

Planning Statement

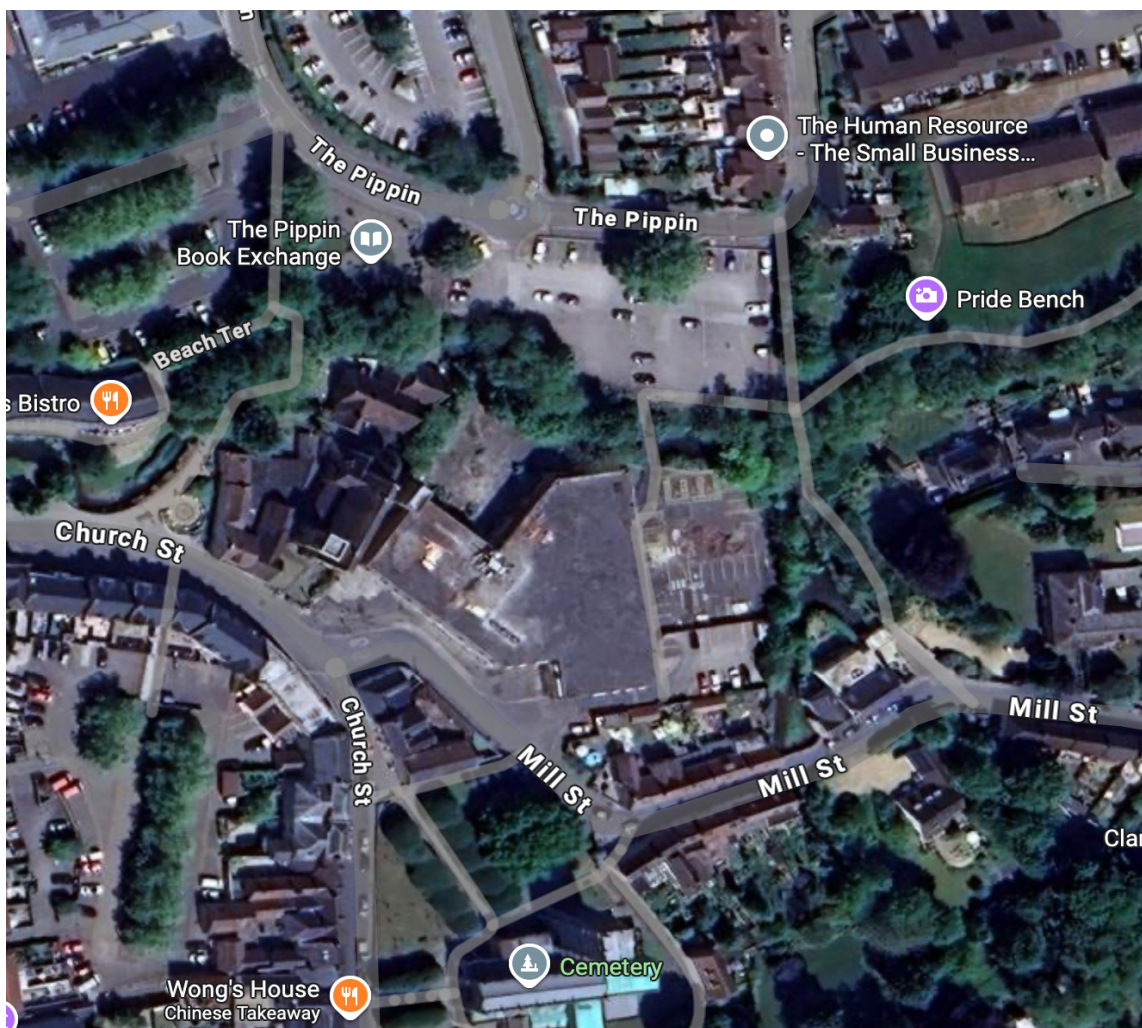
Former Co-op Food Store Site, Mill Street, Calne, SN11 0HT



Planning Statement

Redevelopment of the former Co-op food store site and associated car parking areas to provide a 60-bed care home and 7 no. assisted living units.

Former Co-op food store site, Mill Street, Calne, SN11 0HT



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Date	July 2026

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Status	FINAL		

Revisions				
No.	Date	Summary of Changes	By	Approved

Table of Contents

1.	Introduction	1
2.	The Site and Surrounding Area	2
3.	Planning History	6
4.	The Proposed Development	7
5.	Pre-Application Response	11
6.	Relevant Planning Policy	12
7.	Planning Assessment	16
7.1	<i>Introdcution</i>	16
7.2	<i>Principle of Development</i>	16
7.3	<i>Design and Heritage</i>	20
7.4	<i>Transport, Access and Parking Provision</i>	21
7.5	<i>Flood Risk and Drainage</i>	24
7.6	<i>Ecological Considerations and Biodiversity Net Gain</i>	26
7.7	<i>Landscape and Impact on Trees</i>	28
8.	Summary and Conclusions	31

1. INTRODUCTION

- 1.1.1 AGM Planning Consultants are an independent and specialist town and rural planning consultancy based in the city of Bath. AGM Ltd has prepared this Planning Statement on behalf of Cedar Care Homes Ltd.
- 1.1.2 This Planning Statement has been produced in order to support a full planning application for the redevelopment of the former Co-op food store site and its associated car parking areas located off Mill Street, Calne, SN11 0HT.
- 1.1.3 The proposals are to redevelop the site in order to provide a 60-bed care home on the site of the former Co-op food store itself, which lies to the south of the River Marden, and for the provision of 7 no. assisted living units on the former Co-op car park which lies to the north of the river. The sites are connected by an existing vehicular bridge as well as an existing pedestrian footbridge which provide access over the river.
- 1.1.4 The former Co-op foodstore closed back in April 2020 and the store has stood vacant for a considerable length of time, falling into a poor state of repair and attracting local vandals. As a consequence, and prior to the submission of this current application, a planning application (Reference No: PL/2025/02050) was submitted to Wiltshire Council for the '*Demolition of the derelict Co-op food store in preparation for proposed care home development which will form a separate application*'. This application was granted planning permission in November 2025 and plans are now afoot to demolish the store.
- 1.1.5 The redevelopment proposals now subject of this current application will bring this derelict, brownfield site, back into beneficial use, regenerating the site and providing much needed housing and care facilities for the elderly, whilst at the same time breathing new life into this part of the town centre and considerably enhancing this part of the Calne conservation area.
- 1.1.6 The proposals have been informed and developed following a pre-application meeting which took place with Planning Officer's at Wiltshire Council on 10th June 2025 and following the subsequent receipt of written pre-application advice (Reference No: ENQ/2025/00454). This Statement will describe how the proposals have evolved and have been amended since receiving this initial advice.
- 1.1.7 The proposals have also been subject to public consultation, with a public meeting having taken place on 28th April 2026 at Calne Town Hall, where the redevelopment proposals for the site were showcased and discussed. In attendance were representatives from Cedar Care Homes Ltd, BBA Architects, local Councillors and members of the public/ local residents. Feedback from this meeting was largely positive and has been taken into account when finalising the plans.
- 1.1.8 Both local and national planning policy has been carefully considered in developing the proposals. The proposed development would comply with the policies of the development plan when read as a whole. Furthermore, other material considerations, such as the National Planning Policy Framework, also point to the need to approve sustainable development such as this without delay.

