

PLANNING STATEMENT AND FLOOD RISK ASSESSMENT

**ALTERATIONS AND RECONFIGURATION OF EXISTING
CLASS E COMMERCIAL BUILDING INCLUDING
SUBDIVISION INTO MULTIPLE COMMERCIAL UNITS,
REINSTATEMENT OF TRADITIONAL SHOPFRONT,
FORMATION OF NEW WINDOW OPENINGS AND
ASSOCIATED REFURBISHMENT WORKS**

20 CHURCH STREET, CALNE, WILTSHIRE, SN11 0HS

ON BEHALF OF KES VENTURES LTD

FEBRUARY 2026

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd on behalf of KES Ventures Ltd (“the Applicant”) in support of a full planning application relating to 20 Church Street, Calne, Wiltshire, SN11 0HS (“the Application Site”).
- 1.2 The application seeks permission for the alteration and reconfiguration of the existing commercial building to improve its functionality, long-term commercial viability and contribution to the character and appearance of the surrounding Conservation Area. The proposals comprise a series of carefully considered internal and external works intended to respond to contemporary commercial requirements whilst enhancing the building’s relationship with the streetscape.
- 1.3 The proposals build upon the established planning position secured under application reference 20/07270/FUL, which confirmed the acceptability of subdividing the building to provide multiple commercial units and supported external alterations aimed at improving the building’s contribution to the vitality and viability of the town centre.
- 1.4 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals, identifies the relevant planning policy framework, and assesses the planning impacts of the development. An accompanying Heritage Impact Assessment (HIA) has informed the design evolution and heritage assessment presented within this Planning Statement.
- 1.5 Section 2 describes the site, its surroundings and relevant planning history. Section 3 outlines the proposed development. Section 4 summarises the relevant planning policy context. Section 5 provides an assessment of the principal planning considerations, including design and heritage matters. Section 6 addresses flood risk considerations. Section 7 sets out the overall planning balance and conclusions.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site comprises a commercial building located on Church Street within the defined town centre of Calne. The building forms part of a mixed historic streetscape characterised by traditional shopfronts and varied architectural detailing, reflecting the gradual evolution of the town centre over time. The site lies within the Calne Conservation Area and occupies a prominent gateway position at the western end of Church Street, contributing to key views within the Strand and River Marden East character area. The building is situated adjacent to the Grade II listed Calne Free Church, with the River Marden located to the north.



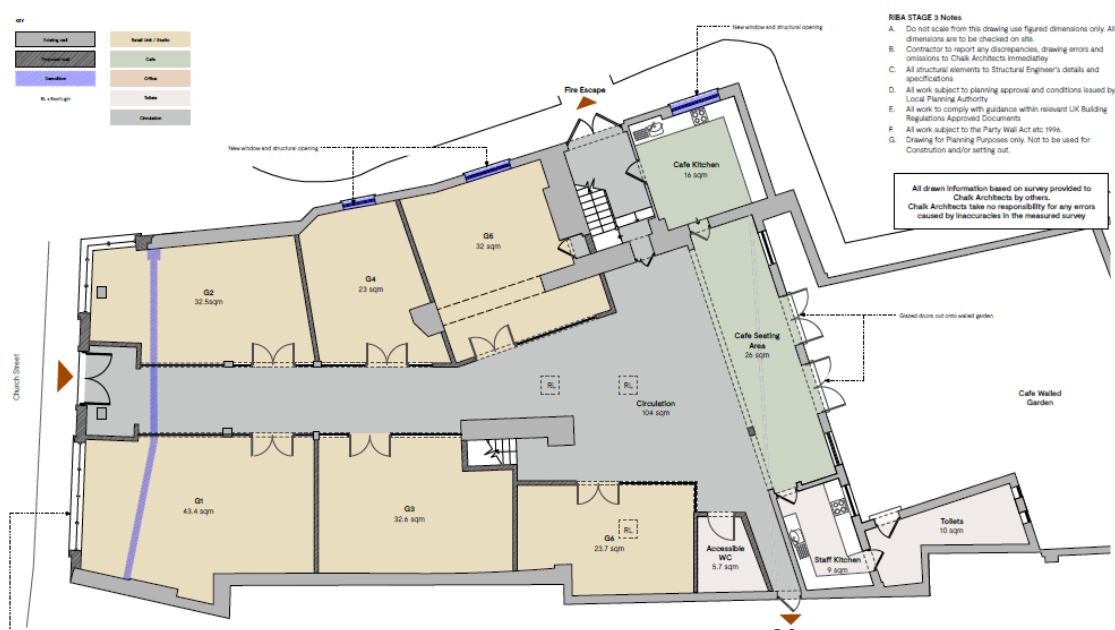
Figure 1 – aerial image of application site

