

APPENDIX 2

Wiltshire Local Plan Review

# Calne – Pool of Potential Development Sites

Site Selection Report



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## Purpose

The purpose of this paper is to explain how the Council has arrived at a pool of potential development sites from which development proposals needing greenfield land may be chosen.

## Context - Wiltshire Local Plan Review

1. The Wiltshire Core Strategy is the central strategic part of the development plan for Wiltshire that sets the legal framework for planning decisions and is the basis that all neighbourhood plans must follow. It covers the period 2006-2026.
2. The Wiltshire Local Plan Review is being prepared to update the Wiltshire Core Strategy with a plan period of 2016- 2036.
3. An important part of keeping the development plan up to date is ensuring that development needs are met. This means accommodating new homes, business and other new uses supported by the necessary infrastructure; and finding land on which to build them.
4. As much as possible of the land needed will be previously developed land. Inevitably, in lots of cases, to meet the scale of need forecast, towns will also expand. A challenging part of planning for the future is therefore managing the loss of countryside by identifying the most appropriate land to develop on the edges of our settlements. This is the focus of this document.
5. This paper documents the stages reached in the site selection process for the settlement and concludes by showing a pool of reasonable alternative sites that could be appropriate for development around the built-up area of Calne – a pool of potential development sites. The content of this paper explains how this set of potential development sites has been arrived at. The Council consider these sites to be the reasonable alternatives based on a range of evidence and objectives of the plan that will be further assessed, including through sustainability appraisal.
6. Development proposals can be formulated using sites chosen from this pool. How much land depends upon the scale of need for development forecast over the plan period.
7. At Calne, the requirement emerging is for an additional 1,610 new homes over the plan period 2016 – 2036. From this overall requirement can be deducted homes already built (2016-2019) and an estimate of homes already committed and in the pipeline in the form of either having planning permission, awaiting completion, resolution to grant planning permission or on land allocated for development in the Wiltshire Core Strategy and Calne Community Neighbourhood Plan. Taking account of this amount, approximately 360 additional homes remain to be planned for over the plan period.
8. How this scale of growth was derived is explained in an accompanying report to this one called the 'Emerging Spatial Strategy'.