2. THE SITE AND SURROUNDING AREA

2.1 Site Description

- 2.1.1 The application site can be readily split into two separate parts which are separated by the River Marden (a tributary of the River Avon).
- 2.1.2 The southern part of the site, to the south of the river, comprises the site of the former Co-op food store, together with its associated service yard to the north-west and car parking area to the east.
- 2.1.3 The northern part of the site, to the north of the river, comprises a further surface level car parking area which was utilised by customers of the Co-op as well as visitors and shoppers to Calne town centre.
- 2.1.4 The two separate parts of the site are linked by a vehicular bridge with access gained off The Pippin which used to provide vehicular access to the service yard of the store, as well as being linked by a pedestrian footbridge which links the two surface-level car parking areas. Please refer to the site location plan below:

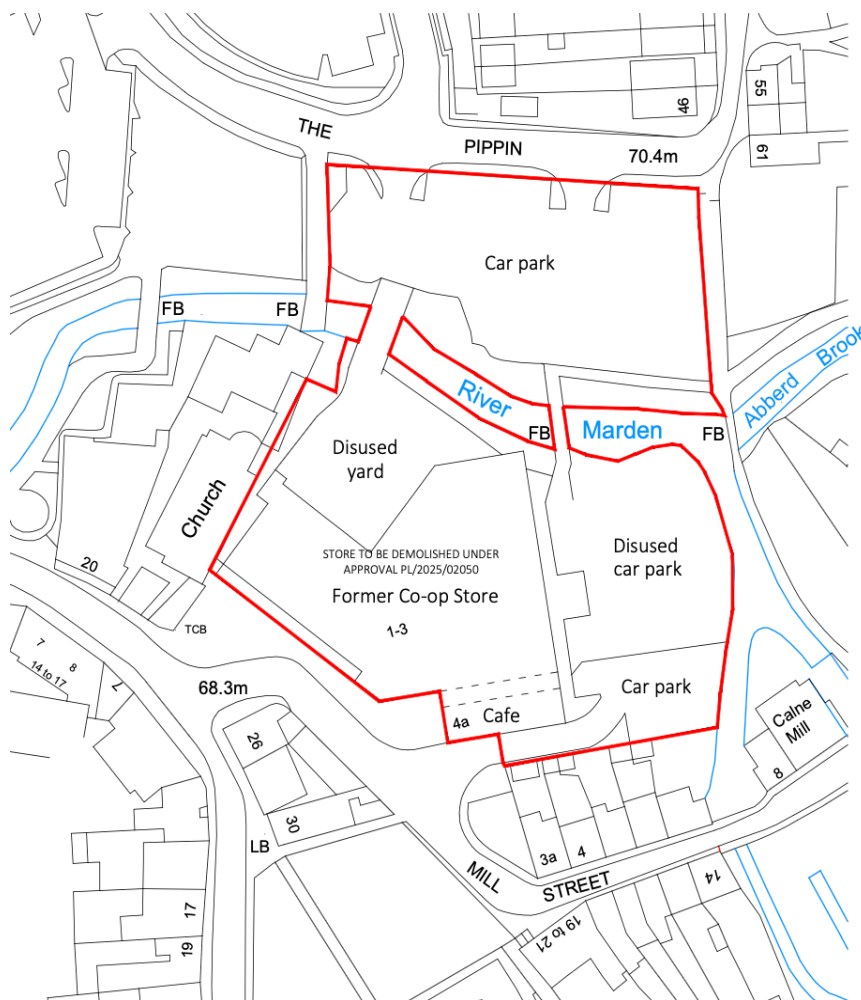


Figure 1: Site Location Plan

2.2 The Northern Part of the Site

- 2.2.1 The northern part of the site comprising of the surface-level former Co-op car park extends to approximately 0.25 hectares in size.
- 2.2.2 This northern part of the site is bounded by The Pippin to the north, off which two vehicular ingress/ egress points are provided. The Pippin loops to/ from Oxford Road, although through-traffic is restricted to the east of the site and therefore vehicular access to the site is only available from the west.
- 2.2.3 To the east of the site, separated by a low wall, a public footpath leads from The Pippin to the riverside and connects with the riverside footpath on the northern bank of the river. To the west of the site a driveway at a lower level leads to a redundant river crossing at the rear of Calne Free Church.

2.3 The Southern Part of the Site

- 2.3.1 The southern part of the site extends to approximately 0.45 hectares in size.
- 2.3.2 The former Co-op food store which is situated on this part of the site closed in April 2020 and plans are now afoot for the store to be demolished. The food store had a retail sales area of around 1,300 sq m and was a two-storey building with offices above at first floor level.
- 2.3.3 A customer car park was situated to the east of the store building, with the customer entrance to the store taken from off this car park. Vehicular access to the store and southern part of the site was taken off Mill Street. A standalone unit occupied by a café also fronted the car park, separated at ground floor level by a pedestrian walkway.
- 2.3.4 The elevation fronting onto Mill Street had shop windows behind a colonnade which may have originally formed a shopfront, but were later covered by Co-op branding.
- 2.3.5 The offices at first floor level above the food store and extending over the café were occupied independently from the food store, with staircase access from a door on the northern part of the façade fronting the car park, as well as from stairs from the service yard area.
- 2.3.6 The customer car park which was located to the east of the store extended to the banks of the River Marden and is bound by the rear gardens of those dwellings fronting Mill Street to the south. Calne Free Church, which is a Grade II listed building, is located to the west of the site, separated by a narrow walkway.

2.4 Planning Designations and the Surrounding Area

- 2.4.1 The majority of the northern and southern parts of the site fall within the defined town centre boundary of Calne, except for the car parking area located to the east of the former Co-op store. The site falls outside of the defined town centre primary shopping frontage, although the former Co-op store itself fell within the defined secondary shopping frontage.
- 2.4.2 The site is located in a very sustainable location, being located in close proximity to various shops, services and amenities found within the town centre including the library, Calne visitor and information centre, various cafes and restaurants and a Sainsbury's food store located

just to the north of the site also off The Pippin. In addition, various bus stops are located in close proximity of the site.

- 2.4.3 The whole of the site falls within the boundary of the Calne conservation area. In addition, and as stated above, the Calne Free Church which is located to the west of the site is a Grade II listed building and there are a number of other Grade II listed buildings located on Mill Street and Church Street, together with St. Mary's church which is a Grade I listed building which lies further to the south off Church Street/ Kingsbury Street.
- 2.4.4 Within the Calne Community Neighbourhood Plan 2 (2023-2038), which was 'made' in March 2025, the southern part of the site comprising the former Co-op food store and car park to the east, is also identified as an 'opportunity site' as shown in Figure 14 of the Neighbourhood Plan, an extract of which is shown below:

Figure 14: Calne Town Centre and Primary Shopping Area with local priorities for place making

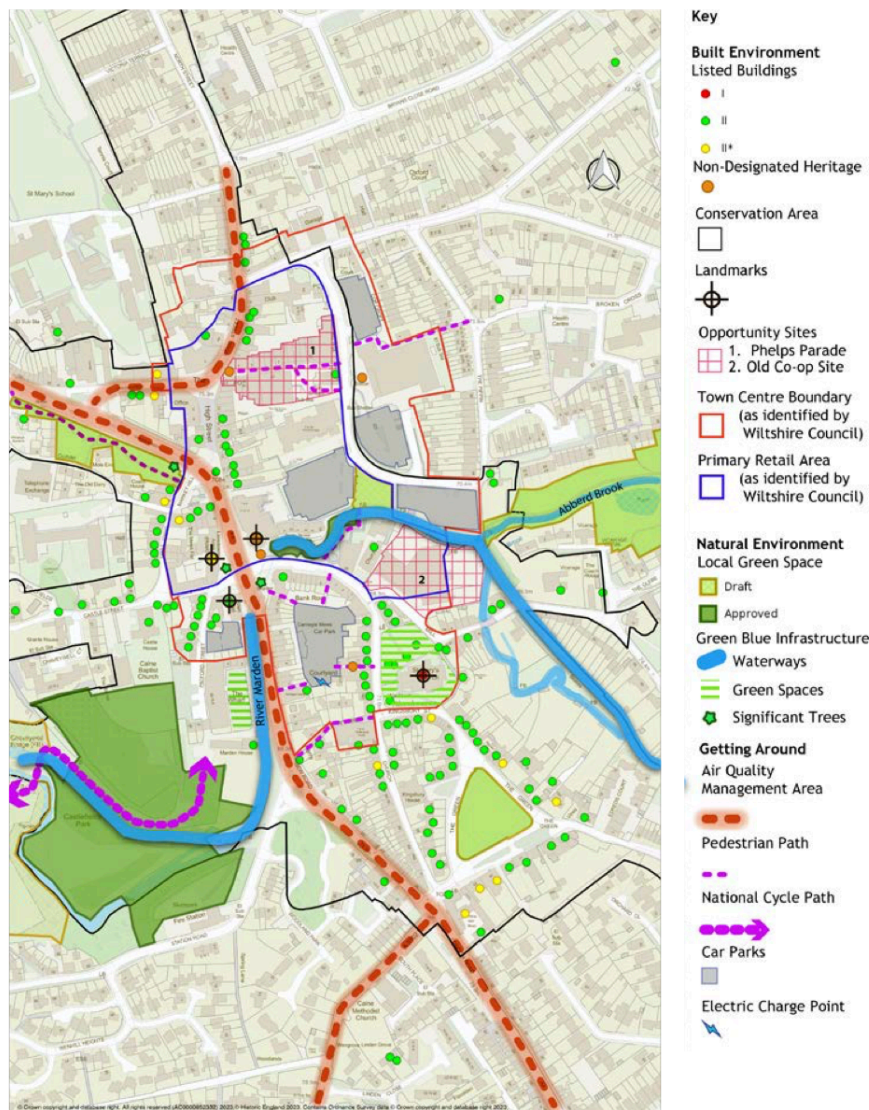


Figure 2: Extract from Calne Community Neighbourhood Plan 2 (2023-2038)

- 2.4.5 The above demonstrates how the site is located within a highly sustainable location within the town centre of Calne and is acknowledged as being in a poor and derelict state and thus ripe for redevelopment.