- 2.2 The application site comprises a two-storey commercial building with attic accommodation, understood to originate from the mid-to-late nineteenth century and identified within the accompanying HIA as a non-designated heritage asset. The ground floor is currently configured as a single large retail unit. The depth and scale of this space exceed that typically associated with modern town centre units within secondary frontages and have contributed to periods of underutilisation and vacancy. The upper floors are arranged as office accommodation but presently exhibit an inefficient layout and access arrangements which reduce their attractiveness to potential occupiers. The existing street frontage includes a recessed modern shopfront set back beneath the first-floor façade, together with later twentieth-century alterations which have diminished the building's architectural coherence and contribution to the streetscape.

- 2.3 Planning permission was granted in 2020 (ref. 20/07270/FUL) for alterations including subdivision of the ground floor into multiple units, modifications to the shopfront, and the introduction of new openings to the west elevation.
- 2.4 The building is located within the Calne Conservation Area and lies in close proximity to designated heritage assets, including the Grade II listed Calne Free Church and No. 26 Church Street. The site is also situated within Flood Zone 2 due to its proximity to the River Marden. Heritage and flood risk considerations arising from these designations are addressed in later sections of this Planning Statement and within the accompanying HIA.

3. THE APPLICATION PROPOSALS

- 3.1 The application seeks permission for the alteration and reconfiguration of the existing commercial building to provide a series of smaller commercial units arranged around a central internal circulation space, together with associated external alterations and repair works. The proposals are intended to improve the functionality and adaptability of the building whilst retaining its established commercial use.
- 3.2 At ground floor level, the existing recessed entrance arrangement will be removed and the frontage extended forward to align with the established building line beneath the first-floor façade. This will allow reinstatement of a traditional shopfront arrangement comprising timber-framed glazing and a central entrance, informed by historic evidence of earlier shopfront arrangements. Internally, the ground floor will be reconfigured to form six individual retail units arranged either side of a central circulation corridor. Each unit will be independently accessed via glazed frontages and individual doorways from this shared internal space.
- 3.3 A café use is proposed toward the rear of the building, with associated seating areas and ancillary facilities. The café will have direct access to the existing walled garden via refurbished glazed doors, allowing the garden to function as part of the overall café setting.
- 3.4 The existing staircases will remain in their current positions but, as a result of the internal reconfiguration, will be accessed directly from the circulation corridor. This will improve legibility of access to the upper floor offices and avoid the current arrangement whereby stair access is integrated within a larger retail space.



Legend:

- Existing wall
- New wall / extension
- Roof / floor
- Door
- Window
- Staircase
- Other
- Other
- Other

Notes:

- Do not scale from this drawing as figured dimensions only. All dimensions are to be checked on site.
- Contractor to report any discrepancies, drawing errors and omissions to Chalk Architects immediately.
- All structural elements to Structural Engineer's details and specifications.
- All work subject to planning approval and conditions issued by Local Planning Authority.
- All work to comply with guidance within relevant UK Building Regulations Approved Documents.
- All work subject to the Party Wall Act etc 1996.
- Drawing for Planning Purposes only. Not to be used for Construction and/or setting out.

Disclaimer: All drawn information based on survey provided to Chalk Architects by others. Chalk Architects take no responsibility for any errors caused by inaccuracies in the measured survey.

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- 3.6 Externally, the proposals adopt a repair-led approach focused on enhancing the building's appearance while retaining existing fabric wherever possible. Existing windows across the building will be repaired or replaced on a like-for-like basis. Existing external render will be retained and made good through patch repairs where required, followed by redecoration to achieve a consistent finish. No alterations are proposed to the roof structure.
- 3.7 To the principal south (street-facing) elevation, the ground floor wall will be brought forward to align with the first-floor façade above, removing the existing recessed frontage and associated incongruous modern elements. A new rendered finish will be applied to match the existing upper elevation, including the use of lime render above the shopfront. The new shopfront will comprise timber-framed shop windows with decorative painted surrounds, a central timber-framed double entrance door with surrounding detailing, and a corner window feature designed to reflect traditional shopfront proportions and enhance the historic character of the street scene.