# Summary of the site selection process

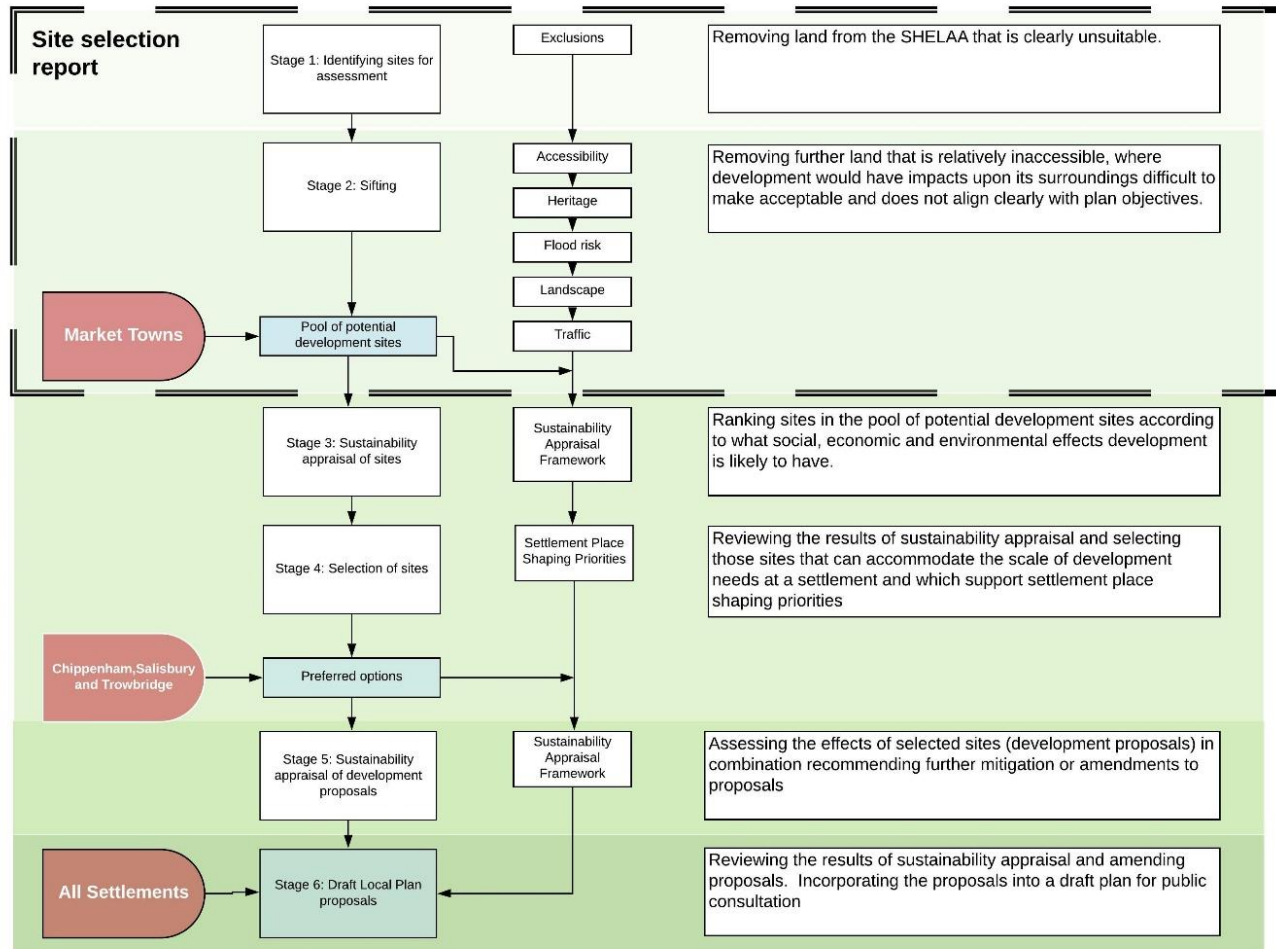


Figure 1 Site Selection Process

# The starting point – ‘Strategic Housing and Employment Land Availability Assessment’

9. Figure one shows the entire site selection process. This document covers stages 1 and 2.
10. The Strategic Housing and Economic Land Availability Assessment<sup>1</sup> (SHELAA) provides the pool of land from which sites may be selected. The SHELAA is a register of land being promoted for development by landowners and prospective developers. Parcels of land are submitted for consideration for inclusion in Wiltshire Council’s plan, as well as Parish and Town Council neighbourhood plans<sup>2</sup>.
11. Plan preparation and not the SHELAA determines what land is suitable for development as it selects the most appropriate sites.

## Stage 1 – Identifying Sites for Assessment

12. This initial stage of the site selection process excludes those SHELAA sites from further consideration that constitute unsuitable land for development.

## Stage 2 - Site Sifting

13. A second stage assesses further those sites that have passed through Stage 1 and results in a set of reasonable alternatives for further assessment through sustainability appraisal.
14. Using a proportionate amount of evidence<sup>3</sup>, more land is therefore removed from further consideration. It can be removed because it is relatively inaccessible and where development would have impacts upon its surroundings that would be difficult to make acceptable.
15. To determine what land to take forward for further consideration and which not to, however, also involves considering how much land is likely to be needed and what areas around the settlement seem the most sensible. Such judgements take account of:
  - (i) emerging place shaping priorities<sup>4</sup> for a community (these outline what outcomes growth might achieve);
  - (ii) the intended scale of growth;
  - (iii) what future growth possibilities there are for the urban area;
  - (iv) what the past pattern of growth has been; and

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<sup>1</sup> Information about the Strategic Housing and Employment Land Availability Assessment can be found on the Council website <http://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

<sup>2</sup> Other land, not included in the SHELAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot readily be said to be available within the plan period.

<sup>3</sup> To meet national requirements, plans must be sound, justified by having an appropriate strategy, taking into account the reasonable alternatives, and based on *proportionate evidence*<sup>3</sup>.

<sup>4</sup> The role and function of place shaping priorities is explained in the settlement statement.

(v) what significant environmental factors have a clear bearing on how to plan for growth.<sup>5</sup>

16. It may be appropriate for some SHELAA land parcels to be combined together to create more sensible or logical development proposals. Parcels of land may therefore be assembled together into one site for further assessment. This stage allows these cases to be recorded<sup>6</sup>.

## Next steps in the site selection process

17. The result of this part of the site selection process is a set of reasonable alternative sites. Where greenfield land must be built on to meet the scale of need, land for development proposals will be chosen from this pool. Views on each site are invited alongside a settlement's suggested scale of growth over the plan period (2016-2036) and the plan's priorities for the community. The results of consultation will inform the formulation of development proposals.
18. Each of the sites in the pool of reasonable alternatives will be examined in more detail. They will be subject to sustainability appraisal, which is stage three in the site selection process. This assesses the likely significant effects of potentially developing each site under a set of twelve objectives covering social, economic and environmental aspects. It helps to identify those sites that have the most sustainability benefits over those with less. It also helps to identify what may be necessary to mitigate adverse effects and what measures could increase benefits of development.
19. The most sustainable sites are those most likely to be suited for development. Sustainability appraisal may recommend sites, but it is also important to select sites that support the plan objectives and strategic priorities for a settlement, in particular. Carrying out this selection of sites is stage 4.
20. Stage 3 sustainability appraisal looked at how each potential development site performed individually. Stage 5 carries out sustainability appraisal looking at development proposals together and what effects they may have in combination. This will lead to amended proposals and more detailed mitigation or specific measures to maximise benefits from development.
21. Development proposals are also subject to more detailed assessments; by viability assessment to ensure that they can be delivered and by assessment under the Habitats Regulations to ensure no adverse effects on Natura 2000 sites. The results of these steps may amend development proposals.
22. Stage 6 therefore draws in the work of viability assessment, Habitats Regulations Assessment and sustainability appraisal to produce proposals that can be published in a draft version of the reviewed Local Plan, which will then be published for consultation.
23. As stated previously, this document only covers stages 1 and 2 in detail. These stages are described further in the following sections.

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<sup>5</sup>Regulations on the selection of sites allow those preparing plans to determine reasonable alternatives guided by the 'plans objectives' so long as this is explained. This stage does so explicitly.

<sup>6</sup> Land promoted for development is defined by land ownership boundaries and over what land a prospective developer has an interest. It does not necessarily represent what land is needed for a logical or sensible development proposal. A logical proposal may be smaller or larger or combine different owners' interests.

## Stage 1 Identifying Sites for Assessment

24. This stage starts with all SHELAA land parcels on greenfield land at the edge of Calne and ensures they are appropriate for site selection. Land parcels that are not or could not be extensions to the existing built up area are not included. Figure 2 shows that no land has been excluded at this stage.

