate features to assimilate the proposed development with existing built form in the north of Calne. This includes creating linear habitats and green corridors for people and wildlife, with accessibility and movement following the guidance as set out within the Manual for Streets. The resulting scheme provides a clear definition between public and private realm to ensure that streets and spaces are well overlooked, with proposed scheme enhancing the local character and provides a high-quality development in a sustainable location, which is easily accessible by a variety of sustainable transport methods. The proposals, whilst in outline form, demonstrate accordance with Policy CP57 of the Wiltshire Core Strategy.
- 5.22 Policy 52 (Green Infrastructure) requires that proposals maintain and enhance the green infrastructure network within Wiltshire. This Policy is supplemented by Policy CF3 (Provision of Open Space) within the saved North Wiltshire Local Plan, that requires proposals for new housing to make provision for open space on-site (including play provision), and Calne Community Neighbourhood Plan 2 Policy NE3 Green and Blue Infrastructure Network.
- 5.23 The supporting Design and Access Statement provides an audit of Green Infrastructure provision provided across the site and identifies that the proposed development provides for approximately 9.13ha of green infrastructure through public open space, including informal and formal play space, and allotments, with wildflower planting, a community orchard and a series of connected footpaths being provided across the site to ensure the proposals assimilate with adjoining developments whilst accounting for its edge-of-settlement location, and landscape implications as discussed later in this chapter. As the proposals are in outline form, it is considered that the parameter used to inform the future development will ensure that the reserved matters can suitably be designed in accordance with Wiltshire Core Strategy Policies 52 (Green Infrastructure); as well as saved policies CF3 (Provision of Open Space) and CF1 (Health, Leisure and Wellbeing).
- 5.24 For the reasons set out above, the proposed development is considered to accord with all design-based policies in the Development Plan and the NPPF or will be able to accord with the aforementioned policies through subsequent reserved matters.
- 5.25 As detailed throughout this statement and as shown on the Parameter Plans that accompany this application, no built development will be located within areas of flood risk, and the supporting Flood Risk Assessment prepared by ALPC sets out a drainage strategy, the details of which will be confirmed at the detailed design stage. As such it has been demonstrated that the site is capable of being designed in a manner which sufficiently overcomes its constraint and subsequently allows for growth at one of the most sustainable areas in Wiltshire.

Housing Mix

- 5.26 Whilst the development proposals are in outline form, it is expected that a mix of homes and tenures will be provided in discussion with the Local Planning Authority in order to ascertain the most appropriate mix of housing required in Calne.
- 5.27 Any subsequent reserved matters applications will be informed by and address the current and demonstrable needs for the community in accordance with Policy H3 of the Calne Community Neighbourhood Plan and Core Policy 45 (Housing Mix) of the Wiltshire Core Strategy.
- 5.28 Furthermore, the Applicant is willing to commit to the provision of 30% affordable housing to comply with target levels of affordable housing required in Policy 43 of the Core Strategy and Policy H3 of the Calne Neighbourhood Plan. It is noted that this is to be secured by way of Legal Agreement attached to the granting of planning permission.
- 5.29 As such, the development proposals accord with Policy 43 and 45 of the Core Strategy and Policies H2 and H3 of the Neighbourhood Plan, with additional detail being able to be secured by either an appropriately worded planning condition attached to consent or through subsequent reserved matters applications.

Employment Land

- 5.30 The development proposals allocate 0.75ha of employment land at the centre of the site, for a range of uses proposed under Class E Uses. Core Policy 34 of the Wiltshire Core Strategy highlights that proposals for employment development (Use Classes B1, B2, or B8; of which Classes B1(a), B1(b) and B1(c) have been subsumed into Class E) will be supported within the Principal Settlements, Market Towns, and Local Service Centres. Outside of these settlements, developments will be supported that are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlement.
- 5.31 A number of commercial and industrial uses are already present and operational on-site, with the proposed parameter plans illustrating how the site can redevelop these poor quality buildings to accommodate additional economic growth, that seamlessly links with the residential development to the west and the provision of extensive open space to the east. The site is in close proximity to the existing employment allocation at Porte Marsh Industrial Estate and surrounding residential areas. In this context, it is considered that the demolition of existing employment uses, and the provision of 0.75ha employment land in a sustainable and logical location is in accordance with CP34 of the Wiltshire Core Strategy.
- 5.32 Core Policy 35 reiterates that, within the Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against, set criteria, including that development proposals will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use. The existing range of industrial uses present of site are of no architectural style or merit and are of one and two storeys in height. The proposals

seek to redevelop the existing areas of hard standing built form into flexible Class E floorspace, with the expectation that the development provide a mix of potential end-occupiers that meet the requirements of Calne and respect its edge-of-settlement location. The re-provision of employment land therefore complies with Core Policy 35 in principle insofar as replacement floorspace can be defined at reserved matters stage once an end-user is found.

- 5.33 Policy WS1 of the Calne Community Neighbourhood Plan identifies that for the retention, regeneration and intensification of previously developed employment land are strongly encouraged and that employment development will be supported where it complies with all other relevant development plan policies. As identified above, the proposals seek to re-utilise existing employment area on the site for a range of Class E uses to complement the existing range of employment areas within Calne and to further levels of self-containment within the Market Town.

Transport and Accessibility

- 5.34 This application is supported by a Transport Assessment prepared by SLR which demonstrates how the site benefits from good connectivity to the local area and access to local public transport networks providing connections to surrounding towns, cities and other major transport nodes. Policy GA1 and Policy GA2 of the Calne Community Neighbourhood Plan 2 require development proposals to demonstrate how opportunities for sustainable transport methods have been maximised and that any negative impact on the highway network in terms of congestion and/or safety be mitigated appropriately through highway improvements and/or financial improvements.
- 5.35 The Transport Assessment identifies that Calne town centre is located within a 15 to 20 minute walk of the site. Within this distance there are multiple food retail outlets (e.g. Sainsbury's), dentist, GP surgeries, post office, pharmacies, library, churches, takeaways and a range of other retail outlets. A supermarket located off the A3102 is within a 12-minute walk of the site. This demonstrates that there exists a range of facilities and services within Calne that are easily accessible via sustainable transport modes in accordance with Policy GA1 of the Calne Neighbourhood Plan.
- 5.36 In addition, Core Policies 60, 61 and 62 all seek to site and design development to reduce the need to travel particularly by private car and should provide mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages, including through financial contributions, if appropriate. The main vehicular access to the site is proposed the Oxford Road / Sycamore Drive roundabout junction which provides an existing link to the site through the adjacent residential development to the west, with a secondary pedestrian and cycle access taken from Sandpit Lane which will also be suitable for emergency vehicles. Access to the existing dwelling (on land excluded from this application site) will be maintained.
- 5.37 The accompanying Transport Assessment has sought to identify a representative 'worst case scenario', and that the residential development is expected to generate circa 110 two-way vehicle trips during the morning peak hour and 113 two-way vehicle trips

during the evening peak hour. In respect of Commercial trip generation, given the quantum of floorspace proposed, it is expected to generate 39 two-way trips at the AM peak and 42 two-way trips in the PM Peak.