3. PLANNING HISTORY

- 3.1.1 The application site has been subject to previous planning applications, the most recent of which sought planning permission for demolition of an unlisted building in a conservation area. The application sought approval for the: *'Demolition of the derelict Co-op food store in preparation for proposed care home development which will form a separate application'* (Reference No: PL/2025/02050).
- 3.1.2 The reasoning for the required demolition of the former Co-op food store was that the site was being subject to vandalism and increasing levels of unauthorised entry by local youths which was causing distress for the local residents and resulting in increased time dealing with such anti-social behaviour by the local police. The application for demolition of the former food store was granted permission by Wiltshire Council on 28th November 2025, subject to various conditions.
- 3.1.3 Prior to this, a full planning application (Reference No: PL/2022/05621) was submitted to Wiltshire Council in July 2022 on behalf of Hawkfield Homes (East Bristol) Ltd. for the *'Demolition of existing building and erection of new dwellings with ground floor space for Class E a, c and g(i) use and associated infrastructure, including access, parking, servicing and landscaping'*. The proposed development comprised the creation of 19 new terraced dwellings on the southern part of the site arranged around a courtyard, together with 50 sq m of commercial space fronting onto Mill Street, and 7 new semi-detached and terraced homes on the northern part of the site. In addition, a new pedestrian north-to-south route was proposed to link Mill Street with The Phippen. No decision was ever made on the application as the application was withdrawn in November 2024 when the applicant's parent company entered into administration.
- 3.1.4 A further previous full planning application (Reference No: PL/2021/07845) was submitted to Wiltshire Council in August 2021 on behalf of The Northhold Group for the *'Partial demolition and conversion of existing retail/office building to form 16 dwelling units'*. The proposals sought to remodel the former Co-op store, with partial demolition and the conversion of the remaining parts to form 16 two-storey townhouses, each with independent front and rear access, private amenity space and two parking spaces each. Vehicular access was proposed to be split, with two separate parking areas, one accessed from The Phippen via the existing bridge and the other accessed directly from Mill Street. No decision was ever made as the applicant withdrew the application in October 2021.
- 3.1.5 A simultaneous outline planning application (Reference No: PL/2021/07982) was submitted to Wiltshire Council in August 2021 on behalf of The Northhold Group for *'Residential development comprising 8 dwelling units'* on the site of the former Co-op car park, accessed from The Phippen. This proposal looked to redevelop the related former Co-op car park to the north of the River Marden with 8 two-storey dwellings, including a mixture of detached, semi-detached and terraced dwellings and which would have had two parking spaces each. Vehicular access was proposed from The Phippen, broadly in the location of the existing site accesses and would have included provision for servicing and maintenance of the existing surface water drainage syphon on the northern bank of the river. This application was also withdrawn by the applicant in October 2021 before any decision was made.

4. THE PROPOSED DEVELOPMENT

- 4.1.1 The proposals comprise the comprehensive redevelopment of the site in order to provide a 60-bed care home on the site of the former Co-op food store itself, which lies to the south of the River Marden, and for the provision of 7 no. assisted living units on the former Co-op car park which lies to the north of the river. Both the care home and assisted living units would be operated by Cedar Care Homes Ltd.
- 4.1.2 Cedar Care Homes Ltd. are a family-run business and are one of the leading residential care home groups in the Bristol, Bath and Wiltshire areas. They seek to provide a comprehensive range of care services in welcoming and thoughtfully designed environments.
- 4.1.3 This proposed residential care home has been designed to provide a total of 60 bedrooms for residents over four levels (basement, ground, first and second floors). Sixty or more bedrooms has proven to be the optimal number of bedrooms for Cedar Care to provide a viable care home combined with the range of facilities and activities they look to provide for all their residents.
- 4.1.4 Taking on board previous pre-application advice, the design of the care home has been developed so that it would separate the building into two parts but would still be linked through the incorporation of a pedestrian route through the building at ground floor level, which would also act as the main entrance point into the care home off Mill Street. This pedestrian route, labelled as the 'Street' on the plans, would be enclosed and made private to Cedar Care, with the aspiration that it be transparent in design and have the potential to be opened to the public at certain times for significant occasions or events.
- 4.1.5 The main section of the care home located to the south-west of the site, would be roughly square shaped and has been designed around a central courtyard. Residents and visitors to the care home would have access to this courtyard via the family room and eight of the proposed bedrooms.
- 4.1.6 The care home would be set back from Mill Street, similar to the building line of the former Co-op store and would then step back at its eastern end. It would be slightly smaller in footprint than the former Co-op store and would be set further away from the adjoining Grade II Listed Calne Free Church.
- 4.1.7 On the ground floor of the care home it is proposed to have three retail/ service/ café units which would front onto Mill Street. Cedar Care provide facilities for their residents that could also be opened to the public, for example, cafes, hairdressers and retail units and this would enable an active street frontage onto this part of Mill Street which would complement other retail and service uses found in this area.
- 4.1.8 Please see overleaf for an extract from the Proposed Site Plan - Reference No: 4473-3-005 Rev H.



Figure 3: Extract from Proposed Site Plan (Drawing Reference No: 4473-3-005 Rev H).

- 4.1.9 The main section of the care home will be two storeys in height, with gables at either end of the care home's front (south-western elevation) fronting Mill Street. Similar gable features occur on the north-western and north-eastern elevations, which reflect the design characteristics of other nearby developments including the gables on the rear of the houses on Mill Street which overlook the site.
- 4.1.10 The separate eastern end of the care home would be connected by the flat-roofed, glass-ended entrance walkway which is proposed through the building. This eastern part of the building would be 3-storeys in height and treated differently from the main part of the building. It would have a mansard roof set behind a parapet and with dormer windows set within this mansard roof. This part of the building would have a stronger fenestration with larger window openings.
- 4.1.11 The materials for the elevations of the care home have been selected to reflect materials used locally, using a combination of smooth ashlar limestone block and limestone rubble stone with horizontal bands in the limestone. The main part of the care home would have grey roof tiles and the eastern end of the care home would have a dark grey mansard roof. The materials selection for the two parts of the building are designed to complement each other whilst being treated in a traditional or more contemporary way.



Figure 4: Extract from Proposed Elevations (Drawing Reference No: 4473-3-031 Rev D).

- 4.1.12 In terms of car parking provision for visitors to the care home, this would be provided in a car parking area to the far south-eastern corner of the site. It would provide a total of 15 car parking spaces, including the provision of 2 disabled spaces and there would also be a dedicated and covered cycle store providing space for 6 bicycles near the main entrance into the care home. Adequate refuse storage facilities would also be provided towards the centre of the proposed car parking area.
- 4.1.13 With respect to the existing footbridges which cross the river and connect the southern and northern parts of the site, these are to be retained and enhanced. The western most bridge will form part of a new public footpath which will connect Mill Street with The Pippin. This public footpath and proposed gardens for the ground floor bedrooms to the west of the care home will enable increased visibility through this part of the site and will greatly improve the setting of the adjoining Grade II Listed Free Church as well as being a positive contribution to the Calne Conservation Area.
- 4.1.14 Substantial landscaping and private garden areas will be provided throughout the site for the residents of the care home. Although some parts of the care home will need to remain private in order to protect the residents, the gardens and landscaping will still be visible and will be a significant improvement on the existing current state of the site.
- 4.1.15 Turning to the proposed development on the former car parking area to the north of the river, this is intended to be developed to provide a total of 7 assisted living units, comprising of two separate blocks, one containing 4 terraced units and the other containing 3 terraced units. These would also be operated by Cedar Care as supported assisted living accommodation for residents more able than those in the main care home.