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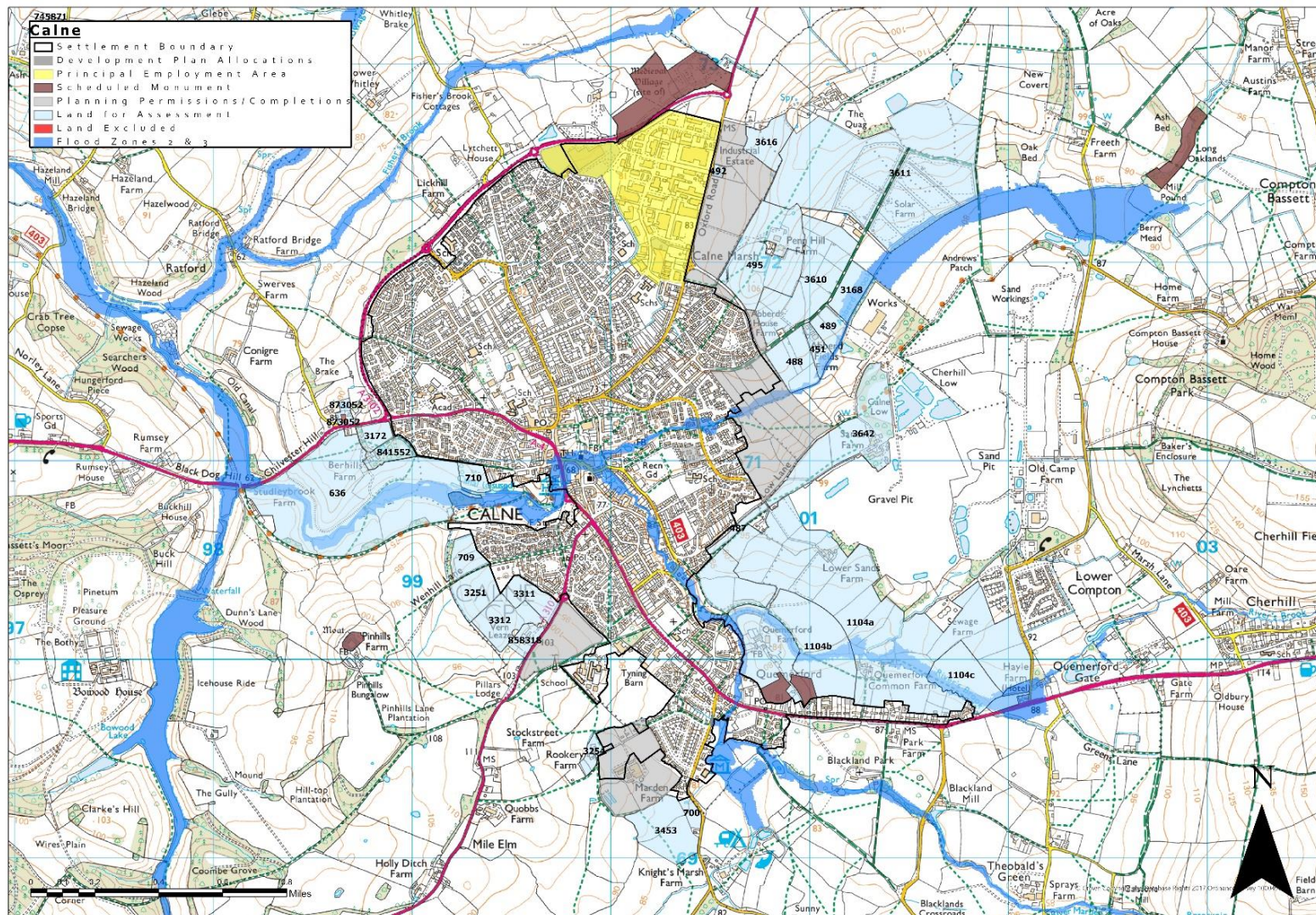


Figure 2 Map showing stage 1 SHELAA land excluded



# Stage 2 Site Sifting

## Methodology

25. This stage of the site selection process sifts out sites to provide a reasonable set of alternatives for further assessment. There are two parts to this stage of the process (A) accessibility and wider impacts and (B) strategic context.

### A. Accessibility and wider impacts

26. Firstly, the individual merits of each site are assessed to understand their strengths and weaknesses in terms of how accessible a site location may be and what wider impacts could result from their development. Sites more likely to have unacceptable impacts or which are relatively inaccessible are less reasonable options.

#### Accessibility

27. Sites that are relatively inaccessible are much less likely to be reasonable alternatives and may be rejected from further consideration.
28. Accessibility is represented as a heat map of travel times on foot, cycling and public transport to important destinations for residents - the town centre, principal employment areas (including employment allocations), secondary schools and hospital and health centres (including GP surgeries).
29. Sites are categorised overall as low accessibility (red), medium accessibility (amber) or high accessibility (green).

#### Wider impacts

30. **Landscape:** A site that creates a harmful landscape or visual impact that is unlikely to be successfully mitigated may be rejected.
31. **Heritage:** Assets outside the sites under consideration may be harmed by development. This stage identifies where those assets are, their nature and importance, and assesses the potential for harm that may result from the development of some sites.
32. **Flood Risk:** All land on which built development may take place, by this stage of the selection process, will be within Flood Zone 1, the areas of the country with minimal flood risk. Flood risks from all sources are a planning consideration, this step will identify sites where development may increase risks outside the site itself.
33. **Traffic:** Developing some sites may generate traffic that causes an unacceptable degree of harm, in terms of worsening congestion. Others may be much better related to the primary road network (PRN). This can lead to other harmful impacts such as poor air quality or impacts upon the local economy.

34. The results of each of these 'wider impact' assessments are gathered together and categorised as high (red), medium (amber) and low (green) level of effects for each site under each heading.