- 5.38 It should be noted that this is a likely overestimate of the vehicle trips generated by the development by virtue of the variety of transport modes available to future residents, and the greater accessibility of facilities and services in the local area. This includes employment opportunities to be delivered on-site through the allocated area, with walking routes through to Porte Marsh Industrial Estate, Saint Edmunds Primary School, Marden Vale Secondary School, Tesco superstore all within a 12-minute walk from the site, with Calne Town Centre located within 15-20 minute walk of the site with further amenities and services including dentist, GP surgeries, post office, pharmacies, library, churches, takeaways and a range of other retail outlets.
- 5.39 There is currently an existing use on the site consisting of industrial units and the residential farm building itself, all of which will generate existing vehicle trips on the local highway network. As a result, it has been concluded that the proposed development can be accommodated without detriment to the operation of the local highway network
- 5.40 In accordance with Paragraph 111 of the Framework, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this regard, it has been demonstrated that the proposals would not have a material impact upon the adjoining highway network.
- 5.41 Future residents at the proposed development will therefore have the opportunity to access a range of destinations by a choice of sustainable transport modes in accordance with Policies 60 (Sustainable Transport), 61 (Transport and Development), 62 (Development Impacts on the Transport Network), and 64 (Demand Management identified within the Wiltshire Cores Strategy and Policies GA1 (Sustainable Transport) and GA2 (Highways Impact). The proposed development is located where the need to travel will be minimised and, in combination with the Travel Plan, the use of sustainable transport modes can be maximised. In line with the NPPF requirements set out in paragraph 108, it is therefore demonstrated that the opportunities for sustainable travel will be appropriately taken up, and the proposals are satisfactory in this regard.
- 5.42 The application is submitted in outline form and as such, the quantum of development proposed is expected to be confirmed through the reserved matters process. It is at this stage that the proposals can then be suitably assessed against Calne Community Neighbourhood Plan 2 Policy GA5 (Parking Provision).

Flood Risk and Drainage

- 5.43 This application is supported by a Flood Risk Assessment (FRA) produced by ALP. The FRA sets out that the majority of the site is located in Flood Zone 1 and as such is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

- 5.44 However, the EA's Risk of Flooding from Surface Water mapping indicates areas that could be susceptible to surface water flooding during extreme rainfall events. There are two areas within the site boundary wherein there appears to be ponding, in the northeastern corner of the site and in an area south of Penn Hill Farm. Both these areas are identified as being potentially at risk in an event with 1 in 30 Annual Probability of Flooding from Surface Water. Overall, there are no significant surface water, or overland, flow pathways and there is limited and localised surface water ponding in two areas; therefore, the risk of flooding from surface water is deemed to be low.
- 5.45 Furthermore, the WC Level 1 SFRA data explorer shows that the majority of the site has a low risk of groundwater flooding.
- 5.46 Therefore, the site is at low risk of flooding from all sources. The proposed layout, design, and mitigation measures will ensure that occupiers and users would remain safe from current and future flood risk for the lifetime of the development, and the Sequential Test and by extension the Exception Test are deemed unnecessary.
- 5.47 Policy 67 of the Core Strategy seeks to ensure development proposals account for all sources of flood risk, including historic flooding, so as to avoid inappropriate development in areas at risk of flooding. This Policy recognises that development be directed to areas at low risk of flooding and requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Landscape

- 5.48 This application is supported by a Landscape and Visual Impact Assessment produced by Turley Landscape. The Landscape and Visual Impact Assessment submitted with this application provides full details of the landscape context and visual analysis. Core Policy 51 of the Core Strategy asks that development proposals conserve and where possible enhance landscape character and mitigate negative impacts as far as possible.
- 5.49 The LVIA confirms that the site is not covered by any qualitative landscape designations at a national or local level. Furthermore, it is not considered that the site represents a "valued landscape" with reference to paragraph 187 of the NPPF.
- 5.50 It has been assessed that the proposals would result in a change in land use from agricultural land and industrial estate to residential development and employment land with significant areas of green infrastructure. The site itself would become more urban in character, however it is considered that the proposals would connect well with the existing settlement and would seek to retain and enhance elements of the existing landscape character such as the structure of hedgerows and trees, areas of woodland on high ground and views to and from the distinctive ridgeline in the North Wessex Downs National Landscape.
- 5.51 Thus, it is considered that the proposed development can be successfully integrated within this context and would not give rise to significant long term adverse effects upon the localised or wider visual environment. It is acknowledged that the proposals

would change the visual environment within the immediate and localised context of the site. Furthermore, a Landscape Strategy has been prepared which identifies a framework for the retention and management of existing landscape features on site and the introduction of new strategic planting.

- 5.52 Policy NE5 (Setting of Calne and Calne Without) within the Calne Community Neighbourhood Plan 2 asks that new development must assess and address 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.
- 5.53 The type of development proposed is not unusual in this landscape context, with residential built form immediately present to the west and north west and east of the site, extending the character of Calne northward along Oxford and Sandpit Road. The landscape led approach will ensure the development is not prominent over medium or long distances and would not harm the public's visual enjoyment of the countryside, National Landscapes, or the local and wider PRow network. The proposals can be integrated without significant long term adverse effects to the receiving visual environment.
- 5.54 The supporting Landscape and Visual Impact Appraisal confirms that following the establishment of proposed planting across the site, the proposals are considered to have a 'medium-low' impact on the Calne Rolling Lowlands Character Area and a very low impact on the Hilmarton Rolling Lowlands; Calne Residential; and Cherhill Works Character Areas respectively. The development proposals are assessed to have negligible impact on the Oxford Road Industrial Estate and the North Wessex Downs National Landscape and have a low beneficial impact on site trees and hedgerows.
- 5.55 The landscape proposals will support the different uses within the site and adjoining the Town and provide positive routes through the site for those using the employment areas, open spaces, play provision and connections to the wider footpath network. Structural planting will be of native species and support biodiversity net gain, whilst smaller scale planting areas and plot boundary treatments will reflect elements of the established settlement character.
- 5.56 Overall, it is concluded that the site and receiving environment have the capacity to accommodate the proposals. The proposals would not result in significant harm to the landscape character or visual environment over the longer term and, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.
- 5.57 The development proposals therefore satisfy the requirements of Policy 51 (Landscape) and NE5 of the Calne Community Neighbourhood Plan 2, in preserving where possible, existing hedgerows and landscape features, whilst simultaneously supporting economic growth and social prosperity through the development scheme.

Trees

- 5.58 A Tree Survey Report and Arboricultural Impact Assessment has been prepared by HDA and accompanies this application. Saved Policy NE14 (Trees and the Control of New Development) highlights that proposals that would or are likely to result in the loss of

important landscape or ecological features that could be incorporated into the design of a development will not be granted permission. The supporting Tree Survey Report includes details of a full tree survey of all trees within the proposed site area which have the potential to be affected by the proposed development, which finds:

- 5.59 Two Category B trees (T23 and T31), two Category C trees (T17 and T24), one Category U tree (T28), three Category B groups (G24, G34 and G35), one Category C hedge (H14) and one Category U group (G53) would be removed to facilitate the illustrative layout shown on the Framework Masterplan.
- 5.60 Six Category B groups (G3, G14, G17, G20, G30 and G32), three Category C groups (G9, G37 and G43), five Category B hedgerows (H1, H7, H8, H10 and H12), one Category C Hedge (H3) and one Category U Hedge (H5) would require partial removal to facilitate the illustrative layout shown on the Framework Masterplan.
- 5.61 A number of additional surveyed features classified as Category U (T10, T13, T27, T28, G41, G53 and H5) have also been shown to be removed but it should be noted that this is due to their condition, and their removal is not essential to facilitate the proposed layout.
- 5.62 The proposals have been designed to keep the loss of existing trees and hedgerow to a minimum. The AIA also identifies it may be possible to retain two of the trees (T23 and T31) subject to detailed layout. This is matter that will be assessed and reviewed at the Reserved Matters process insofar as it pertains to detailed layout and further technical assessment of the site.
- 5.63 Since this application seeks outline planning permission, the appropriate stage to consider the actual impact of development on arboricultural matters is through Reserved Matters applications. It is therefore considered that the detailed site layout and detailed landscaping strategy secured by way of an appropriately worded planning condition can satisfy the requirements of saved Policy NE14 of the North Wiltshire Local Plan.