- 4.1.16 These units would front onto The Pippin and would be two storeys in height. They would be built using rubble stone with cut stone head and cill details. They would have pitched roofs constructed with red roof tiles and would have solar panels on their southern facing roof slope.
- 4.1.17 There was historically a previous row of small terraced houses which appeared in this location along the southern arm of The Pippin between 1843 and 1884. Therefore, these two small rows of assisted living accommodation would re-instate the residential dwellings found in this location before their demolition in 1983/4.
- 4.1.18 Further car parking provision would be provided on this part of the site enabling 14 car parking spaces to be provided for the residents of the assisted living accommodation. In addition, a further 6 car parking spaces would be provided on this northern part of the site for use by Cedar Care staff. A dedicated and covered cycle store providing space for 6 bicycles will also be provided to the north of this car parking area. As with the main care home, significant landscaping and private garden areas will be provided for the residents of these assisted living units.
- 4.1.19 In terms of vehicular access to this northern part of the site, the existing eastern most vehicular access off The Pippin will be retained and will provide vehicular access/ egress into the proposed car parking area for the assisted living units and for parking for Cedar Care staff. The other existing vehicular access off The Pippin, via the four-arm mini-roundabout, which previously provided access into the Co-op car park and for delivery vehicles into the Co-op stores service yard, will be closed up, as it will no longer be needed.

5. PRE-APPLICATION RESPONSE

- 5.1.1 The development proposal has been the subject of pre-application advice (Reference No: ENQ/2025/00454) received from Wiltshire Council on 12th June 2025.
- 5.1.2 Although the pre-application submission included only the care home element of the scheme, the response has provided useful guidance in developing the proposals for the site.
- 5.1.3 Importantly, the pre-application response specifically states that: *“Core Policy 46 of the Wiltshire Core Strategy seeks to address the issue of an ageing population, which is particularly important in Wiltshire, by ensuring that there is adequate provision of specialist accommodation, including residential, nursing and extra-care accommodation and facilities. Development of the proposed site to a residential care home is therefore supported in principle”*.
- 5.1.4 Nevertheless, as part of the pre-application advice provided by Wiltshire Council, specialist advice was sought from various consultees who raised various concerns with the proposals as they stood at the time.
- 5.1.5 In particular, it was recommended that the design of the care home should be re-considered and the Urban Design Officer’s consultation response sets out various issues and recommended areas where amendments should be made.
- 5.1.6 The proposals subject of the pre-application submission comprised a 66-bed residential care home and therefore the proposals now subject of this current application have been reduced down in size to a 60-bed care home, removing 6 bedrooms from the scheme. Amendments have also been made, as far as possible, to take on board the Council’s concerns, whilst balancing this with Cedar Care’s requirements, and maintaining the amount of accommodation they require in order to ensure the viability of the scheme.
- 5.1.7 Changes which have been made include a reduction in bedroom numbers, the introduction of a new basement level where plant and support facilities will be housed to reduce the size and scale of the visible building, the inclusion of a pedestrian walkway through the building separating the care home visually into two and providing a transparent, glazed entrance way into the building which will have the potential to be opened to the public at certain times for special occasions or events.
- 5.1.8 The building has been developed as a coherent block but with a visual contrast between the two parts separated by the glazed link. The chosen materials have been selected to reflect materials used locally, with a combination of smooth ashlar limestone block and limestone rubble stone.
- 5.1.9 Due to the revised design and layout, it is now considered that the scheme responds appropriately to its setting and local context and appropriate justification has been given with respect to addressing the concerns raised by the Council.

6. RELEVANT PLANNING POLICY

6.1 The Development Plan

6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.1.2 In this instance, the following Development Plan documents of relevance include:

- Wiltshire Core Strategy (WCS), adopted in January 2015, which incorporates the saved policies from the former District Local Plans that were not replaced by the WCS; and
- Calne Community Neighbourhood Plan 2 (CCNP) (2023-2038), made March 2025.

6.2 Wiltshire Core Strategy (adopted January 2015)

6.2.1 The Core Strategy sets out the strategic vision for delivering sustainable growth in Wiltshire over the period up to 2026. The overarching priorities are to help build and protect resilient communities, through:

- Creating an economy that is fit for the future;
- Reducing disadvantage and inequalities;
- Tackling the causes and effects of climate change.

6.2.2 The Core Strategy seeks to meet the needs of Wiltshire's communities by setting out policies which provide for the new jobs required by the economy and the new homes for Wiltshire's growing and ageing population, whilst balancing the need to protect the environment.

6.2.3 The following policies are of relevance for this proposal and are considered in more detail when assessing each of the key planning issues set out in the following sections of this report.

- Core Policy 1 – Settlement Strategy
- Core Policy 2 – Delivery Strategy
- Core Policy 3 – Infrastructure Requirements
- Core Policy 8 – Spatial Strategy for the Calne Community Area
- Core Policy 41 – Sustainable Construction and Low Carbon Energy
- Core Policy 45 – Meeting Wiltshire's Housing Needs
- Core Policy 46 – Meeting the Needs of Wiltshire's Vulnerable and Older People

- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 52 – Green Infrastructure
- 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 and Development
- Core Policy 62 – Development Impacts on the Transport Network
- Core Policy 67 – Flood Risk

6.3 Calne Community Neighbourhood Plan 2 (2023 – 2038) (Made March 2025)

- 6.3.1 The Calne Community Neighbourhood Plan 2 (CCNP) was formally ‘made’ in March 2025 and now forms part of the Development Plan for Wiltshire and the policies in the neighbourhood plan will be given full weight when assessing planning applications that affect land covered by the plan.
- 6.3.2 The CCNP consists of two inter-related parts – Part A – The Plan; and Part B – Design Guidelines and Codes.
- 6.3.3 This second CCNP sets out a new vision, objectives and policies to ensure the town of Calne and the Parish of Calne Without maintain their character and sense of community over the period 2023 to 2038.
- 6.3.4 The overall vision set out within the CCNP is that: *“The Calne Community Area will continue to be a welcoming and vibrant place with improved access to facilities and amenities for a community with diverse needs. Improved local employment opportunities, enhanced infrastructure, access to quality and affordable housing and the ability to move around the area using active and sustainable transport will be supported.*
- 6.3.5 *The beauty of an outstanding landscape will be enhanced and provide diverse habitats for wildlife. Any growth will be from sustainable development that addresses climate change, while mitigating for the effects already being felt.*
- 6.3.6 *The valued and visually appealing characteristics of the hamlets, villages and the town of Calne will be retained, while allowing for innovative and imaginative additions to both the built and natural environments”.*

6.3.7 The following policies set out within the CCNP will have particular relevance in the consideration of this application:

- Policy C1 – High Quality, Sustainable Development in the Calne Community Plan Area
- Policy C2 – Sustainable Construction and Energy
- Policy NE2 – Protecting and Enhancing Biodiversity
- Policy NE3 – Green and Blue Infrastructure Network
- Policy NE4 – Trees, Woodland and Hedgerows
- Policy NE5 – Setting of Calne and Calne Without
- Policy BE1 – Design Principles for Local Distinctiveness
- Policy BE2 – Heritage Assets
- Policy CF2 – Community Infrastructure and Phasing of Development
- Policy GA1 – Highway Impact
- Policy GA2 – Public Realm
- Policy GA3 – Sustainable Transport and Inclusive Active Travel
- Policy GA5 – Parking Provision
- Policy WS4 – Calne Town Centre
- Policy H1 – Housing within Settlement Boundaries
- Policy H2 – Affordable Housing
- Policy H4 – Housing to Meet the Needs of Older People and those Living with Disabilities
- Policy H5 – Adaptable and Accessible Housing

6.4 Supplementary Planning Documents

6.4.1 The following supplementary planning documents are also relevant in the consideration of this planning application.

- Wiltshire Design Guide SPD (adopted March 2024);
- Air Quality SPD (adopted October 2025);
- Calne Conservation Area Statement.