Figure 5 – proposed south elevation

- 3.8 Alterations to the west elevation include the formation of new openings to introduce additional windows serving the reconfigured internal layout. These will comprise timber-framed windows with reconstituted stone cills, designed to reflect the proportions and character of existing openings and to improve the currently inactive appearance of this prominent elevation.

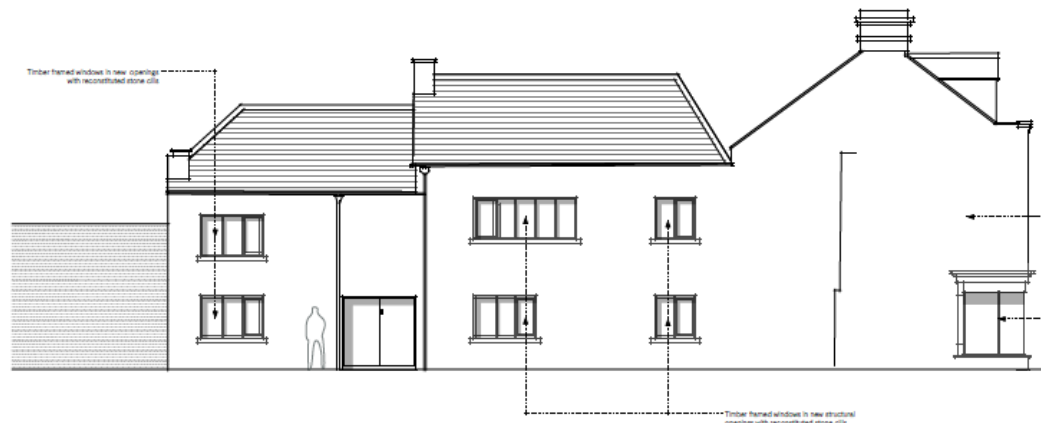


Figure65 – proposed west elevation

- 3.9 Overall, the proposals involve a combination of internal reconfiguration, reinstatement of a traditional street frontage and a programme of repair and refurbishment works intended to improve the building's functionality and appearance whilst maintaining its established commercial character and enhancing its contribution to the Conservation Area.

4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this application that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF); and
 - The Development Plan (including Neighbourhood Plans).

National Planning Policy Framework (NPPF)

- 4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in December 2024.
- 4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) 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 clear 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”.

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- 4.7 Section 6 of the NPPF addresses building a strong and competitive economy, emphasising the need for planning decisions to support economic growth, recognise the changing nature of business needs and allow flexibility for existing commercial areas to adapt over time. It highlights the role of planning in enabling sustainable economic development and supporting the vitality of local economies.
- 4.8 Section 7 relates to ensuring the vitality of town centres and recognises the importance of adapting centres to changing retail and commercial patterns. The NPPF supports a diverse range of uses within town centres and encourages the effective use and reuse of existing buildings to maintain active and viable centres.
- 4.9 Section 12 of the NPPF sets out the Government's expectations for achieving well-designed places. It requires development to function well, be visually attractive, and respond positively to local character and history. The importance of high-quality architecture, appropriate materials, and reinforcing local distinctiveness is emphasised.
- 4.10 Section 16 addresses conserving and enhancing the historic environment. It requires decision-makers to identify and assess the significance of heritage assets and to ensure that development proposals conserve heritage assets in a manner appropriate to their significance. The NPPF recognises that heritage assets are an irreplaceable resource and that their conservation can be achieved through sensitive management and continued viable use. Relevant paragraphs also include paragraph 207 (requiring proportionate assessment of heritage significance), paragraph 210 (encouraging enhancement and viable use), and paragraph 214 which requires any less than substantial harm to heritage assets to be weighed against the public benefits of a proposal.

The Development Plan

- 4.11 The Statutory Development Plan covering the application site comprises the:
- Wiltshire Core Strategy (adopted January 2015); and
 - Calne Neighbourhood Plan 2 (adopted 2025).