Ecology and Biodiversity Net Gain

- 5.64 In accordance with Policy 50 (Biodiversity and Geodiversity) and Policy NE2 (Biodiversity) of the Calne Community Neighbourhood Plan 2, the application is supported by an Ecological Assessment prepared by HDA.
- 5.65 The Ecological Assessment confirms that no part of any of the sites lies within or immediately adjacent to a statutory or non-statutory designated site. Further, there are no internationally designated areas (e.g. Special Protection Areas (SPAs) or Special Areas of Conservation (SACs)) are located within 10km of the site boundary. It is acknowledged there are three Sites of Special Scientific Interest (SSSIs) are located within 5km of the site: Calstone and Cherhill Downs SSSI (3.7km south east); Bencroft Hill Meadows SSSI (4.4km west); and Morgan's Hill SSSI (4.8km south).
- 5.66 The Ecological Assessment identifies that the site is dominated by semi-improved grassland fields bordered by hedgerows, with small areas of scrub, woodland and small seasonal ponds. In the centre of the site is an area of hardstanding and warehouse

buildings comprising industrial units and storage areas for vehicles. The field boundaries largely comprise species-rich native hedgerows and fence lines, with some species-poor hedgerows also present.

- 5.67 The proposed development is in outline form, with all means other than principal means of access to the site subject to consideration. Thus, appropriate mitigation measures, centred on the sensitive removal of vegetation and careful timing of works, will therefore be implemented in detail to safeguard faunal species during relevant site clearance works and the preliminary construction works required for access.
- 5.68 Long-term opportunities will be maintained, if not enhanced, under the proposals through new landscape planting, and ecological protection and mitigation measures secured at the reserved matters stage.
- 5.69 It is accepted that the proposed development will result in some loss of hedgerows and trees from within the site. The Applicant would like to take this opportunity to reiterate that the site would likely see an increase in the number of trees present at the site in addition to new areas of woodland, scrub and orchard planting. Additional lengths of hedgerows will be incorporated within the development at detailed design stages.
- 5.70 The supporting Ecological Surveys contained within the Ecological Assessment confirm that the site generally offers limited opportunities for protected species, albeit survey work noted the potential of bat foraging/commuting activity. It is considered unlikely proposed development would have any adverse long-term effect on invertebrates, local reptiles, birds, and badgers. It is considered that the reserved matters process can secure detailed mitigation and enhancement measures at the appropriate time.
- 5.71 The proposals provide a strong landscape and biodiversity framework that responds to its setting. Reinforcing the local landscape character; integrating the site within the surrounding countryside; conserving and enhancing existing natural assets within and surrounding the site; whilst creating opportunities for biodiversity protection and enhancement. A Biodiversity Net Gain will be achieved through on-site landscape improvements as well as off-site solutions.

Heritage and Archaeology

- 5.72 This application is supported by a Heritage Impact Assessment produced by Foundations. The HIA considers the impact of the proposal on heritage assets including Conservation Areas, Listed Buildings and archaeology.
- 5.73 The report confirms there are no designated heritage assets within or immediately adjacent to the site. The assessment has not identified any designated assets which will be negatively impacted by the proposed development. The development therefore accords with Policy 58 (Ensuring the conservation of the historic environment) in this regard.
- 5.74 An Archaeological Evaluation has been prepared, which in conjunction with the previous geophysical survey, has identified the presence of archaeological remains.

- 5.75 A scatter of possible struck flints attested to earlier Prehistoric activity within the site. Archaeological evaluation features, which included numerous ditches, some of which formed extensive areas of artefact-rich ditch fills, as well as pits and a spread of stones, were mainly concentrated on the land to the south and southwest of Penn Hill Farm, with other generally dispersed ditches and pits probably representing roughly contemporary outliers. When combined with the results of the previous geophysical survey, with which there were clear interpretative issues, it was possible to discern numerous boundary/enclosure ditches, possible trackways and other features. The recovered finds assemblage suggested occupation in the Early Iron Age, the Early Roman and possibly later Roman period.
- 5.76 However, whilst the findings indicate that archaeological features are present, it is considered that they can be appropriately mitigated through an agreed programme of archaeological works. In this regard the Applicant is willing to agree to an appropriately worded planning condition to satisfy this requirement.
- 5.77 Accordingly, it is considered that the proposed development complies with Policy 58 as well as Paragraph 216 Framework.

Contaminated Land

- 5.78 Core Policy 56 (Contaminated Land) requires that development likely to be on or adjacent to land which may have been subject to contamination will need to demonstrate that measures can be taken to effectively mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity.
- 5.79 The application is accompanied by a Ground Investigation Report prepared by Hydrock. The Report assesses the ground conditions and potential for contamination on the site given the existing uses present. The Ground Investigation Report confirms the presence of certain elements of ground contamination as a result of the existing and historic use of the site. It is proposed that a Remediation Strategy and mitigation be undertaken and subsequent verification reports.
- 5.80 The Applicant is willing to accept a suitably worded planning condition attached to a consent that secures the requisite mitigation identified and confirmed through this process. It is therefore considered that development proposals comply with Policy 56 in this regard, and that ensures remediation take place in advance of the occupation of the proposed development.

Other Matters

- 5.81 The Applicant would like to take this opportunity to reiterate that there may be additional technical matters and requirements of policies found within the Development Plan that are to be acknowledged but cannot yet be used to assess the development proposals as there is no fixed quantum or layout through which an assessment can take. However, the Applicant is committed to ensure such matters inform the detailed design stages including:

- Matters of detailed design, including architectural style, housing mix and tenures and detailed design principles;
- The impacts of noise through the delivery of on-site employment uses and road traffic noise of adjacent developments in tandem with residential development;
- The impacts of the proposed development, if any, on air quality receptors and future and existing residents of Calne;
- The proposed sustainability measures to be incorporated throughout the proposed development in both residential and commercial uses to ensure proposals make a contribution to energy conservation in accordance with the adopted Development Plan.

6. The Planning Balance

- 6.1 The Applicant understands that Wiltshire Council acknowledges it is unable to demonstrate a 5 year supply of deliverable housing sites and considers the fact that this application would contribute both market and affordable housing should be afforded weight in favour of the proposed development.

Housing Land Supply

- 6.2 The Council published a 'Housing Land Supply Statement'⁴, with a base date of April 2024. This document recognises that the Wiltshire Core Strategy and its strategic housing policies are older than five years old (from January 2020).
- 6.3 The requirement within the Core Strategy as adopted in 2015 identifies a housing requirement of 2,100dpa for the period 2006 - 2026. However, as the Core Strategy is older than five years and subsequently 'out-of-date' in accordance with paragraph 34 of the Framework, the Local Housing Need figure of 3,525 dpa is now used in the 5-year housing land supply calculation and confirms that there is currently only a 2.42 years supply of housing land.
- 6.4 It is therefore considered that Paragraph 11(d) of the Framework and the presumption in favour of granting permission for sustainable development is engaged, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 6.5 The Applicant would like to take the opportunity to reiterate that the that the Council is subsequently required to consider developing sites which would inevitably breach CP2's restrictive approach to building outside limits of development as a means to restore housing supply.
- 6.6 The application site is considered to be a logical site for development and is well-related to the existing settlement boundaries and built-up area of Calne. This is evidenced by the site forming part of a draft site allocation for development within the emerging Wiltshire Local Plan (Policy 11). Thus, any perceived conflict with CP2, CP8 and saved NWLP Policy H4, should be given limited weight given the pressing housing need for Wiltshire, and the sustainability credentials of the site, located at the Market Town of Calne.