6.5 National Planning Policy Framework, Revised December 2024

- 6.5.1 The National Planning Policy Framework (NPPF) requires that planning applications are to be decided in accordance with the statutory development plan for an area unless other material planning considerations indicate otherwise. As a matter of policy, the Government has stated in the NPPF (Paragraph 11) that this means approving development proposals that accord with an up-to-date development plan without delay.
- 6.5.2 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.
- 6.5.3 The following chapters of the NPPF have been deemed relevant to this proposal:
- Part 2: Achieving sustainable development;
 - Part 5: Delivering a sufficient supply of homes;
 - Part 7: Ensuring the vitality of town centres;
 - Part 8: Promoting healthy and safe communities;
 - Part 9: Promoting sustainable transport;
 - Part 11: Making effective use of land;
 - Part 12: Achieving well-designed places;
 - Part 14: Meeting the challenge of climate change, flooding and coastal change;
 - Part 15: Conserving and enhancing the natural environment; and
 - Part 16: Conserving and enhancing the historic environment.

7. PLANNING ASSESSMENT

7.1 Introduction

- 7.1.1 This section highlights why the development is considered suitable in policy terms and demonstrates why it should be supported by the Council when assessed against the adopted development plan and other material considerations.
- 7.1.2 The key planning matters affecting the application are as follows:
- Principle of development;
 - Design and Heritage;
 - Transport, access and parking provision;
 - Flood risk and drainage;
 - Ecological considerations and biodiversity net gain; and
 - Landscape and Impact on trees.

7.2 Principle of Development

- 7.2.1 In considering the principle of development at the application site, it is important to note that within the 'made' Calne Community Neighbourhood Plan 2 (CCNP) the former Co-op food store site is recognised and shown as an 'Opportunity Site' within Figure 14 of the plan.
- 7.2.2 The CCNP specifically states that: *"The former Co-op site provides an area of opportunity to develop and enhance the riverside and heritage setting of this important town centre site"*.
- 7.2.3 As stated previously within this report, the former Co-op food store closed back in April 2020 and the store has stood vacant for a considerable length of time, falling into a poor state of repair and presenting somewhat of an eye-sore, together with attracting anti-social behaviour and local vandals. As a consequence, and prior to the submission of this current application, a planning application (Reference No: PL/2025/02050) was submitted to Wiltshire Council for the *'Demolition of the derelict Co-op food store in preparation for proposed care home development which will form a separate application'*. This application was granted permission in November 2025 and the food store will soon be demolished in order to make way for this new care home development.
- 7.2.4 It is recognised that most of the site, except for the car parking area immediately to the east of the former Co-op store falls within the defined 'town centre boundary' for Calne. As such, Policy WS4 of the CCNP which relates to Calne town centre will have relevance. This policy states:

"Proposals for main town centre uses within the defined Calne Town Centre boundary and within Calne Town Centre Primary Shopping Area (as defined by figure 14) will be supported where:

- a) they are in conformity with Wiltshire Council's Development Plan;
- b) they have regard to and make a proportionate and positive contribution to the delivery of specific Calne Town Centre objectives (Figure 14 and Section 8.7) and any subsequently adopted Calne Town Centre Strategy".

7.2.5 Although the provision of a care home and assisted living accommodation are not specifically considered as 'main town centre uses', the advice set out at Section 7 of the NPPF should be taken into account. Specifically, Paragraph 90 of the NPPF states that:

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- a) *define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;*
- f) *recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites".*

7.2.6 Thus, it is considered that the proposals for a new care home and 7 no. assisted living units at this site, aligns with the policies set out at both national and local level, and will bring this currently derelict, brownfield opportunity site back into beneficial use, adding to the continued vitality and viability of Calne town centre.

7.2.7 Core Policy 1 of the adopted Wiltshire Core Strategy sets out the settlement strategy for Wiltshire. The settlement strategy identifies four tiers of settlements, namely:

- Principal Settlements;
- Market Towns;
- Local Service Centres;
- Large and Small Villages

7.2.8 Calne is identified as a Market Town within this hierarchy and Core Policy 1 states that:

"...Market towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities.

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".

7.2.9 Core Policy 2 of the Core Strategy considers the delivery strategy, and this seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner. It seeks to prioritise the re-use of previously developed land to deliver regeneration opportunities,

and so as to limit the need for development on Greenfield sites. It seeks the provision for at least 42,000 new homes across Wiltshire, with the indicative housing requirement for Calne town being 1,440 new homes.

- 7.2.10 The application site falls entirely within the settlement framework boundary for Calne as shown on the adopted Wiltshire Core Strategy Policies Map and Core Policy 2 states that:

“Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages”.

- 7.2.11 It is therefore evident from the above, that the principal of providing additional housing on the application site is completely acceptable and in accordance with adopted policy.

- 7.2.12 Core Policy 46 of the Core Strategy specifically deals with: ‘meeting the needs of Wiltshire’s vulnerable and older people’. The relevant parts of this policy state:

“The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Older people

Housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

Developers will be required to demonstrate how their proposals respond to the needs of an ageing population.

Specialist accommodation

The provision of sufficient new accommodation for Wiltshire’s older people will be supported, including:

- i) nursing accommodation*
- ii) residential homes*
- iii) extra-care facilities*

Such accommodation should be provided in sustainable locations, where there is an identified need, within settlements identified in Core Policy 1 (normally in the Principal Settlements and Market Towns) where there is good access to services and facilities”.

- 7.2.13 In addition to Core Policy 46 of the Core Strategy, Policy H4 of the CCNP also deals with: ‘Housing to meet the needs of older people and those living with disabilities’. This policy states:

"Proposals for new or expanded housing for older people including, extra care housing (Class C3) and residential nursing home facilities (Class C2) will be supported in Calne and Derry Hill when they:

- a) are in conformity with CCNP Policy H3 (affordable housing);*
- b) do not result in the net loss of housing within the neighbourhood plan area;*
- c) do not result in harm to the vitality and economy of Calne town centre and Derry Hill village centre;*
- d) are located within a safe and convenient walk of local community facilities, green space and public transport to optimise health and wellbeing and minimise the need for residents or carers to use cars;*
- e) are of a high standard of design protecting or enhancing local character having regard to the CCNP Character and Design Code (2023) and, where relevant, conserving the character of the Calne and Derry Hill or Sandy Lane Conservation Area;*
- f) achieve a high standard of residential amenity and wellbeing having regard to the ten principles of the Housing our Ageing Population Panel for Innovation (HAPPI) report".*

7.2.14 It is clear from the above, that these proposals to provide a 60-bed residential care home (Use Class C2) and 7 no. assisted living units/ extra care housing (Class C3) will meet the requirements of the above policies.

7.2.15 Policy H2 of the CCNP which deals with affordable housing, only requires proposals for residential development (Class C3) that results in development of 10 or more dwellings, or 0.5 hectares or greater, to provide affordable housing and therefore as this proposal only includes the provision of 7 no. assisted living units, then there should be no need to provide any affordable housing, either on site, or as part of a financial contribution.

7.2.16 The proposals will not result in the net loss of any housing within the neighbourhood plan area and will not result in harm to the vitality and economy of Calne town centre. Furthermore, the site is located in a highly sustainable location being situated within close proximity of a range of local shops and facilities, green space and public transport provision. The proposals have been designed having regard to the CCNP Character and Design Code and will achieve high standards of residential amenity, whilst protecting heritage assets and enhancing the character of the Calne conservation area.

7.2.17 Therefore, to conclude, the redevelopment of this defined 'opportunity site' will bring this derelict, brownfield site, back into beneficial use, regenerating the area and providing much needed housing and care facilities for the elderly. It will breathe new life into this part of the town centre and will considerably enhance this part of the Calne conservation area whilst protecting other nearby heritage assets. The principle of developing this site for a 60-bed residential care home and 7 no. assisted living units is therefore in complete accordance with the requirements of national and local development plan policy.

7.3 Design and Heritage

- 7.3.1 A detailed Heritage Statement prepared by Peter Davenport (Historic Buildings Consultant) has been submitted in support of the application.
- 7.3.2 The whole of the application site falls within the Calne Conservation Area and adjacent to the application site to its west is the Grade II Listed Calne Free Church. There are various other Grade II listed buildings located on Mill Street and Church Street, together with St. Mary's church which is a Grade I listed building which lies further to the south off Church Street/Kingsbury Street.
- 7.3.3 The Heritage Statement submitted with the application provides a detailed assessment of the application site's location within the Calne Conservation Area, and the proposed developments impact on the adjacent Grade II Listed Calne Free Church, together with other listed buildings located within the vicinity of the site.
- 7.3.4 The key policy of relevance set out in the adopted Core Strategy which relates to heritage and conservation is Core Policy 58. This policy states:

"Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- a) nationally significant archaeological remains*
- b) World Heritage Sites within and adjacent to Wiltshire*
- c) buildings and structures of special architectural or historic interest*
- d) the special character or appearance of conservation areas*
- e) historic parks and gardens*
- f) important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping)".