Wiltshire Core Strategy (2015)

- 4.12 The most relevant policies in the consideration of this application are as follows:
- 4.13 Core Policy 1 (Settlement strategy) sets out the spatial framework for development across Wiltshire, directing growth toward sustainable locations including established settlements.

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- 4.14 Core Policy 2 (Delivery strategy) establishes the strategic approach to delivering sustainable development, including the role of town centres in accommodating appropriate forms of development.
- 4.15 Core Policy 36 (Economic regeneration) supports the redevelopment and regeneration of brownfield sites within Principal Settlements, Market Towns and Local Service Centres. The policy seeks to ensure that proposals contribute positively to the overall settlement strategy set out in Core Policy 1 and any relevant community-led plans, including neighbourhood plans. It recognises the role of regeneration in enhancing the vitality and viability of town centres, particularly where development introduces a range of active uses that complement and reinforce existing town centre functions.
- 4.16 Core Policy 57 (Ensuring high quality design and place shaping) sets out 14 criteria which all new developments must meet, including alterations to existing buildings. Specifically, criterion (iv) requires development to be sympathetic to, and conserve historic buildings, and criterion (xii) requires the use of high standards of building materials and finishes.
- 4.17 Core Policy 58 (Historic environment) seeks to ensure that development protects, conserves and, where appropriate, enhances heritage assets and their settings in a manner proportionate to their significance. The policy applies to a range of designated heritage assets, including listed buildings, conservation areas, historic parks and gardens and other important historic landscapes and townscapes. It also recognises the importance of non-designated heritage assets and distinctive elements which contribute to local character and identity. The policy also encourages proposals which secure the viable use and regeneration of heritage assets where this can be achieved sensitively.
- 4.18 Core Policy 61 (Transport and new development) promotes sustainable transport by encouraging development that reduces reliance on private cars and supports alternative travel modes.
- 4.19 Core Policy 67 (Flood risk) relates to flood risk and requires development proposals to consider flood risk through a sequential approach and appropriate mitigation measures where necessary.

Calne Neighbourhood Plan 2 (2025)

- 4.20 The most relevant policies in the consideration of this application are as follows:
- 4.21 Policy BE1 (Design principles for local distinctiveness) supports development that achieves high-quality design and reinforces local distinctiveness by conserving, enhancing and responding positively to the established character, history and landscape of the relevant character area. Proposals are expected to demonstrate alignment with national design guidance, Wiltshire Council design policy and the adopted Design Guide, showing how local design codes have informed the scheme and ensuring existing design

issues are not exacerbated. The highest design standards are required in sensitive or visually prominent locations, with sustainable construction balanced alongside the need to respect local distinctiveness.

- 4.22 Policy BE2 (Heritage assets) seeks to ensure that development preserves and, where appropriate, enhances the character, appearance, significance and setting of designated and non-designated heritage assets. Within Conservation Areas and in relation to listed buildings, proposals should protect historic character and avoid unsympathetic development, including impacts on important open spaces and gardens that contribute to significance. Development affecting locally identified non-designated heritage assets must demonstrate an understanding of their character, context, setting and key views, supported by proportionate assessment of significance and impact. Where heritage assets are affected, a heritage statement is required to identify the assets, assess their significance and setting, evaluate the effects of the proposal, and set out appropriate mitigation measures.
- 4.23 Policy WS1 (Protecting and promoting sustainable, low carbon local employment) supports the retention and enhancement of employment uses and encourages investment that sustains or improves existing employment premises, particularly where proposals maintain employment activity, safeguard neighbouring amenity, improve accessibility and ensure highway safety. Within town centre and employment locations, support is given to schemes that bring underused commercial space back into viable economic use and that improve building performance through low-carbon upgrades or retrofitting measures aligned with local and national carbon reduction objectives.
- 4.24 Policy WS4 (Calne Town Centre) supports proposals for main town centre uses within the defined Calne Town Centre boundary and Primary Shopping Area, provided they accord with the Wiltshire Development Plan and make a proportionate and positive contribution to the objectives for the town centre, including any adopted town centre strategy. Development should therefore demonstrate alignment with wider policy requirements and support the vitality, viability and strategic aims for Calne Town Centre.