Planning Balance

- 6.7 As this Planning Statement establishes, the LPA acknowledges that it is unable to demonstrate a 5-year supply of deliverable housing sites as required by the NPPF when considered against the standard method for calculating Local Housing Need. In those circumstances the NPPF includes the remedial measures required to try and address such shortfalls.

⁴ [Housing Land Supply Statement 2024](#)

- 6.8 Paragraph 61 of the Framework confirms that the Government is seeking to significantly boost the supply of housing and the scheme would immediately contribute to addressing the shortfall in supply of deliverable housing sites and deliver a full 30% affordable housing. In this context, the benefits of the housing, including a mixture of family sized properties and locally needed affordable housing should attract substantial weight in favour of the scheme.
- 6.9 The provision of additional housing, alongside employment, would facilitate self-containment within the development and within the town Calne, working towards the maintaining and enhancement of the vitality of the Calne Community as reflected in Paragraph 88 of the Framework. The economic benefits of the scheme should therefore attract significant weight in the planning balance.
- 6.10 Whilst it is recognised that Policy CP2 does not permit development outside limits of development except in defined circumstances, it is emphasised that housing requirements for the plan period are established as minimums and it follows that those for the Calne Community Area are minimum requirements. The principle of exceeding these requirements cannot be contrary to the development plan as identified in appeal ref. 3286853 (Paragraph 41). Appeal ref. 3286853 also found that that “that it is most appropriate to respond to the Wiltshire-wide shortfall within the North and West HMA to accord with the Wiltshire Core Strategy’s spatial strategy” (Paragraph 42).
- 6.11 Saved Policy H4 of North Wiltshire Local Plan (2011) restricts new dwellings in the open countryside, beyond settlement limits, except for rural needs homes and certain replacement dwellings. However, that Policy was prepared in the context of the level of growth planned at the time and did not have regard to the level of housing now expected to be delivered in Wiltshire.
- 6.12 The Applicant recognises that the proposed development does not accord with Policies CP2 and saved Policy H4. However as this Planning Statement establishes, the weight to be afforded to that conflict should be reduced and the benefits to approving this development, as identified throughout this Statement and the other supporting documentation, prove that they will significantly outweigh any harm, as required by the presumption in favour of sustainable development. Indeed, no significant harm is identified.
- 6.13 The Applicant would like to take the opportunity to reiterate that the Council should be taking opportunity to support sustainable housing proposals, including that proposed through this planning application. In this case, the proposals not only delivers a remedy to the Borough wide housing supply shortfall, in particular at the North and West Housing Market Area, but it also presents an opportunity to address local housing issues at on the most sustainable Market Towns in Wiltshire.
- 6.14 Through effectively bolstering its housing supply in this way, the Council would help safeguard and counter the ongoing uncertainty around housing delivery, which would directly support the Government’s objective of significantly boosting the supply of homes, consistent with the approach as set out within Paragraph 61 of the Framework.
- 6.15 Accordingly, we would submit that the planning balance weighs heavily in favour of planning permission being granted.

7. Affordable Housing Statement

- 7.1 This Affordable Housing Statement supports an outline planning application for up to 210 dwellings at Penn Hill, Calne. It sets out how the proposal accords with the affordable housing requirements of the Wiltshire Core Strategy.

Policy Context

- 7.2 Core Policy 43, 'Providing Affordable Homes', of the Core Strategy requires up to 40% of dwellings to be provided as affordable housing on sites of five or more dwellings. The policy sets out that provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Calne falls within the 30% zone and therefore the proposal includes the delivery of 30% affordable homes.
- 7.3 The policy sets out that tenure mix will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire's housing needs).

Proposed Affordable Housing Provision

- 7.4 The development will deliver 30% affordable housing, with the remaining 70% being market dwellings.
- 7.5 A variety of dwelling types and sizes will be provided to meet identified local housing needs, including smaller family homes and accessible units. Affordable homes will be distributed across the site.

Summary

- 7.6 This proposal is policy-compliant, providing 30% on-site affordable housing in accordance with Core Policy 43. The scheme will contribute to meeting local housing needs, providing a balanced mix of tenures and types to support a sustainable and inclusive community. Detailed layout and tenure distribution will be confirmed at the reserved matters stage in consultation with the Council's Housing Enabling Team.

8. Draft Heads of Terms

- 8.1 It is envisaged that any planning permission may be granted subject to a Planning Obligation.
- 8.2 The Applicant is willing to comply with such a requirement subject to each contribution/obligation demonstrating compliance with the Community Infrastructure Levy Regulations 2010 (as amended) and subject to viability.

Planning Obligations

- 8.3 The Applicant is committed to agreeing Heads of Terms with the LPA at the appropriate time once the contributions required associated with the application proposals are understood.
- 8.4 The Applicant will commit to providing planning obligations in association with the proposed development where these satisfy (all of) the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and are:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development
- 8.5 Wiltshire CIL Charging Schedule and associated policies came into effect on 18 May 2015.

9. Summary and Conclusions

- 9.1 This proposal is for a high quality, well designed and sustainable residential development of up to 210 dwellings, supplemented by 0.75ha of flexible employment uses. This scheme has evolved in response to the characteristics of the site and seeks to deliver a residential proposal which makes efficient use of land at an appropriate density, in a highly accessible location and which provides a mix of housing types, tenures and sizes.
- 9.2 The site is located adjacent to the Market Town of Calne, one of the most sustainable settlements in Wiltshire, highlighted by its range of services and facilities and access to employment opportunities both within the town and the nearby areas. The proposed development, including residential elements, will be ideally located to provide the opportunities for travel by public transport services to central Calne, Chippenham, and further employment and service hubs across the south. Employment provision in this location will further add to the self-containment of the proposed development, and Calne as a Market Town, reducing the levels of out-commuting and enhancing its status as the principal settlement within the Calne Community Area.
- 9.3 It is evident that the Council continues to rely on the delivery of sites outside of settlement limits to meet its identified housing needs. It is noted that there exists a growing shortfall of housing delivery in Wiltshire and that this proposal will go some way to remedy the shortfall of housing at a highly sustainable settlement identified in the North and West Housing Market Area for growth.
- 9.4 This scheme should be determined in accordance with the presumption in favour of sustainable development. Planning permission should therefore be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 9.5 In this context, the Applicant considers that this proposal should be supported by the Local Planning Authority and planning permission granted.

**Appendix 1: Pre-Application Advice ref.
20/07314/PREAPP**

07 October 2020

Mr Peter Home
Turley
2 Charlotte Place
Southampton
SO14 0TB

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

Dear Mr Home,

Application No:	20/07314/PREAPP
Proposal	Outline application (with all matters other than vehicular site access reserved) for residential development, comprising up to 270 dwellings (Use Class C3) in addition to a retirement village comprising a 60-bed nursing home and up to 80 specialist assisted living retirement dwellings (use class C2), including infrastructure, ancillary facilities, public open space and landscaping.
Site Address	Penn hill Farm, Oxford Road, Calne, Wiltshire, SN11 8RR
On Behalf of:	Castlewood Properties Ltd

Thank you for your pre-application enquiry validated on the 25th August 2020 and registered on the 27th August 2020. In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

Summary of Officer View

The proposal is considered to be unacceptable as it would be in conflict with the policies of the development plan. Submission of a planning application is not recommended. This response explains the reasons why the development is considered to be unacceptable.

Relevant Planning Policies:

The **National Planning Policy Framework (NPPF)** (2019).