- 7.3.5 As set out within the Heritage Statement, the existing Co-op store building is, to say the least, undistinguished and its impact on the setting of the adjacent listed buildings is entirely negative. Within the Heritage Statement it is specifically stated at paragraph 4.5 that: *"The monolithic scale of the plan form and monotonous treatment are entirely at odds with the grain and character of the surrounding urban fabric".*
- 7.3.6 The redevelopment of the site therefore offers the opportunity to improve on the current situation and enhance the Calne Conservation Area and nearby heritage assets. One of the

key benefits and ways in which the current application scheme seeks to do this, is by positioning the proposed care home building further away from the Grade II Listed Free Church, leaving space for a new proposed public footpath and gardens in between the church and the new build.

- 7.3.7 This will increase visibility through the site and will greatly improve the setting of the Free Church. The creation of a new public footpath and access from the north of the river through to Mill Street will also have a positive contribution on the conservation area and will again improve the setting of the Free Church and the school/hall associated with it.
- 7.3.8 The assisted living accommodation proposed to the north of the river and fronting The Pippin, will result in the removal of public parking from this area, however the loss of this amenity will be offset by the re-instatement of housing along the southern side of The Pippin, where historically, there was a terrace of small houses until around 1983/4.
- 7.3.9 To the south of the River Marden, which bisects the site, the removal of the section of food store that projected out towards the river, enables the provision of further landscaping and gardens for the residents of the care home, which also offers the opportunity for significant enhancements and landscaping for the river itself and its banks. Additional landscaping and gardens for the proposed assisted living units on the northern part of the site, will also result in benefits for the river and its northern banks, which will result in overall enhancements for the conservation area.
- 7.3.10 The care home will be constructed using a palette of materials including smooth ashlar limestone block, limestone rubble stone and incorporating horizontal bands in limestone and a glazed link between the two parts of the building forming the main entranceway into the care home. The main part of the care home would have a grey tiled roof and the eastern end of the care home would have a dark grey mansard roof. The materials selection for the two parts of the building are designed to complement each other and have been selected to reflect materials used locally.
- 7.3.11 With respect to the proposed assisted living units, these dwellings would front onto The Pippin and would be two storeys in height. They would be built using rubble stone with cut stone head and cill details and have pitched roofs with red roof tiles, again reflecting existing buildings in the immediate area and their use of materials. It is considered that the proposed use of materials for both the care home and assisted living units would have a positive impact on the setting of the nearby listed buildings and conservation area.
- 7.3.12 Overall, the submitted Heritage Statement concludes that the existing Co-op store is of negligible heritage value and is considered to have a negative impact on the Calne Conservation Area and a negative to neutral impact on the nearby listed buildings. In contrast, the positioning, design and use of materials and finishes for the proposed new care home and assisted living units are considered to enhance the conservation area and improve the setting of the Grade II Listed Calne Free Church and other nearby listed buildings. Thus, the proposals are in full accordance with the requirements set out in national and local development plan policy with respect to design and heritage.

7.4 Transport, Access and Parking Provision

- 7.4.1 The planning application is accompanied by a detailed Transport Statement produced by Entran Environmental & Transportation.

7.4.2 The Transport Statement considers the accessibility of the site and the opportunity for sustainable travel within the local area. It also assesses the proposed development in terms of access, car and cycle parking provision and trip generation to determine the impact of the proposals on highway safety and operation of the local road network.

7.4.3 Key policies of relevance set out in the adopted Wiltshire Core Strategy which relate to transport and accessibility include Policies 60 and 61.

7.4.4 Policy 60 deals with 'Sustainable Transport'. It states the following:

"The Council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved by:

- i) Planning developments in accessible locations.*
- ii) Promoting sustainable transport alternatives to the use of the private car.*
- iii) Maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community.*
- iv) Promoting appropriate demand management measures.*
- v) Influencing the routing of freight within and through the county.*
- vi) Assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment".*

7.4.5 Policy 61 of the Wiltshire Core Strategy considers the transport impacts of new developments. The policy states:

"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.

As part of a required transport assessment, the following must be demonstrated:

- i) That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:*
 - a) Visually impaired and other disabled people*
 - b) Pedestrians*
 - c) Cyclists*
 - d) Public transport*
 - e) Goods vehicles*

- f) *Powered two-wheelers*
- g) *Private cars.*
- ii) *That the proposal is capable of being served by safe access to the highway network.*
- iii) *That fit for purpose and safe loading/ unloading facilities can be provided where these are required as part of the normal functioning of the development.*

Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements”.

- 7.4.6 As detailed within the submitted Transport Statement, the application site is situated in a highly accessible location, with good quality footways leading directly to the commercial and retail centre of Calne. The town centre is located within a short 5-minute walk of the site, and within this distance there are various retail outlets including a Sainsbury’s food store to the north of the site off The Pippin, a dentist, GP surgery, post office, pharmacies, library, churches, cafes, restaurants and takeaways and a range of other facilities and services.
- 7.4.7 Open space and recreational facilities are located a short (3 minute) walk to the south east of the site at Calne Recreation Grounds and also Castlefields Canal and River Park to the west.
- 7.4.8 In addition, there is a good network of footways and footpaths leading in all directions from the site, which provides the site with very good permeability and excellent opportunities for journeys by foot. With respect to cycle accessibility, NCR route 403 passes through Calne and runs adjacent to the site along Mill Street and connects Calne with Avebury and Chippenham. This route uses a combination of quiet roads and the use of shared use foot/cycle paths leading away from the town. The site is therefore considered to be highly accessible by both foot and cycle.
- 7.4.9 In terms of public transport provision, the nearest bus stops are located within 200 metres/ a 3 minute walk from the centre of the site located on the A4 New Road to the west of the site. These provide regular bus services to the surrounding towns including Chippenham, Devizes, Compton Bassett, Avebury, Marlborough, Swindon, Royal Wootton Bassett, Lyneham, Cherhill, Bromham, Melksham, Bath etc. The nearest railway station is in Chippenham which is located 8km from the site and provides regular high frequency services between Bristol and London Paddington.
- 7.4.10 Therefore, it is clearly evident that excellent opportunities exist to travel to and from the site by foot, cycle or by using local public transport which will help to reduce the need to travel by private car and encourage the use of sustainable transport alternatives.
- 7.4.11 In terms of vehicular access, it is proposed to re-use the existing vehicle access from Mill Street to the former Co-op car park, to serve a smaller 15 space car park to cater for visitors to the care home. This vehicle access has formed a much busier entrance to the site in the past, without any known operational or safety issues.
- 7.4.12 The existing service road/ car park access from the four-arm mini-roundabout joining The Pippin would be closed up and the existing vehicular service road/ bridge over the River Marden re-purposed to provide access only for pedestrians and cyclists. This would form part

of the new pedestrian/ cycle link along the western side of the development adjacent to Calne Free Church linking Mill Street with The Pippin.