## **B. Strategic Context**

35. Having gained a picture of the relative strengths and weaknesses of each site, the next step is to draw this information together and decide which ones would be part of a pool of reasonable alternatives and which ones not.
36. Unlike the first part of this stage, this requires judgement about what pool of possible land for development constitutes a set of reasonable alternatives for consideration at a settlement. This must not pre-judge more detailed testing of options but rule out others that are clearly less likely to be characterised as being reasonable options and therefore unnecessary to assess in greater detail at later stages.
37. The distribution and number necessary to provide a reasonable pool of alternative sites can be influenced by each settlement's role in the spatial strategy and the scale of growth to be planned for, by the pattern of growth that has taken place at a town as well as significant environmental factors. This is called the site's strategic context.
38. Whilst the first set of evidence provides information about each individual site, evidence in the form of a settlement's 'strategic context' provides the basis for further reasoning by which some land parcels are selected for further consideration and others rejected. They can indicate future growth possibilities, directions to expand, for an urban area.
39. This strategic context evidence describes the settlement's:
  - Long-term patterns of development
  - Significant environmental factors
  - Scale of growth and place shaping priorities
  - Future growth possibilities for the urban area
40. Referring to these aspects, there can be several influences upon whether a site is taken forward for further consideration. Common examples would be:
  - The scale of the pool of sites that will be needed. The less additional land is needed the smaller a pool of sites may need to be and so perhaps only the very best candidates need to be considered further.
  - What SHELAA sites may be consolidated into one (and sometimes which ones not). A historic pattern of growth, or the need for a new direction of growth may recommend a SHELAA site is combined with another in order to properly test such an option.
  - A desirable pool of sites might favour a particular distribution or set of locations because it might help deliver infrastructure identified as a place shaping priority for the settlement.
  - Continuing historic patterns or, in response to a significant environmental factor, looking for new directions for growth may recommend a site that helps to deliver such a course.

41. Sometimes these influences will not bear on site selection. In other instances, they may be important.

42. A description of the settlement strategic context for Calne is shown in the table below:

## Calne Strategic Context

Context criteria	Detail
Long-term pattern of development	In recent years, the town has expanded to the north and west of the town. In the late 1990s, a significant urban extension was delivered to the north and west of Calne. In more recent years, Calne has seen significant housing development located in four main areas to the east and south of the town – along Oxford Road, off Sand Pit Road, at Marden Farm and off Silver Street.
Significant environmental factors	An important environmental factor is the Air Quality Management Area (AQMA) that is designated in Calne town centre. As traffic volumes have increased, there has been a decrease in air quality. Air quality has been identified as a significant local concern. The River Marden flows through the centre of Calne. It is an important corridor for wildlife and biodiversity. The river and the old course of the Wilts & Berks canal are to be found in Castlefields Canal & River Park to the west of the town centre The town is not covered by any national landscape designations but the North Wessex Downs Area of Outstanding Natural Beauty (AONB) is in fairly close proximity to the town. Impacts on the setting of the AONB are likely to be a consideration for new development taking place on the outskirts of the town. There is a large town centre conservation area and the east of Calne is in close proximity to the Avebury section of the Stonehenge and Avebury World Heritage Site.
Scale of growth and strategic priorities	The scale of growth is on a par with the current Core Strategy housing requirement but with a reduced amount of employment land required. A significant amount of the housing requirement is already in the pipeline. Strategic priorities include the development of a plan for town centre regeneration that will ensure continued investment in the town centre and encourages further employment opportunities, infrastructure improvements to the local road network to reduce traffic congestion and improve air quality, minimising the impact of development on the environment to fulfil the Calne Town Council Climate and Environmental Emergency Pledge and the provision and promotion of sustainable transport and active travel, including new and improved bus routes and walking/cycling infrastructure.
Future growth possibilities for the urban area	There are several possibilities for future growth at Calne, continuing past directions, within the existing highways network and if some future growth will be dependent on significant highways infrastructure, and what form this should take. There are SHELAA sites promoted to the east, south and west of the town There are significant clusters of SHELAA sites to the east of Oxford Rd along Spitfire Road, to the north of Quemerford and between Wenhill Lane and the A3102. There are SHELAA sites outside the broad extent of the urban area, particularly those north of Quemerford, that would set possible precedents and a significant departure from past patterns of growth.

## **Combining sites**

43. Assessment may also suggest combining sites together. To be combined land must:

- be a smaller parcel within a larger one, the smaller site will be absorbed and subsequently removed; or
- abutting each other and not have any strong physical barrier between them, such as a railway, river or road.

## Site Assessment Results

44. The following table shows the results of Stage 2. It sets out judgements against each of the SHELAA sites, taking into account both the accessibility and wider impact considerations and strategic context described above. It identifies where it may be appropriate to combine sites and which sites should and should not be taken forward.

45. The map that follows illustrates the results of this stage of the process showing those sites that have been removed and those that should go forward for further assessment through sustainability appraisal.