The adopted **Wiltshire Core Strategy**¹ 2006 – 2026, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 8 Spatial Strategy: Calne Community Area;
- Core Policy 35 Existing Employment Land;
- Core Policy 43 Providing Affordable Homes;
- Core Policy 45 Meeting Wiltshire's Housing Needs;

¹ The Wiltshire Core Strategy includes various saved policies from the former District Plans (see Appendix D of the WCS)

- Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable & Older People;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 52 Green Infrastructure;
- Core Policy 51 Landscape;
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- NE14 Trees and the Control of New Development;
- NE 18 Noise Pollution;
- CF3 Provision of Open Space.

Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020).

The made **Calne Community Neighbourhood Plan (NP)** 2016 - 2026 (made February 2018), with particular regard to:

- Policy H2 – Affordable Housing;
- Policy H3 – Housing Mix;
- Policy H4 – Settlement Boundaries and Housing Sites;
- Policy GA1 – Sustainable Transport;
- Policy GA2 – Highway Impact;
- Policy BE1 – Integration and Landscaping;
- Policy BE2 – Design Principles for Local Distinctiveness;
- Policy BE3 – Parking Provision;
- Policy NE2 – Setting of Calne and Calne Without;
- Policy NE3 – Biodiversity;
- Policy NE4 – Energy Conservation.

Wiltshire and Swindon **Waste Core Strategy** 2006 – 2026 (July 2009).

North Wiltshire Landscape Character Assessment (2004).

Wiltshire Local Transport Plan 2011 – 2016: **Car Parking Strategy** (March 2011).

Air Quality Strategy for Wiltshire 2011-2015, Appendix 2: Air Quality Management Areas in Wiltshire.

Community Engagement

The proposed residential development scheme will represent a significant 'major' development within Calne. It is therefore recommended that the applicant engages with the Town Council and local community at the earliest opportunity to ensure the views of interested parties can be considered and used to help inform the proposed development. The Council's [Statement of Community Involvement \(update July 2015\)](#) specifies that "applicants are encouraged to involve the local community as early as possible in the process of preparing their proposals". The NPPF highlights that "Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community." (par 39).

Assessment

This pre-application enquiry seeks the view of the Local Planning Authority on a residential development scheme on approximately 15 hectares of land at Pen Hill Farm, Calne. The Illustrative Framework Masterplan indicates that the site provides an opportunity for a residential community alongside a private retirement village and care home facilities. The site could be developed as follows: -

- Up to 7.1 ha of residential land for up to 270 residential dwellings;
- Up to 3.1 ha of land to accommodate a retirement living village to include provision of 60 bed specialist care home with private on-site gardens;
- Up to 4.6ha of green infrastructure which wraps around the northern and eastern edge of the site creating a network of connections between development and the open countryside.

Relevant Planning History:

The application site is primarily made up of four agricultural fields which have not been the subject of previous planning applications. There are several planning applications associated with the small industrial estate at Pen Hill Farm but it is recognised this area is proposed to be redeveloped as part of the development. The planning permissions for residential development surrounding the site, and the solar farm, are material to the assessment of the pre-application enquiry, in particular: -

West of site: -

- Planning Application ref 20/05187/FUL - Improvements to access road to Penn Hill Farm from land off Oxford Road, Calne (to include widening, resurfacing and insertion of a cattle grid) - Land Off Oxford Road Calne
- Planning Application ref 15/05831/REM - Reserved Matters Application to N/11/03524/OUT Regarding Layout, Landscaping, Scale & Appearance: for 200 Dwellings; Internal Roads & Footpaths; Garages, Parking; Public Open Spaces & Landscaping - Land to East of Oxford Road Oxford Road Calne Wiltshire
- Planning Application ref N/11/03524/OUT - Outline Planning Application for up to 200 Dwellings and Associated Works - Land off Oxford Road, Calne, Wiltshire, SN11 8AW

North-East of site: -

- Planning Application ref N/12/04169/FUL - Installation of 25.53Ha 12MW Solar Park Including Transformer Housings, Security Fencing and Cameras, Landscaping and Associated Works - High Penn Farm, Calne, Wiltshire, SN11 8TE

South of site: -

- Planning Application ref 18/03098/FUL - Erection of 21 new dwellings - Land off Sandpit Road Calne Wiltshire SN11 8TJ
- Planning Application ref 16/07531/OUT - Outline application for new residential development of up to 21 dwellings comprising predominantly two storey dwellings of mixed sizes (all matters reserved) - Land off Sandpit Road Calne Wiltshire SN11 8TJ

Principle of Development:

Local Development Plan - Settlement and Delivery Strategy

The local development plan document comprises the adopted Wiltshire Core Strategy (WCS) (adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006), and the made Calne Community Neighbourhood Plan (CCNP) 2016 - 2026 (made February 2018).

In the interests of promoting sustainable development and the protection of the countryside the policies of the local development plan seek to restrict all new residential development to locations within the Limits of Development defined for the towns and villages. The WCS includes a settlement strategy, as outlined within

Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy', which indicates that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Core Policy 8 'Spatial Strategy: Calne Community Area' identifies Calne as a 'Market Town'. Core Policy 1 'Settlement Strategy' outlines that "Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities" (p43). However, Core Policy 2 'Delivery Strategy' states that sites for development in line with the Area Strategies will be identified through subsequent site allocations development plan documents and / or neighbourhood plans.

It should be noted that Core Policy 46 'Meeting the Needs of Wiltshire's Vulnerable & Older People' of the WCS indicates that in exceptional circumstances the provision of 'specialist accommodation', which includes nursing homes and extra-care facilities, outside but adjacent to the Principal Settlements and Market Towns will be considered provided that a genuine, and evidenced, need is justified, along with other criteria. The pre-application enquiry is not supported by such evidence and has therefore been assessed against the settlement strategy of the WCS as follows.

Core Policy 8 of the WCS identifies a need for 1,605 dwellings in the Community Area over the plan period (2006 – 2026), of which about 1,440 should occur at Calne and approximately 165 homes will be provided in the rest of the Community Area (WCS, Table 5.3). The policy goes on to clarify that once housing completions and permissions are taken into account there remains a requirement for 44 dwellings at Calne and 74 dwelling in the rest of the Community Area. However, the subsequent Wiltshire Council Housing Land Supply Statement, dated April 2017, confirmed that the indicative housing requirement within the Calne Community Area had been met.

The most up to date Wiltshire Council Housing Land Supply Statement, dated April 2018 (Published August 2019) shows that 2,069 homes have either been completed or were developable commitments (Appendix 6, p113). This is an exceedance of 144% of the indicative figure of 1,440 new dwellings within the WCS, with completions likely to have increased considerably since the report's base date of April 2018 with several large permissions currently being built-out². As such, the proposal to deliver a further 270 dwellings in addition to a retirement village comprising a 60-bed nursing home and up to 80 specialist assisted living retirement dwellings would exceed the planned level of supply by 172%.

The Council's Spatial Planning team is concerned that the proposed level of growth is significant, with possible detrimental effects on the WCS spatial strategy, as Calne delivers increased levels of housing to make up for a lack of delivery in other areas, notably in Chippenham and Trowbridge. It has been highlighted that paragraph 5.38 of the WCS specifically refers to the need for further development to support investment in town centre services, with pressure on community health facilities in the town and with GP surgeries at or near capacity. Furthermore, the WCS goes on to state that *'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'* (par 5.39). This objective is reflected within the CCNP which says that 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 WCS is clear that "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 (par 4.17)". The made CCNP highlights that Calne and Calne Without Parish areas and the remainder of the Community Area have met and exceeded their indicative housing requirement within the Neighbourhood Plan period (par 53). Whilst there was no need to plan for further strategic growth it was recognised that pressure for

² 14/08305/REM (125 dwellings), 16/04124/FUL (154 dwellings), 15/05831/REM (200 dwellings), 15/05254/REM (124 dwellings), 17/00679/OUT (165 dwellings)

new development in the CCNP area would continue and therefore sites for future development were assessed for potential suitability and consideration for allocation in the Neighbourhood Plan. As a result, Policy H1 'Housing Allocation' of the CCNP allocate 20hectares of land with a capacity of 295 dwellings, in line with terms of previous planning permissions granted by the Local Planning Authority, outside the defined Limits of Development for Calne.