- 7.4.13 The existing T-junction into the site from The Pippin to the east of the mini-roundabout would be retained to provide access into the car parking area to the rear of the assisted living units.
- 7.4.14 In terms of vehicle parking standards, these are set out within the 'Wiltshire Local Transport Plan – 2011-2026'. This contains the car parking strategy for Wiltshire and sets out the maximum parking standards for different types of development.
- 7.4.15 With respect to Class C2 use which incorporates nursing homes, the standard is that 1 vehicle parking space needs to be provided per 4 beds and 1 vehicle parking space per 2 members of staff. With respect to sheltered accommodation which falls under Use Class C3, the requirement is 1 vehicle parking space per 2 units, plus 1 visitor space per 5 units.
- 7.4.16 The proposals will provide a total of 15 vehicle parking spaces for the care home, including 2 disabled spaces. There will be a further 6 vehicle parking spaces provided for Cedar Care staff provided in the car parking area to the north of the river Marden. In addition, 14 car parking spaces will be provided for residents of the assisted living units in the car parking area to the north of the river. An assessment of this parking provision is discussed in detail within the submitted Transport Statement which concludes that the proposed car parking provision is considered appropriate.
- 7.4.17 In terms of cycle parking requirements, these are set out within the 'Wiltshire Local Transport Plan Cycling Strategy 2011 – 2026', within Appendix 4. This sets out the minimum cycle parking standards for different types of development. With respect to Class C2 use, the requirement in the principal settlements and market towns, including Calne, is for 1 covered cycle space per 10 employees, plus 1 visitor space per 15 beds. As there will only ever be a maximum of 30 staff on site at any one time, then the requirement is to provide a minimum of 3 staff cycle parking spaces and 4 visitor cycle spaces, totalling a requirement of 7 cycle parking spaces. The proposals include the provision of a total of 12 cycle parking spaces in two separate cycle stores for the care home staff and visitors, which is therefore in accordance, and provides in excess of that required by policy.
- 7.4.18 The traffic impact arising from the proposed development is shown to result in a net decrease in daily vehicle trips when compared to its existing consented land use as a supermarket. As the proposed development would produce fewer vehicle trips than the consented land use on the site, then this will result in a net positive effect on the local highway network.
- 7.4.19 Therefore, overall, it is concluded that the proposed development will not have a detrimental impact on either the capacity or the safety of the local highway network and the proposals will accord with the adopted development plan policies in relation to sustainable transport, namely Policies 60 and 61 of the Wiltshire Core Strategy together with relevant national planning policy guidance contained in the NPPF.

7.5 Flood Risk and Drainage

- 7.5.1 A Flood Risk Assessment and Drainage Strategy prepared by IMA has also been submitted in support of the application.

- 7.5.2 This confirms that the proposed development is located within Flood Zones 1, 2 and 3 as shown on the Environment Agency's 'Flood Map for Planning'. The report contains a review of potential sources of flooding at the site, together with a review of the existing and proposed surface water drainage strategy and foul water drainage strategy for the proposed development.
- 7.5.3 The key policy of relevance set out in the adopted Core Strategy which relates to flood risk is Core Policy 67. This policy states:
- "Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.*
- All new development will 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".*
- 7.5.4 The submitted Flood Risk Assessment and Drainage Strategy considers the application of the sequential test to site selection at Section 5.7. It states that the aim of the sequential test is to steer new development to reasonably available sites in areas with the lowest risk of flooding. The sequential assessment takes account of the up-to-date Wiltshire Housing Site Allocations Plan, but is limited to the Calne Area, where the proposed development is located.
- 7.5.5 The report acknowledges that three sites had previously been allocated in the North Wiltshire Plan but these sites have now been fully developed or are no longer available, including Land North of Curzon Street, West of Station Road and South of London Road and Land to the North of Low Lane within the Calne Neighbourhood Plan.
- 7.5.6 Anticipated levels of growth in much of Wiltshire, including in the Calne area have exceeded expectations and no additional allocations were therefore proposed in the 2020 Housing Site Allocations Plan for Calne. The settlement boundary is otherwise drawn tightly around the existing built area, and there is no additional land available for development. On this basis, it had been demonstrated that it is not possible for development to be located in areas with a lower risk of flooding.
- 7.5.7 In addition, as 'more vulnerable' residential uses are proposed, the report also sets out how the exception test has been met, with the development providing wider sustainability benefits to the community that outweigh the flood risk and detailing how the proposed development will be safe for its lifetime.
- 7.5.8 In terms of the proposed surface water drainage strategy for the site, the surface water drainage strategy is to discharge surface water to the River Marden, mimicking the existing discharge location. Surface water discharge from the site will be restricted to a 75% betterment of the calculated brownfield runoff rate. All future rainfall events up to and including the 1:100 + 45% climate change event will be restricted to 5.1l/s and 11.0l/s for the northern and southern sections of the site respectively. The strategy utilises permeable paving, raingardens and a below ground attenuation tank to provide the equivalent of approximately 184m³ of storage volume and treat surface water flows.
- 7.5.9 With respect to the foul water drainage strategy for the site, foul water will flow from the assisted living units on the northern section of the site, and will be discharged into the existing

300mm public sewer which crosses the site. Foul water flows from the care home/ southern section of the site will be discharged into the existing 375mm sewer, or its diversion, subject to capacity assessment by Wessex Water on planning approval. The existing 375mm sewer will require diversion as part of the scheme and the proposed route will be around the north and west of the proposed care home building.

- 7.5.10 In light of the above, it can be concluded that the proposals will be acceptable in terms of the impact of the development on flooding and with respect to the intended surface water and foul drainage proposals for the site. Thus, it is concluded that the proposals will accord with Policy 67 of the Core Strategy, together with relevant national planning policy guidance contained in the NPPF.

7.6 Ecological Considerations and Biodiversity Net Gain

- 7.6.1 The application is also accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment and BNG Statutory Metric produced by Daniel Ahern Ecology (now Wessex Ecology).

- 7.6.2 Core Policy 50 of the adopted Wiltshire Core Strategy deals with biodiversity and geodiversity. It states the following:

“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. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development...

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. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i) cannot reasonably be avoided.*
- ii) are reduced as far as possible.*
- iii) are outweighed by other planning considerations in the public interest.*

iv) where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term”.

- 7.6.3 The PEA sought to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate.
- 7.6.4 A UK Hab 2.0 habitat survey was undertaken at the site on 10th September 2025. During the survey, dominant plant species were recorded and habitats were classified according to their vegetation types, as identified in the UK Hab 2.0 users handbook. The site was also inspected for direct evidence and habitat suitability for protected and notable species.
- 7.6.5 It should be noted here that the desk top data search confirmed that there were no statutory wildlife sites recorded within 2km of the site and only three non-statutory wildlife sites recorded within 2km of the site, the nearest being ‘Calne Without Meadows’ which is located approximately 1.5km to the south-east of the site. The PEA considered that it was highly unlikely that the proposed development would have a significant negative impact to the conservation status of any of the non-statutory wildlife sites present within 2km of the site.
- 7.6.6 The former Co-op building itself was initially assessed as having moderate bat roost potential due to the number of potential roost features recorded on the building, however no evidence of bats was recorded internally or externally. Previous ecological reports from 2022/2023 from The Environmental Partnership assessed the building as having high roost potential and completed three bat emergence surveys. However, there were no bat roosts recorded at this time. Furthermore, since these reports were published, there has been an increasing number of antisocial behaviours, vandalism and fires reported within the building from local police.
- 7.6.7 Therefore, since no bat roosts were recorded during the surveys in 2022 and the suitability of the building for bat roosts has been diminished due to the antisocial behaviour, vandalism and fires set within the building, the bat roost potential has been decreased to negligible.
- 7.6.8 However, the wider site was considered to have moderate potential for bats, birds, otter, water vole, amphibians and reptiles due to the suitable habitats recorded on site.
- 7.6.9 As such, the PEA recommends that there should be no additional external lighting to ensure that there is no change to the ambient night time light levels as a result of the proposed development.
- 7.6.10 In addition, care should be taken when removing the building and scrub from the site and this should happen outside of the bird nesting season (October – February). Should it become necessary to remove vegetation within the bird nesting season, an Ecological Clerk of Works (ECoW) would be required and a staged process to vegetation clearance should be employed.
- 7.6.11 Furthermore, during scrub and vegetation removal, a fingertip search by a suitably qualified ecologist should take place immediately prior to works, to search for potential amphibians and reptiles.