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
451	Abberd House Farm Buildings and Land						On its own this site is remote from the urban edge of Calne but it is adjacent to SHELAA sites 488 and 495 which are adjacent to the revised settlement boundary. Flood risk is low although the southern boundary borders Abberd Brook. No significant heritage or landscape issues. The site appears to be well screened to the south and could be developed with surrounding sites. Take forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage. It would be appropriate to combine this site with adjacent sites 488, 489 and 3168 to consider one logical extension to the town.	✓
487	Land East of Calne 3 - Housing Locations						This site is adjacent to the revised settlement boundary. There are no likely significant flood risk, heritage or landscape concerns. The site could be developed with surrounding sites. Take forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage. It would be appropriate to combine this site with adjacent sites 3642, 1104a, 1104b and 1104c to consider one logical extension to the town.	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
488	Land East of Calne 4 - Employment Locations						<p>This site is adjacent to the revised settlement boundary and to SHELAA site 495 to the north. Site adjacent to the west is under construction for housing development (124 dwellings). Low flood risk, although southern boundary borders Abberd Brook. No likely significant heritage or landscape impacts. The site could be developed with surrounding sites.</p> <p>Take forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p> <p>It would be appropriate to combine this site with adjacent sites 451, 489 and 3168 to consider one logical extension to the town.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p>	✓
489	Land East of Calne 5 - Employment Locations						<p>This site is not adjacent to the revised settlement boundary but is adjacent to SHELAA sites 451 and 495. On its own the site is remote from urban edge but could be developed with other adjacent sites. Part of the site is Flood Zone 3 associated with Abberd Brook. Heritage impacts likely to be minimal. The site is closer to the AONB than some other sites therefore may be more sensitive to development. There may be potential for using some of this site for mitigating the rural / urban edge in combination with other surrounding sites here. The site is in close proximity to Hills Quarry Products, therefore potential noise and dust issues which will require further assessment.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with adjacent sites 451, 488 and 3168 to consider one logical extension to the town.</p>	✓
492	Land at Oxford Road						<p>This site is adjacent to the revised settlement boundary and Porte Marsh Industrial Estate. Adjacent to new housing development to north and south. Site is a functioning electricity sub-station however. Due to current use, do not take forward for further assessment.</p>	✗
495	Land to North of Sandpits Lane / Penn Hill Farm						<p>This site is adjacent to the revised settlement boundary and adjacent to new housing development off Sandpit Rd and off Oxford Rd. A number of adjoining SHELAA sites to the east and south could possibly be developed together. Likely low flood risk and heritage and landscape impacts. The site appears well screened and located adjacent to new developments.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							It would be appropriate to combine this site with 3610 to consider one logical extension to the town.	
636	Berhills Farm						<p>The far eastern parts of this site are adjacent to the revised settlement boundary but the majority of the site is remote from the urban edge. Flood zones 2 and 3 run through the centre of the site. There are potential adverse impacts on the Grade II listed Berhills Farm. Possible impacts on the setting of Bowood GI RPG and the site is adjacent to historic route of Wilts and Berks canal.</p> <p>The site has a prominent position on Chilvester Hill, sloping down markedly to the river valley. Calne's current western boundary is well screened by hedgerows and trees. If this site was developed it would create significant urban encroachment into the countryside and have a significant negative impact on the Marden valley. The southern part of the site would be detached from the north due to the floodplain.</p> <p>In landscape terms, development of this site would be likely to have significant adverse effects and site should not be taken forward for further assessment. On this basis the site is rejected.</p>	✘
700	Land at Stockley Lane						<p>Site is adjacent to the revised settlement boundary. No likely significant flood risk or heritage impacts. In landscape terms, the site is open to views out to the countryside to the west but relatively well screened to the east by the hedgerow on the opposite side of the road. Development of the site could be seen as encroachment into the countryside. The AONB is approx 330m to the south and an assessment of impact on AONB may be needed.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p>	✔
709	Land at Wenhill Heights, Wenhill Lane						<p>Site is adjacent to the revised settlement boundary and to existing residential development. Low flood risk - entire site is Flood Zone 1. In heritage terms, some potential impacts on setting of Bowood GI RPG which will require further assessment. Mitigation may be a constraint. The site has broken views across the valley and whilst there is a tree belt planted along the western boundary this is currently immature and needs protection and enhancement to provide suitable screening on this urban / rural edge.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with 3251, 3312 and 3211 to consider one logical extension to the town.</p>	✔

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
1104a	Land at Quemerford (Parcel 1104a)						<p>Site is adjacent to the revised settlement boundary at Quemerford and adjacent to SHELAA sites 1104b, 1104c, 487 and 3642. Low flood risk - entire site is Flood Zone 1, although parts of the site have Flood Zones 2 and 3 along site boundaries. In heritage terms, there are potential impacts on the scheduled monument (medieval rural settlement at Quemerford) and on the setting of Grade I listed Hayle Farm on the eastern edge. Mitigation may be difficult.</p> <p>In landscape terms, as a large, split site, there is potential for significant landscape impacts to the east. However, this is dependent on the extent and location of any development. Fewer impacts likely if development is located nearer to the centre of Calne.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with 1104b, 1104c, 487 and 3642 to consider one logical extension to the town.</p>	✓
1104b	North East Quemerford						<p>Site is adjacent to the revised settlement boundary at Quemerford. Low flood risk as the majority of the site is Flood Zone 1, with some areas Flood Zones 2/3 next to the river. In heritage terms, potential impacts on the village of Quemerford in southern part of site. Landscape impacts likely to be less than for 1104a and 1104c which extend further to the east.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with 1104a, 1104c, 487 and 3642 to consider one logical extension to the town.</p>	✓
1104c	Land at Quemerford (Parcel 1104c)						<p>Site is adjacent to the revised settlement boundary at Quemerford and adjacent to SHELAA site 1104a. Site could not be developed unless part of a wider development.</p> <p>Low flood risk - entire site is Flood Zone 1 but Flood Zones 2 &amp; 3a are present outside the south west corner of the site. Few heritage impacts are likely. In landscape terms, the site is remote from Calne urban area but adjacent to Quemerford and could form part of a larger development with significant landscaping and GI.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with 1104a, 1104b, 487 and 3642 to consider one logical extension to the town.</p>	✓
3168	Land East of Calne 6						<p>This site is not adjacent to the settlement boundary but is adjacent to 495 which is. On its own, the site is remote from the Calne urban edge. Site could only come forward for development in</p>	✓



SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>association with adjacent sites 495, 3610, 489, 451 and 488. Only access is via Spitfire Rd which is a bridleway (CALW56).</p> <p>More than 50% of the site appears to be in Flood Zones 2 and 3, therefore only the northern part of the site could be developed. Few heritage impacts are likely. In landscape terms, potential impacts on AONB but there is potential for using some of this site for mitigating the rural / urban edge in combination with other SHELAA sites here.</p> <p>The site is in close proximity to Hills Quarry Products, therefore potential noise and dust issues which will require further assessment.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with adjacent sites 489, 451 and 488 to consider one logical extension to the town.</p>	
3172	Land South of Chilvester Hill						<p>Site is adjacent to the settlement boundary and to existing residential development.</p> <p>Low flood risk - entire site is Flood Zone 1. Potential heritage impacts on Grade II listed Berhills Farm. Few landscape impacts envisaged – site could form a prominent gateway development into Calne with suitable mitigation and sensitive site planning. The rest of the site is generally well screened with hedgerow and woodland planting although there are long distance broken views to the east of Cherhill escarpment.</p> <p>It should be noted that an outline planning application for up to 32 dwellings was received by Wiltshire Council for this site in August 2020. It is yet to be determined.</p> <p>Site to be taken forward to next assessment stage as no justification to reject.</p>	✓
3311	Land adjacent Fynamore Gardens – Vern Leaze A						<p>Site is adjacent to the revised settlement boundary and to existing residential development.</p> <p>Low flood risk - entire site is Flood Zone 1. Potential for heritage impacts on the setting of Grade II* listed Vernleaze and the setting of Bowood GI RPG; mitigation may be a constraint.</p> <p>Few landscape impacts considered likely.</p> <p>In combination with other west of Calne sites, could potentially provide a link road that would reduce traffic impacts in centre. No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with adjacent sites 3312, 3251 and 709 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3251	Land at Wenhill South						<p>Site is adjacent to the revised settlement boundary. Low flood risk - entire site is Flood Zone 1. Potential heritage impacts on the setting of Bowood GI RPG - mitigation may be a constraint. The site has broken views across the valley towards Pinhills Farm and a strong planted woodland screen would need to be provided on the western boundary to link into that currently planted on site 709.</p> <p>In combination with other west of Calne sites, could potentially provide a link road that would reduce traffic impacts in centre.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with adjacent sites 3312, 3211 and 709 to consider one logical extension to the town.</p>	✓
3254	Rookery Farm						<p>Site is adjacent to the revised settlement boundary and adjacent to new housing development at Marden Farm.</p> <p>Low flood risk - entire site is Flood Zone 1. In heritage terms, no likely impacts. Site is well screened by existing trees and hedgerows but these features would need to be retained on-site. The retention of these features will likely significantly reduce the number of homes that could be delivered on site.</p> <p>No justification for rejecting site at this stage. Take forward for further assessment.</p>	✓
3312	Land west of Vern Leaze – Vern Leaze B						<p>Site is adjacent to the revised settlement boundary and also to SHELAA sites 3251, 3211 and 858318.</p> <p>Low flood risk - entire site is Flood Zone 1. In heritage terms, potential impacts on setting of Grade II* listed Vernleaze and setting of Bowood GI RPG - mitigation may be a constraint.</p> <p>Existing landscaping would need protection and enhancement to provide suitable screening on this urban / rural edge.</p> <p>In combination with other west of Calne sites, could potentially provide a link road that would reduce traffic impacts in centre. No justification for rejecting site at this stage. Take forward for further assessment.</p> <p>It would be appropriate to combine this site with adjacent sites 3251, 3211 and 709 to consider one logical extension to the town.</p>	✓
3453	Land to the South of Marden						<p>Site is adjacent to the revised settlement boundary and adjacent to new housing development at Marden Farm.</p>	✗