Policy H4 'Settlement Boundaries and Housing Sites' of the CCNP provides support for small windfall housing sites provided they comply with the Settlement Strategy of the WCS, however the policy is clear that development will not be supported outside the Limits of Development other than in circumstances as permitted by other policies within the development plan.

The WCS and CCNP present a clear strategic strategy for new residential development and the proposal the subject of this pre-application enquiry would not constitute plan-led development. As such, from a strategic policy perspective, the proposal would not constitute sustainable development and would conflict with the principle aims of the NPPF which is to be "genuinely plan-led" (par 15).

In addition to the above, Core Policy 35 'Existing Employment Land' is also relevant when considering the principle of the development due to the loss of the small industrial estate within the site which would have to be considered and justified.

Wiltshire Council 5 Year Housing Land Supply Position

Paragraph 73 of the NPPF requires local planning authorities to be able to demonstrate a deliverable supply of housing sufficient to meet 5 years against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The housing requirement in the calculation should also include the appropriate buffer which is established through the results of the Housing Delivery Test.

As the Council's adopted strategic policies in the WCS became 5 years old on the 20th January 2020, the housing requirement now used in the 5-year housing land supply (5YHLS) calculation is the Local Housing Need. As this provides a housing need figure at a county-wide level, the Council now produce a single 5YHLS position for Wiltshire for use in the operation of NPPF paragraph 73³. It should be noted that: -

- i) although the WCS is now over 5 years old, this does not render the plan out-of-date⁴ and is still the starting point for determining planning applications.
- ii) the current Local Housing Need figure (2,024 dwellings per annum) is very similar to the sum of the housing requirements for the three HMAs in the adopted policies of the WCS (2,055 dwellings per annum). This indicates that the housing requirement in the WCS continues to effectively represent the current housing need for Wiltshire.

In February 2020 the Council contested an appeal for a proposal for residential development at Land at Purton Road, Swindon which it subsequently won. However, during the inquiry, the Council's ability to meet the NPPF evidence base requirements to support the 5YHLS position was challenged. As a result, the Council have accepted that it cannot demonstrate the requisite 5-year deliverable supply. The current position is 4.62 years supply.

The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. The NPPF makes it clear that, where a 5YHLS cannot be demonstrated, the most

³ The Council are also continuing to calculate and publish a 5YHLS position at an HMA-level (based on the spatial distribution and housing requirements set out in Core Policy 2) to indicate deliverable housing supply against the provisions of the development plan. This remains a material consideration in decision-making. However, the three HMA-level 5YHLS positions cannot be used in the calculation required in paragraph 73 of the NPPF.

⁴ Planning Practice Guidance (paragraph: 064 Reference ID: 61-064-20190315)

important policies for determining an application are considered to be out-of-date, and planning permission should be granted unless:

- i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Notwithstanding the presumption in favour of sustainable development, it should be highlighted that it does not change the statutory status of the development plan as the starting point for decision making (NPPF par 12) as noted above, and the Inspector in the recent appeal case at Land at Purton Road, Swindon, where the titled balance was applied, still dismissed the appeal on this basis. It was confirmed that there remains substantial benefit in maintaining a plan-led system. The Inspector said –

“20. Even having regard to the above [the 5 year land supply position], there remains substantial benefit in maintaining a plan-led system. The overall strategy of the CS to direct development to the most sustainable settlements remains desirable and accords with the objectives of the Framework.

21. Even at the lower end of the range agreed between the parties, there is a relatively modest shortfall in housing land in the Wiltshire Council area. The local housing need derived from the standard method is very similar to the housing requirement contained in the CS for the relevant five-year period and so there is no reason to think that the strategy will not continue to be effective, particularly in light of recent progress in adopting the Housing Site Allocations Plan.”

In light of the above, the WCS continues to be the starting point determining planning applications and the settlement strategy of the local development plan continues to carry significant weight in the decision-making process. Furthermore, it should be recognised that there is only a very modest shortfall in housing across the county, and no shortfall in housing in the Calne Community Area. The planned level of growth is significant in the context of the requirement detailed within the WCS and the existing housing completions and commitments within the area. It is considered that the proposed development would not accord with the strategy and pattern of development anticipated by the WCS and CCNP. It is also worth highlighting that the CCNP says that housing in the neighbourhood plan area has expanded rapidly over the last few years against the wishes of the local resident (par 55).

The Council is currently working on the [Wiltshire Local Plan Review](#) (LPR) DPD will provide the strategic context for development up to 2036 and determine the level and direction for future growth. It will include the allocation of a range of sites to meet the identified need for homes and jobs, a review of existing development management policies, and strategic guidance for the preparation of neighbourhood plans. The timetable for the LPR is detailed within the [Local Development Scheme \(July 2020\)](#) and it is recommended that you liaise with the Spatial Planning team and CCNP Steering Group as part of the review and future strategy for the local development plan.

Impact on Landscape Character & Visual Amenity

The site lies within the open countryside within an undesignated landscape area but the North Wessex Downs AONB lies approximately 1.5km to the southeast. The site falls within the Calne Rolling Clay Lowland ([ref 11A](#)) landscape type as defined within the [Wiltshire Landscape Character Areas](#).

The site forms the upper and eastern slopes of the low hill to the northeast of Calne. The submitted Site Constraints Plan shows that the landform rises from approximately 90m AOD in the west of the site, to a highpoint of over 100m AOD, before falling to the east, to approximately 90m AOD, and further falling outside the application site to approximately 80 AOD along Abberd Lane. The slope continues to decline towards Abberd Brook to the east of the site and then rises towards Compton Bassett Park (on the west edge of the North Wessex Downs AONB). Two public footpaths converge on the hilltop in a fairly central position of the site, linking north from the edge of Calne to join a network of public rights of way that connect into the AONB.

The site has a predominantly rural character, although is influenced by a variety of nearby land uses including the haulage business and small industrial estate at Penn Hill Farm within the site, the large quarry works to the east including movement of quarry traffic along Sand Pit Road and substantial new, residential development to the south of the site. Further residential development to the west will introduce a new residential edge along the west site boundary. The strong network of hedgerows and trees around and through the site provides some sense of separation from the surrounding land uses and forms the characteristic, small scale rural landscape of the site.

One of the key management objectives for the landscape character area is to “ensure that landscape is at the foundation of decisions about the growth of settlements (e.g. Swindon and Calne) and that landscape is used to provide a strong framework within which changes can happen in a sustainable way”. The proposed development, as shown on the Illustrative Framework Masterplan, would result in the introduction of built development on the brow of the hill to the northeast of Calne, which would break the rural tree skyline, and further extend down the eastern slope of the site, which has the potential to be conspicuous and intrusive on the rural landscape setting.

Core Policy 51 ‘Landscape’ of the WCS outlines that development should protect, conserve and where possible enhance landscape character. The policy requires applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessments and any other relevant assessments and studies. Furthermore, Policy NE2 ‘Setting of Calne and Calne Without’ outlines that proposals for new development must respect the pastorals setting of Cale & 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.

In light of the above, the landscape and visual impacts of the development will have to be assessed and quantified within a comprehensive Landscape and Visual Impact Assessment to enable this matter to be considered in further detail.