- 7.6.12 In addition, any ground excavation works should be fenced off at the end of the work day with HERRIS fencing to prevent access to terrestrial mammals. Any excavation works should include a ramp to be installed as an exit route for any animals that may fall in.
- 7.6.13 Lastly, if any protected species are found during construction, works should stop immediately and a suitably qualified ecologist should be contacted.
- 7.6.14 With respect to the BNG Assessment and BNG Statutory Metric, Wessex Ecology undertook the BNG Metric on 3rd June 2026.
- 7.6.15 Based on the data presented, the application proposals will yield a 40.75% Net Gain in habitat units and a 38.00% Net Gain in watercourse units, all on-site. In addition, there will be an increase in 0.06 hedgerow units from proposed ornamental hedgerows, although as there is no baseline hedgerow, there are no units required.
- 7.6.16 With respect to mitigation, the habitats of greatest value, being the woodland and scrub within the riparian corridor will be retained. Further valuable habitats on site have been incorporated into the site design, including grass and scrub planting, tree planting, in addition to ornamental landscaping. Enhancement of the riparian zone will also result in enhancements to the watercourse. Therefore, as it has been possible to achieve the required biodiversity net gains on-site, no offsetting will be required.
- 7.6.17 Various protection measures for the existing habitats on site, which are to take place during the construction phase of the works, are set out within the BNG Assessment report. Some habitats to be retained, enhanced or created will require specific creation and/or management for biodiversity. As such, this will need to be detailed in a future Habitat Management and Monitoring Plan (HMMP) which the applicant would be content to be attached as a condition to any forthcoming consent.
- 7.6.18 Overall, provided the development proposals follow the guidance and recommendations set out within the accompanying PEA and BNG Assessment Reports, the proposals are considered to accord with the adopted development plan policies, together with relevant national planning policy guidance, with respect to protecting and enhancing biodiversity.

7.7 Landscape and Impact on Trees

- 7.7.1 A Tree Survey and Arboricultural Impact Assessment has been produced by Hellis Solutions Ltd. in order to accompany the application.
- 7.7.2 Core Policy 51 of the adopted Wiltshire Core Strategy deals with landscape. The policy seeks to protect, conserve and enhance Wiltshire's distinctive landscape character, with the term 'landscape' referring to the built, historic and natural environment in urban, semi-urban and rural areas. The policy specifically states that:

"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved

and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i) The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii) The locally distinctive character of settlements and their landscape settings.
- iii) The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv) Visually sensitive skylines, soils, geological and topographical features.
- v) Landscape features of cultural, historic and heritage value.
- vi) Important views and visual amenity.
- vii) Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii) Landscape functions including places to live, work, relax and recreate.
- ix) Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty..."

7.7.3 In addition to the above core policy, Policy NE4 of the Calne Community Neighbourhood Plan 2, should also be taken into account. This policy deals with 'Trees, woodland and hedgerows'. This policy states:

"Development which would result in the loss of ancient woodlands or individual ancient or veteran trees, will not be permitted. Protection buffers to woodland or individual trees should be applied in accordance with latest guidance from Natural England.

Development proposals should ensure that, wherever practicable, other trees and hedgerows are retained and incorporated into their layouts and designed as placemaking features.

Whenever a development cannot avoid the loss of trees, then replacement planting should be informed by the Neighbourhood Plan Tree topic paper (2022) (Appendix 6) which includes reference to the Tree Replacement Standard (table 6) and guidance on tree species and selection".

7.7.4 With respect to new tree planting, the policy goes onto state:

"The size, species and placement of trees provided as part of the landscape and green infrastructure of development proposals will be expected to take practicable opportunities to:

- a) Increase canopy cover (with a target of 20%) in line with local and national targets to help with climate change where this would not conflict with existing important open landscape character, important habitats such as chalk grasslands or wet meadow/ other open habitats, sensitive archaeological areas and/or farming/ food uses;

- b) Assist in reducing or mitigating run-off and flood risk on the development site; and
- c) Connect into the wider green infrastructure network, particularly where woodland planting could help better integrate Calne's existing settlement edges into the wider landscape.

Development proposals should incorporate appropriate measures to secure the long-term maintenance of newly-planted trees, and address the impacts of a changing climate for species selection".

- 7.7.5 As part of the report prepared by Hellis Solutions Ltd. is a Tree Constraints Plan and accompanying Tree Survey and Tree Quality Assessment Schedule included in the appendices to the report. This shows that there are a total of 24 individual/ small groups of trees located within the application site boundary.
- 7.7.6 None of these trees are identified as 'Category A' trees (trees of high quality), and just one individual London Plane tree is identified as a 'Category B' tree (trees of moderate quality). The remaining trees are categorised as 'Category C' trees (trees of low quality) and with 3 trees being identified as 'Category U' (trees unsuitable for retention).
- 7.7.7 As such, the identified Category U trees are proposed for removal, whereas all other trees/ groups of trees will be retained and protected and the retained trees should cause no undue apprehension to occupiers of the proposed care home or assisted living units.
- 7.7.8 With respect to the London Plane, Category B, tree (Reference No: T23 on the Tree Constraints Plan), this tree is located on the northern part of the site adjacent to the existing and retained vehicular access off The Pippin. The proposed cycle and bin stores to the west of this tree will scuff the root protection area for this tree and therefore if the existing hard surface is refurbished in this area, great care will need to be undertaken.
- 7.7.9 Likewise, for the Whitebeam tree (Reference No: T24 on the Tree Constraints Plan) which is located to the north-western corner of the site, if the existing hard surface within the root protection area for this tree, is refurbished, then this will also need to be undertaken with great care.
- 7.7.10 Additionally, the report states that the activity required to construct the proposed development (vehicular movement, storage of materials, soft landscaping etc.) may encroach within the root protection areas of T20, T23, T24 and G3 if they are not properly safeguarded during the construction activity.
- 7.7.11 Therefore, the report advises that it will be necessary, prior to the commencement of any construction activity, to provide the Council with an Arboricultural Method Statement, a Tree Protection Plan and a Schedule of Arboricultural Supervision in order to safeguard the retained trees.
- 7.7.12 If the above is undertaken and the necessary precautions taken, then the construction activity should not adversely impact upon any retained trees.
- 7.7.13 Thus, it can be concluded that the proposals will be acceptable in terms of the impact of the development on the landscape and trees and will be in accordance with the requirements of Core Policy 51 of the Wiltshire Core Strategy and Policy NE4 of the Calne Community Neighbourhood Plan 2, together with relevant national guidance contained within the NPPF.

8. SUMMARY AND CONCLUSIONS

- 8.1.1 This Planning Statement has been produced in order to support a full planning application for the redevelopment of the former Co-op food store site and its associated car parking areas located off Mill Street, Calne, SN11 0HT.
- 8.1.2 The proposals comprise the comprehensive redevelopment of the site in order to provide a 60-bed care home on the site of the former Co-op food store itself, which lies to the south of the River Marden, and for the provision of 7 no. assisted living units on the former Co-op car park which lies to the north of the river.
- 8.1.3 Both the care home and assisted living units would be operated by Cedar Care Homes Ltd, who are a family-run business and one of the leading residential care home groups in the Bristol, Bath and Wiltshire areas. They seek to provide a comprehensive range of care services in welcoming and thoughtfully designed environments.
- 8.1.4 The former Co-op food store closed back in April 2020 and the store has stood vacant for a considerable length of time, falling into a poor state of repair and attracting local vandals. As a consequence, and prior to the submission of this current application, a planning application (Reference No: PL/2025/02050) for the demolition of the derelict food store, was submitted to the Council and granted planning permission in November 2025 and plans are now afoot to demolish the store and clear the site ready for the sites' redevelopment.
- 8.1.5 The southern part of the site, where the food store is currently located, is identified in the Calne Community Neighbourhood Plan 2 (2023-2038), as an 'opportunity site' and this acknowledges how the site is in a poor and derelict state and thus ripe for redevelopment.
- 8.1.6 Therefore, the redevelopment of this defined 'opportunity site' will bring this derelict, brownfield site, back into beneficial use, regenerating the area and providing much needed housing and care facilities for the elderly. It will breathe new life into this part of the town centre and will considerably enhance this part of the Calne conservation area, whilst protecting other nearby heritage assets.
- 8.1.7 The proposals have been informed and developed following a pre-application meeting which took place with Planning Officer's at Wiltshire Council on 10th June 2025 and following the subsequent receipt of written pre-application advice. As such, amendments have been made to the scheme as far as possible, to take on board the Council's concerns, whilst balancing this with Cedar Care's requirements, and maintaining the amount of accommodation they require in order to ensure the viability of the scheme. It is now considered that the scheme responds appropriately to its setting and local context and appropriate justification has been given with respect to addressing the previous concerns raised by the Council.
- 8.1.8 Overall, the proposals will provide a number of significant public benefits and as set out within this report, will be in full accordance with the relevant policies of the adopted development plan, national guidance set out in the NPPF and all other material planning considerations of relevance, and the planning application should therefore be granted permission.