5. PLANNING ASSESSMENT

The Principle of Development

- 5.1 The application seeks alterations and reconfiguration to an existing commercial building within the defined Calne Town Centre boundary. The principle of retaining and enhancing town centre commercial uses in this sustainable and accessible location is strongly supported by national and local policy.
- 5.2 Paragraphs 86–90 of the NPPF emphasise the importance of maintaining the vitality and viability of town centres and supporting a diverse range of uses that respond to changing economic circumstances. The Framework recognises that flexibility and adaptation of existing premises is essential to ensure continued occupation and commercial resilience. The proposals respond directly to contemporary challenges facing traditional town centre retail by introducing smaller, flexible commercial units better suited to independent occupiers and evolving business models. The internal arcade-style arrangement allows multiple businesses to operate within a cohesive environment, encouraging footfall, increasing active frontages and supporting diversity of commercial activity in accordance with national policy objectives.
- 5.3 At the local level, Core Policies 1 and 2 of the Wiltshire Core Strategy direct development towards sustainable settlements and established centres, while Core Policy 36 supports regeneration proposals that strengthen economic activity and enhance the vitality and viability of town centres. The reconfiguration of the existing large-format retail unit addresses identified issues of underutilisation by creating a more adaptable layout aligned with modern occupier demand, thereby supporting long-term economic sustainability.
- 5.4 Policy WS1 of the Calne Neighbourhood Plan supports investment that improves existing employment premises and brings underused commercial space back into viable economic use. The proposals achieve this through refurbishment, improved circulation and subdivision, whilst retaining commercial use within the building. Policy WS4 similarly supports town centre proposals that positively contribute to strategic objectives for vitality and viability. The reinstatement of an active street frontage, improved visual permeability and the introduction of a complementary café use will encourage increased dwell time and pedestrian activity, strengthening the building's contribution to the wider function of Church Street.
- 5.5 Overall, the proposals represent sustainable economic development through the effective reuse and enhancement of an existing town centre building. The principle of development is therefore strongly supported by the Development Plan and consistent with the presumption in favour of sustainable development set out within the NPPF.

Design and Heritage Impact

- 5.6 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to preserving or enhancing the character or appearance of Conservation Areas. This duty is reflected in NPPF Section 16, Core Policy 58 of the Wiltshire Core Strategy, and Policy BE2 of the Calne Neighbourhood Plan. In addition, Core Policy 57 and Policy BE1 require development to achieve high quality design that responds positively to local character and reinforces local distinctiveness.
- 5.7 The application building is located within the Calne Conservation Area and forms part of a historic townscape characterised by varied commercial frontages and incremental architectural evolution. The accompanying HIA identifies the building as a non-designated heritage asset of modest significance. While the building retains historic interest reflecting its nineteenth-century origins and gateway position within Church Street, later twentieth-century alterations, including the recessed shopfront and associated modern interventions, have reduced its architectural coherence and current contribution to the streetscape.
- 5.8 The proposed works adopt a repair-led and conservation-focused approach, retaining existing fabric where practicable while introducing alterations informed by traditional shopfront proportions and materials. The reinstatement of a flush shopfront aligned with the established building line represents an appropriate design response which reinforces historic frontage rhythm and improves the building's relationship with the street scene. The removal of incongruous modern elements identified within the HIA is expected to enhance visual coherence within the Conservation Area.
- 5.9 The use of timber-framed glazing, painted surrounds and traditional detailing reflects the historic character of commercial buildings within the Conservation Area. The proposed window alterations to the west elevation are modest in scale and designed with proportions and detailing consistent with existing openings, ensuring that the alterations appear subservient and sympathetic. Enhancement of the currently inactive west elevation will improve the building's presence within key public views and reinforce its role as a gateway building within the street scene.
- 5.10 The HIA concludes that the proposals may give rise to a limited degree of less than substantial harm associated with localised loss of historic fabric. However, this harm relates to a non-designated heritage asset of modest significance and must be weighed against the public benefits of the proposal in accordance with NPPF paragraph 214. The proposals will deliver clear benefits including removal of unsympathetic modern alterations, reinstatement of a traditional shopfront, enhancement of the Conservation Area streetscape and securing the continued viable use of the building. When assessed in the round, these benefits outweigh the identified low level of harm, and the development is therefore

considered to preserve and enhance the character and appearance of the Conservation Area in accordance with statutory duties and development plan policy.