Layout & Design

In terms of design, your main point of reference should be Core Policy 57 ‘Ensuring High Quality Design and Place Shaping’ of the WCS and Policy BE2 ‘Design Principles for Local Distinctiveness’ of the CCNP which lay down the requirement for good design. The policies seek to ensure that development proposals enhance local distinctiveness by responding to the value of the natural and historic environment, relates positively to its landscape setting and the existing pattern of development and responds to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

The pre-application enquiry is supported by a Vision Statement and an Illustrative Framework Masterplan which has been reviewed by the Council’s Urban Design Officer. The following advice and guidance is provided as a result: -

For pre-app stage this appears to show the right approach to begin discussion. Initial UD Comments as follows:

- 1. It appears that the concept is going to push mature trees to the back of plots where they would be hidden from public view and vulnerable to removal. The concept must be shaped so that these are visually prominent features within public open space.*
- 2. Some parcels look unrealistically thin and generally too small – thinner than perimeter blocks on site to the west:*

3. *This would be unrealistic and could be a problem at REM. Might be better to have fewer but larger perimeter blocks.*
4. *Possibly too many routes fragmenting the site affecting legibility and creating too many streets and corners where back gardens for the street edge.*

Thus when it comes to formal outline please ensure submission of:

5. *Proving layout, showing how numbers are achieved at same time as features such as landscaped streets, street trees, high quality streetscenes, adequate parking etc.*
6. *Future access provision to land to the east, just as this site connects to land to the west*
7. *Land use parameter plan breaking down quantum of developable and non-developable into different types i.e. housing/care, or recreational POS/SUDS/other green space.*
8. *Subtract developable area from below the landscape corridor (no 4 on concept plan)*
9. *Consider putting formal play space in central location. landscape edges can accommodate natural play, integrated with SUDS perhaps*
10. *Constraints plan needs more analysis of the retained farmhouse and its value and what constraints opportunities pertain to it. it looks totally hemmed in and its not clear why that is positive/practical.*
11. *Indicative junctions that are highlighted should be meaningful, i.e on nodes of main routes/GI corridors/cycle paths etc. The concept plan appears to locate them arbitrarily.*
12. *I would recommend that in an Outline DAS the applicant demonstrate compliance with the new (NPPF endorsed) Building for a Healthy Life guidance as this will go a long way to demonstrating high quality design as required by Core Policy 57. I have attached a summary sheet but the original should be familiar to the applicant's designer.*

Finally, I have some generic points which I recommend be included in an outline design pack, for an expedient assessment of any future application:

- *Urban Design Constraints and Opportunities Plan – as much as possible that could be deemed in influence the design should be captured on this.*
- *Urban Design and Landscape Concept Plan as part of design evolution, including active frontages and walking/cycling routes. Can be broken down into separate 'parameters plans' if needs be.*
- *Evidence of a design evolution, including other options which have been explored.*
- *Statement of Community Involvement showing how local opinions have been analysed and the design has responded to these.*
- *Sketch Layout to prove capacity - The layout should be plotted with realistic house sizes, colour coded with a table showing the indicative mix. (There is no point in undertaking a test layout if the sizes and mix of homes are not credible; there should be transparency about what has been used to arrive at the 'capacity')*
- *2 pie charts showing the proportions of household sizes used to generate the indicative market and affordable mixes and overall capacity, for comparison with the SHMA's local need projections.*
- *Evidence for why the indicative housing footprints (i.e. detached, semi-detached, terraced or apartments) would be sustainable typologies and satisfy the predominant need in the area.*
- *Brief urban design and architectural character analysis, showing the distinctive theme characteristics in the area and, if relevant, that of exemplar practice elsewhere that has influenced the concept.*

- *Sustainability strategy with a plan annotating how design maximises resilience (see NDG para. 135 -149). Standard' house types may not be adequate and modifications may be required to their form, depending on their position and orientation.*

Agricultural Land Classification

The proposal involves 'major' development on Grade 3 Agricultural Land therefore the loss of the land for agricultural purposes is a key material planning consideration when considering the principle of development and its landscape and visual impact. The NPPF advises that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. The permanent loss of best and most versatile agricultural land would not contribute towards a form of sustainable development and would therefore have to be addressed and justified.

Impact on Highway Safety and Air Quality:

Core Policy 60 'Sustainable Transport' of the WCS seeks to reduce the need to travel by private car and encourage the sustainable, safe and efficient movement of people through Wiltshire. New development should mitigate the impact of any proposal on transport users. Core Policy 61 'Transport and New Development' seeks to ensure that applications demonstrate that the scheme proposed has given consideration to the needs of all transport users and that the proposal is capable of being served by safe access to the highway network. Furthermore, Core Policy 62 'Development Impacts on the Transport Network' requires developments to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

The pre-application enquiry is supported by a Transport Scoping Note (August 2020) by Entran Environmental & Transportation which provides an overview of the proposed development, considers the potential implications, and sets out the scope for any forthcoming Transport Assessment.

The Council's Highways Officer has reviewed the pre-application enquiry and has provided the following observations: -

"I refer to the above pre-application enquiry and would provide highway comments as follows.

Given the other under-construction and permitted residential developments nearby, some further from town facilities I would not expect to raise an objection on transport sustainability.

Achieving a safe access to Sandpit Road appears problematic. DMRB standards will be required with visibility splays based on the surveyed 85%ile speeds at the point of access. This may lead to splays of between 90 and 120 metres in each direction, depending on surveyed speeds, to the nearside road edge. For this level of development the set back distance will be 4.5 metres. There is a pronounced crest in Sandpit Road on the site frontage which is likely to make achieving correct visibility difficult or impossible. Hedge loss will be significant if the visibility is achieved. It is possible therefore that safe access is not achievable on this limited frontage extent, and that there will be a highway objection.

The proposals suggests that access to the care development will be via the existing Penn Hill Farm access track which currently connects to Oxford Road, but is to be relocated under permission 15/05831. The track has not been included in the red line, so it is unclear if the applicant will have the ability to provide the necessary upgrades to the route to achieve satisfactory access, or even right of access over this route.

Any application would need to include a TA on the lines of the scoping report, but subject to the following provisos. Detailed examination of pedestrian, cycle and public transport accessibility to local destinations and town facilities would need to be included. There is no pedestrian or cycle provision on the development side of Sandpit Road – which would need to be addressed. A formal crossing of Sandpit Road would need to be examined, but as with the access above, achieving an acceptable location and

forward visibility of a formal crossing may be difficult. Pedestrian and cycle accessibility from the development towards the Tesco store will be important on a direct line (not via Sandpit Road).

In terms of traffic impact, the scoping report puts forward an unacceptably minimal approach. Traffic impact will need to be considered for a growth year of 5 years after registration, take all committed developments into account, and provide junction impact assessment of all relevant affected junctions that are impacted above 3% peak hour including consideration of the town centre junctions. Distribution must be agreed with the HA prior to the assessments. Trip rates must be more robust. The suggestion is that 70 homes will be affordable and therefore use lowered rates. For robustness all 270 should be considered as market dwellings. This makes the TA easier to justify politically, but also most developments finish up with negotiated levels of affordable dwellings, so an initial robust approach to avoid later re-assessment is important."

In terms of the wider impacts on the local road network and associated impact on air quality. The spatial strategy for the Calne Community Area highlights that traffic congestion is a major issue in Calne and states that due to areas of poor air quality an Air Quality Management Area (AQMA) has been declared. These issues are also identified within the CCNP which states that there are "Concerns that additional housing will have a negative impact on the already congested road network. Calne has an **Air Quality Management Area** 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 (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." (par 55).

A large amount of vehicular traffic associated with the development will have to travel through the AQMA to access the site and therefore in line with Core Policy 55 'Air Quality' of the WCS, the development will need to demonstrate how it can effectively mitigate emission levels in order to protect public health, environmental quality and amenity. I have enclosed further comments from the Council's Public Protection Officer on this point which include recommendations for any future planning application.