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
	Farm, Stockley Lane						Potential for some cumulative flood risk impacts. In heritage terms, no likely impacts. In landscape terms, the site is very open and exposed to views to the south and development here would significantly affect the context of the North Wessex Downs AONB. There could be potential for using this site as mitigation for development to the north and site 700 using substantial woodland planting. Do not take forward due to likely significant landscape impacts on AONB.	
3610	Land off Sandpit Rd, Calne (N)						Site not adjacent to revised settlement boundary but is adjacent to site 495 which is. Low flood risk - entire site is Flood Zone 1. In heritage terms, no likely impacts noted. In landscape terms, site will need further assessment of impacts on AONB. Potential for using some of this site to the north and east for mitigating the rural / urban edge in combination with other adjacent sites. As no likely significant impacts noted and site could come forward with other adjacent sites, site to be taken forward for further assessment. It would be appropriate to combine this site with adjacent site 495 to consider one logical extension to the town.	✓
3611	Land off Sandpit Rd, Calne (S)						Site is not adjacent to the settlement boundary but is adjacent to site 3616 which is. Low flood risk - entire site is Flood Zone 1, but FZ2/ FZ3A/ FZ3b present just outside the boundary of site. In heritage terms, no likely impacts noted. The eastern part of this site is in use as a solar farm. However, in landscape terms, there is potential for significant impacts on the setting of the AONB to the east. This is a large, open site that has little connection with the urban area. Considered unlikely that mitigation could significantly reduce impacts on the AONB. There is also a Local Green Space designation (Calne Neighbourhood Plan) located adjacent to the site to the north - Penn Wood Wildlife Area – which could be adversely affected. Do not take site forward due to likelihood of significant landscape impacts.	✗
3616	Land south of High Penn Track, Calne						Site is adjacent to the settlement boundary. Sites immediately adjacent to the west and south have planning permissions for residential development (total 283 dwellings). Low flood risk - entire site is Flood Zone 1. Some potential heritage impacts as site close to scheduled medieval settlement site at Beversbrook and may be archaeology present. In landscape terms, site is located adjacent to existing	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							development sites and could form a suitable urban / rural edge if the north of the site is set out as planted green infrastructure linking in with the local nature reserve to the east. No justification for rejecting site at this stage. Take forward for further assessment.	
3642	Land south of Low Lane, Calne						Site is adjacent to the settlement boundary and to sites 487 and 1104a. There is a housing development being built-out adjacent to the north. Low flood risk - entire site is Flood Zone 1. In heritage terms, the site includes a farmstead with Grade II listed Sands Farmhouse and its surrounding land. The setting has already been compromised by quarrying and landfill on the adjacent land to the east, so the remaining agricultural setting has increased importance. Mitigation may be difficult but is potentially achievable. In landscape terms, there are potential impacts on views from the North Wessex Downs AONB at Cherhill which could potentially be mitigated through planting to the east of the site. No justification for rejecting site at this stage, although the implications of potential uses being in such close proximity to the landfill site will need to be given detailed consideration. Take forward for further assessment. It would be appropriate to combine this site with adjacent sites 487, 1104a, 1104b and 1104c to consider one logical extension to the town, and this may also allow for local aspirations for an eastern relief road to the town to be considered further.	✓
858318	Vern Leaze, Silver Street, Calne						This site is not adjacent to the settlement boundary but is adjacent to site 3312 which is. In heritage terms, significant impacts are likely on the Grade II* listed Vernleaze. This site covers the house and garden. Mitigation is unlikely to be possible. Significant landscape impacts are also likely – the gardens provide a contextual setting to the listed buildings and there are a large number of existing mature trees linked to the woodland adjacent to the site creating a green infrastructure corridor. Do not take site forward to next stage.	✗
873052	Chilvester House, Chilvester Hill, Calne						This site is not adjacent to the revised settlement boundary or adjacent to a SHELAA site that is. In heritage terms, significant impacts are likely from development on the Grade II listed Chilvester House and Grade II Chilvester Lodge. Site covers the house and garden. Mitigation is unlikely to be possible. Do not take site forward.	✗

The following sites have been combined:

Site refs	Reason
495 and 3610	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical extension to the town to the west of Spitfire Road.</p> <p>This site would be contained by new housing development along Oxford Rd, Sandpit Road to the west and Spitfire Road to the east and south.</p>
451, 488, 489 and 3168	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit to the south of Spitfire Road for further assessment.</p> <p>These sites could all access Spitfire Road.</p>
1104a, 1104b, 1104c, 487 and 3642	<p>These sites abut each other to the east of Calne and north of Quemerford and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site would require access both from the north and south (A4). The site is contained by existing residential development and the gravel pits to the north, Lower Compton to the east, Quemerford to the south and the urban area of Calne to the west.</p>
709, 3211, 3251 and 3312	<p>These sites abut each other to the south west of Calne and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access from the A3102 in the east of the site. The site is adjacent to existing residential development to the north and east. To the south and west is open countryside so there would need to be a strong landscaping scheme to mitigate the impact of views.</p>