Neighbour Amenity

- 5.11 Core Policy 57 requires development to ensure that the amenity of surrounding occupiers is safeguarded. The proposals primarily comprise internal alterations together with repair-led external works and therefore do not materially alter the overall scale, massing or height of the building.
- 5.12 New window openings are proposed to the west elevation to support the revised internal layout. These windows face onto an area of public space within a town centre context rather than toward private residential curtilages, where a degree of intervisibility between buildings and the public realm is both typical and expected. As such, the proposed openings will not result in unacceptable overlooking or loss of privacy. Instead, they will enhance natural surveillance and introduce visual interest to an otherwise blank elevation, contributing positively to the building's appearance, the quality of the streetscape and overall perceptions of safety. Overall, the development maintains appropriate amenity standards and complies with Core Policy 57.

Highways

- 5.13 Core Policy 61 of the Wiltshire Core Strategy promotes sustainable transport and requires development to be located and designed to reduce reliance on private car travel where possible.
- 5.14 The application site occupies a highly accessible town centre location characterised by strong pedestrian connectivity and proximity to existing public transport routes and local services. The proposals do not extend the building footprint or introduce uses of a scale likely to generate significant additional vehicle movements. Instead, the subdivision into smaller units is likely to distribute activity throughout the day rather than create concentrated peaks in traffic generation.
- 5.15 Existing access arrangements are retained, and the internal reconfiguration improves legibility and circulation within the building without altering external servicing patterns. Given the sustainable location and modest nature of the changes proposed, the development accords with Core Policy 61 and the sustainable transport objectives of the NPPF.

6. FLOOD RISK ASSESSMENT

Introduction

- 6.1 This Flood Risk Assessment (FRA) has been prepared in support of a full planning application for the alteration and reconfiguration of the existing commercial building at 20 Church Street, Calne. The application site is identified on Environment Agency mapping as lying within Flood Zone 2, and therefore a proportionate assessment of flood risk has been undertaken in accordance with the NPPF (December 2024), the Planning Practice Guidance (PPG) relating to Flood Risk and Coastal Change, and Wiltshire Core Strategy Core Policy 67.
- 6.2 The purpose of this assessment is to support validation requirements and demonstrate that the proposed development appropriately considers flood risk, is compatible with national policy and local planning policy, and will not increase flood risk elsewhere.

Flood Zone Classification and Hydraulic Modelling

- 6.3 Environment Agency mapping identifies the site as located within Flood Zone 2, defined as land having between a 1 in 100 and 1 in 1,000 annual probability of fluvial flooding. However, updated hydraulic modelling data obtained from the Environment Agency indicates that the site lies outside the extent of the design flood event, defined as the 1 in 100-year flood event including climate change allowances. The updated 2022 model demonstrates that the site is not affected by this design scenario. The Flood Zone 2 designation arises from earlier modelling which included the site within the 1 in 1,000-year extreme flood event, with modelled flood depths estimated to range between approximately 0.3m and 0.7m.
- 6.4 The distinction between the design flood event and extreme residual flood risk is important. Planning policy and Environment Agency guidance focus primarily on ensuring that development is safe for its lifetime during the design flood event. Confirmation that the site lies outside this extent indicates that the likelihood of flooding under design conditions is low, with risk primarily associated with low-probability extreme events.

Sequential Approach and Development Vulnerability

- 6.5 The NPPF promotes a sequential approach to development, seeking to steer new development toward areas of lowest flood risk. However, the proposals relate to the alteration and continued use of an existing building within a defined town centre, rather than new development on previously undeveloped land. Planning Practice Guidance recognises that such proposals do not generally require demonstration of alternative sites where the principle of development is already established.

- 6.6 The existing and proposed uses fall within Class E commercial uses, which are categorised as “Less Vulnerable” development within the flood risk vulnerability classification set out in Planning Practice Guidance. Less Vulnerable development is appropriate within Flood Zone 2 and does not require application of the Exception Test. The proposals do not introduce a more vulnerable land use or increase the vulnerability classification of the building. Instead, they represent investment in and enhancement of an existing commercial asset within a sustainable town centre location.