Ecology

Core Policy 50 'Biodiversity & Geodiversity' of the WCS outlines that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Furthermore, the policy specifies that all development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

The pre-application enquiry is supported by a letter (ref 1005945/FM/MRD/003 let scope MRD) by aspect ecology which seeks to agree the scope of a future Ecological Assessment following an Extended Phase 1 Habitat Survey carried out on the 10th June 2020.

I have enclosed the comments received from the Council's Ecologist with confirms the information, surveys and reports that should be submitted in support of any future planning application.

Drainage & Flooding

The site is over 1ha in size there any future application would have to be supported by a Flood Risk Assessment (FRA). It will need to focus on the sustainable management of surface water and comply with the NPPF and associated Planning Practice Guidance. Core Policy 67 'Flood Risk' of the WCS outlines that all new development must include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable drainage system) unless site or environmental conditions make these

measures unsuitable. Any future application will therefore be required to demonstrate how the site will be drained and be supported by a surface water drainage scheme.

The pre-application enquiry is supported by a Flood Risk and Surface Water Drainage Technical Note (ref A325-R001 /15 July 2020) by Abbey Letchford Partnership that assesses the flood risk/surface water drainage constraints and opportunities of the site. It advises that there are no reasons from a flood risk / surface water drainage perspective that would prevent the site from being identified for future development.

I have enclosed the initial observations received from the Council's Drainage Engineer based on the information submitted as part of the pre-application enquiry.

Heritage Assets

The site does not lie within a Conservation Area and there are no Listed Buildings within or adjoining the site. In relation to archaeological remains, the NPPF advises that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (par 189). The Council's Archaeologist advised the following level of archaeological work will be necessary:

"The proposed development would be substantial in size and located within mostly undeveloped agricultural landscape. I note that the adjacent fields located to the West of the proposed development have previously been subject to archaeological investigation in the form of geophysical survey and archaeological trenching evaluation. Further to this, I note the presence of multiple archaeological monuments of uncertain date located within the close proximity of the proposed development site. I would advise that as part on any resulting submission the applicant prepares a Desk Based Assessment which should include the results of a wholesale geophysical survey of the proposed development site. It is very likely, that based on the findings of the DBA/survey, further archaeological works/mitigation will need to be agreed prior to any determination being made."

Waste Management

The Waste Core Strategy for Wiltshire and Swindon sets out the strategic planning policy framework for waste management. The Waste Core Strategy forms one element of the Wiltshire and Swindon Minerals and Waste Development Framework. Policy WCS6 'Waste Reduction and Auditing' of the adopted Waste Core Strategy outlines that and development providing 10 or more dwelling units will be required to design and provide facilities for occupiers of the development to recycle / compost waste and / or facilities within or groups of properties or premises for the source separation and storage of different types of waste for recycling and / or composting. As such, details of the waste strategy for the site will have to be provided and a waste audit in line with points 'a' – 'i' of the aforementioned policy which cover the management of waste during the construction process.

Planning Obligations

Please note that on 12 May 2015, Wiltshire Council adopted the Wiltshire Community Infrastructure Levy (CIL) Charging Schedule, a [Planning Obligations Supplementary Planning Document \(revised October 2016\)](#), a Regulation 123 List (amended) and a CIL Instalments Policy. These and associated documents, as amended, are available to view on the Council's website at www.wiltshire.gov.uk

Core Policy 3 'Infrastructure Requirements' of the WCS outlines that all new development will be required to provide the necessary on-site and, where appropriate off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and / or through an appropriate financial contribution prior to, or in conjunction, with the new development. In the event of competing demands for infrastructure provision, essential infrastructure will be afforded the highest priority. The major development scheme will generate a need for the following planning obligations: -

Affordable Housing

Core Policy 43 'Providing Affordable Housing' of the WCS sets a requirement for 30% on site affordable housing in this location. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. Please note that Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable & Older People clarifies that "proposals for extra-care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing. Therefore, proposals for extra care accommodation will be expected to provide an affordable housing contribution in line with Core Policy 43 (Providing Affordable Homes)".

Education

The Local Planning Authority will need to be satisfied that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. This will be established at the time of any planning application however the Education Authority has provided an indication of the likely financial contributions required to ensure there is sufficient early years, primary and secondary School places to serve the proposed development.

Public Open Space

The local development plan requires new residential development schemes to make provision for open space on site. The Council's Public Open Space Officer advised that the policy requirement will be as follows: -

- 1 x 1 bed dwelling = 30m² open space
- 1 x 2 bed dwelling = 45m² open space and 3m² of play
- 1 x 3 bed dwelling = 60m² open space and 6m² of play
- 1 x 4 bed dwelling = 75m² open space and 9m² of play

This will be required as on-site provision and must be secured in perpetuity. Wiltshire Council will not adopt the POS.

A sports pitch contribution of £75,141.00 will be required and a target site will be chosen at application stage.

The retirement area is stated to consist of 80 2-bed dwellings, this would generate a requirement of 3600m² of open space. There is no play or sports provision required for this section of the development. The open space will be required on-site and must be secured in perpetuity. Wiltshire Council will not adopt the POS. Please note that if the number of dwellings or size of dwellings changes at application stage, the calculation will be based on the numbers shown above.

Other Contributions:

Waste management services such as recycling and collection facilities are classed as 'essential infrastructure'. The Council's Waste & Environment Services department will require the development to provide a contribution towards the provision of waste and recycling containers for each residential unit.

'Place shaping infrastructure' such as open space and green infrastructure, and community safety in the public realm, can be secured through good design and the provision of appropriate on-site facilities. The development should also provide other place shaping infrastructure in line with the requirements of Core Policy 3 such as the provision of public art and streetscape features which will contribute to the quality of the development and people's enjoyment of the new built environment.

Application Requirements

The information requirements will be dependent on the type of application; however, as a guide the following plans and documents should accompany any application:

- Statement of Community Involvement;
- Design & Access Statement;
- Flood Risk Assessment & Drainage Strategy;
- Heritage Assessment;
- Transport Assessment;
- Landscape & Visual Impact Assessment;
- Arboricultural Impact Assessment;
- Ecological Survey;
- Air Quality Impact Assessment;
- Land Contamination Assessment (for previously developed land);
- Waste Management Strategy & Waste Audit;
- Planning Obligations Draft Heads of Terms;
- Application plans including proposed and existing site levels and street scene plans.

Summary

The pre-application enquiry seeks the view of the Local Planning Authority on a residential development scheme, comprising up to 270 dwellings (Use Class C3), a retirement village comprising a 60-bed nursing home, 80 specialist assisted living retirement dwellings (Use Class C2), including infrastructure, ancillary facilities, public open space and landscaping. The site lies outside the limits of development for Calne within the open countryside and the proposed development would therefore conflict with the settlement strategy of the Wiltshire Core Strategy. The proposal would therefore be deemed to be unsustainable as it would conflict with the Council's plan-led approach to sustainable development.

The proposed urban development of this site will result in a permanent change in land use and to the character of the site and its immediate environs, resulting in change from agricultural use and character to that of urban development. The harm to landscape character and visual amenity of this elevated site would have to be considered and mitigated where possible, and the impact considered alongside other key material planning considerations such as highway safety, ecology, and environmental impacts within the overall planning balance.

Should you wish to discuss the above in further detail please do not hesitate to contact the case officer via phone 01225 718616 or email Morgan.Jones@wiltshire.gov.uk.

Yours faithfully

Mike Wilmott

Head of Development Management

Officer's Name: Morgan Jones

Officer's Title: Senior Planning Officer

Direct Line: 01225 718616

Email: Morgan.Jones@wiltshire.gov.uk

Turley Office
Southampton

023 8072 4888