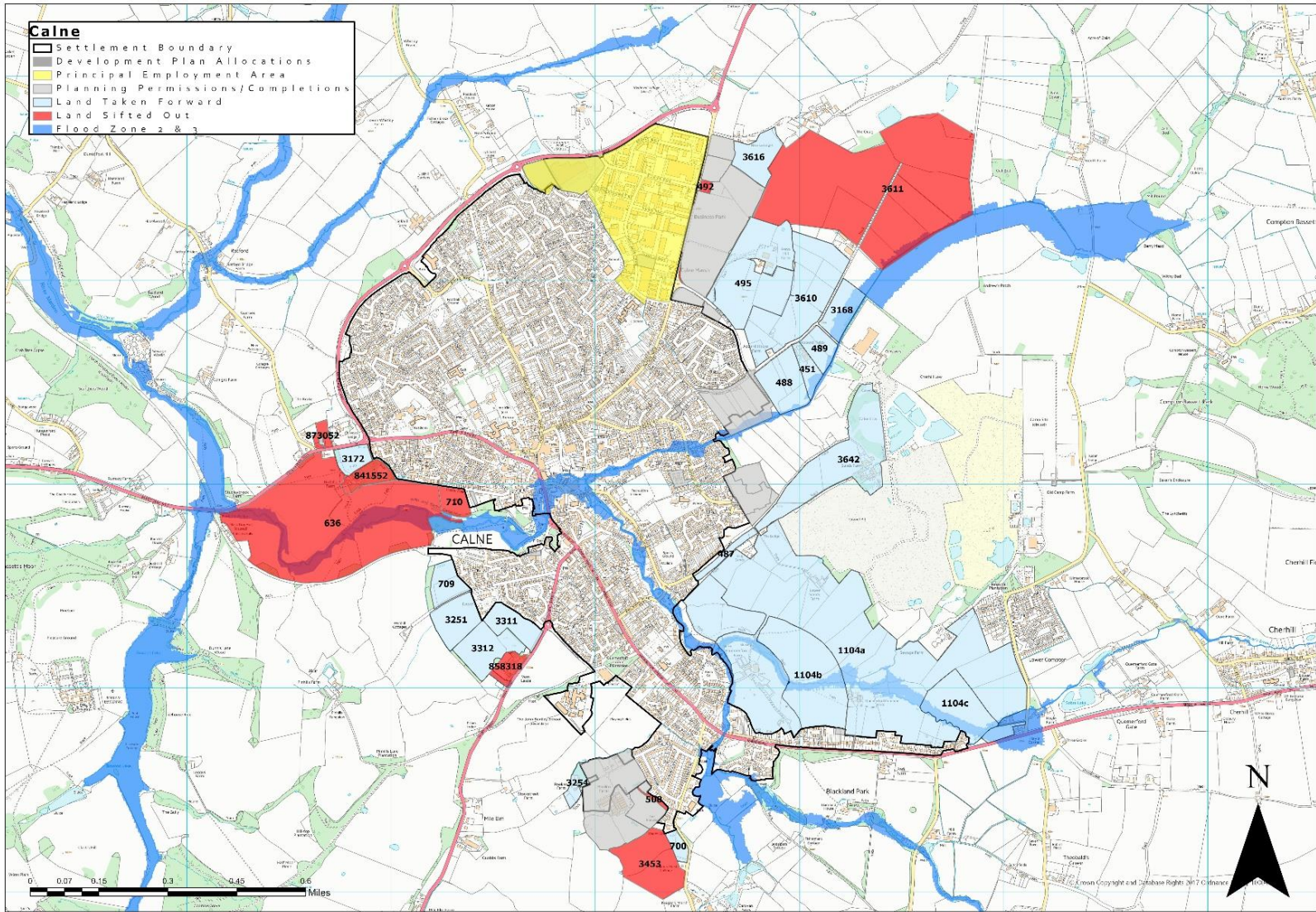


Figure 3 Map showing results of Stage 2 SHELAA site sifting

## Conclusion

46. The following map shows the final pool of potential development sites. From these sites may be selected those necessary to meet scales of growth and priorities for the town over the plan period. Only some of the sites, if any, will be developed and not every part of those sites will be developed due to the need to include land for mitigation.

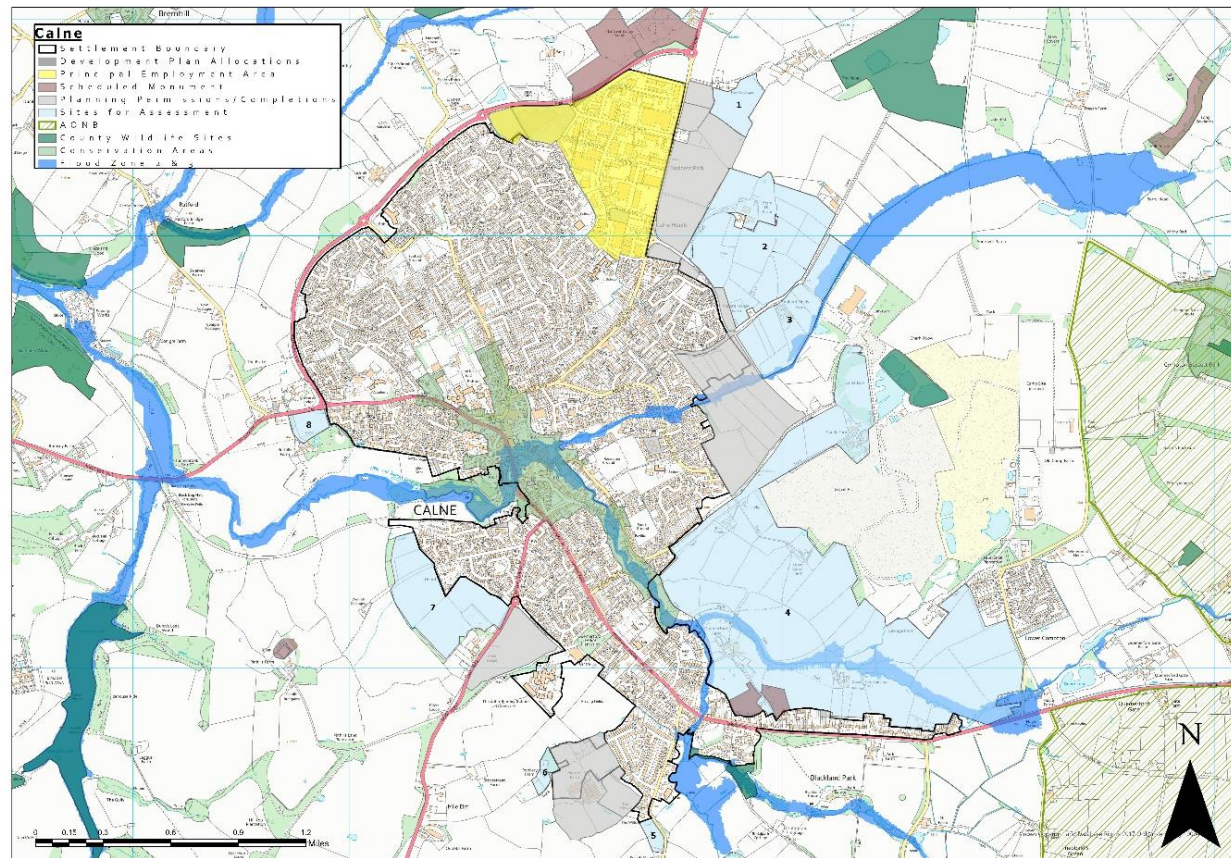


Figure 4 Map showing pool of potential development sites