Assessment of Flood Risk

- 6.7 The primary source of flood risk affecting the wider area is fluvial flooding associated with the River Marden located to the north of the site. Updated hydraulic modelling confirms that the site lies outside the extent of the design flood event, indicating that risk during typical planning design scenarios is limited, with residual risk associated only with low-probability extreme events.
- 6.8 Surface water flood risk is not expected to materially change as a result of the development, as the proposals do not introduce significant additional impermeable areas or alter drainage arrangements in a manner likely to increase runoff. There is no evidence to suggest elevated groundwater or sewer flooding risk affecting the site, and the proposals do not introduce basement development or below-ground structures that would increase susceptibility.
- 6.9 The proposed works largely occur within the established building envelope and do not extend development into previously undeveloped land. The infilling of the recessed shopfront aligns the ground floor frontage with the existing first-floor façade above and does not materially alter the building’s relationship with the floodplain. Consequently, the proposals are not expected to reduce flood storage capacity, alter flood flow routes or increase flood risk elsewhere.
- 6.10 Although the updated modelling confirms that the site lies outside the design flood extent, a precautionary resilience-led approach is proposed. Ground floor finishes can incorporate durable and water-resistant materials, with electrical fittings positioned above potential flood levels where practicable, allowing for rapid recovery in the unlikely event of an extreme flood. The development retains commercial uses and does not introduce residential occupation or sleeping accommodation, which significantly reduces risks to life during extreme events. The town centre location provides established access routes and allows occupants to respond to Environment Agency flood warnings where necessary. Taken together, these measures ensure that the development will remain safe for its lifetime while maintaining compatibility with the surrounding floodplain environment.

Conclusion

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- 6.11 This assessment demonstrates that the site lies within Flood Zone 2 but outside the design flood extent associated with the 1 in 100-year plus climate change event. The proposed commercial uses are classified as Less Vulnerable and are appropriate within Flood Zone 2. The development does not increase flood risk elsewhere, does not adversely affect floodplain storage or flow, and incorporates proportionate resilience measures to address residual risk. The proposals therefore accord with national policy, Planning Practice Guidance and Wiltshire Core Strategy Core Policy 67, and flood risk does not represent a constraint to the granting of planning permission.

7. SUMMARY AND CONCLUSION

- 7.1 Full planning permission is sought for the alteration and reconfiguration of the existing commercial building at 20 Church Street, Calne, including subdivision of the ground floor into smaller commercial units, reinstatement of a traditional shopfront, internal remodelling and associated repair-led external works.
- 7.2 The proposals represent a logical and sustainable enhancement of an existing town centre building, responding positively to changing commercial requirements by introducing flexible smaller units capable of supporting independent occupiers and increasing activity within the building. The development retains commercial use within a highly accessible location and supports the vitality and viability of Calne Town Centre, in accordance with the aims of the NPPF, Core Policies 1, 2 and 36 of the Wiltshire Core Strategy and Policies WS1 and WS4 of the Calne Neighbourhood Plan.
- 7.3 The design has been carefully developed to respect and enhance the character of the Calne Conservation Area through a repair-led approach and reinstatement of a traditional street frontage. The accompanying HIA identifies the building as a non-designated heritage asset and concludes that the proposals may give rise to a low level of less than substantial harm associated with localised changes to historic fabric. In accordance with NPPF paragraph 214, this harm is clearly outweighed by public benefits including removal of incongruous modern alterations, enhancement of the streetscape and securing the viable long-term use of the building. The proposals are therefore considered to preserve and enhance the character and appearance of the Conservation Area, satisfying the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the requirements of Core Policies 57 and 58 and Neighbourhood Plan Policies BE1 and BE2.
- 7.4 Supporting assessment confirms that the development would not result in unacceptable impacts on neighbouring amenity, highway safety or accessibility. The accompanying Flood Risk Assessment also demonstrates that the proposals will remain safe for their lifetime and will not increase flood risk elsewhere.
- 7.5 Overall, the proposals represent a sensitive and policy-compliant enhancement of an existing commercial building that will improve its long-term viability, contribute positively to the character of the Conservation Area and support the continued vitality of Calne Town Centre. The Council is therefore respectfully requested to grant planning permission for the proposed development.

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