



# Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Calne

July 2018  
Submission version

## Wiltshire Council

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# 1. Introduction

## Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Calne Community Area.

### Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan<sup>(1)</sup>.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

### Housing site allocations

- 1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

### Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Calne Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
  - Topic Paper 2: Site Selection Process Methodology

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1 This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Calne Community Area Topic Paper

#	Section		Appendices
2	<b>Community area</b>	Planning policy context for the Calne community area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.	
3	<b>Settlement boundary review</b>	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	<b>Appendix A</b> contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	<b>Overview of the site selection process</b>	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	<b>Outcome of the site selection process for Calne</b>	Summary of the site selection process for Calne (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	<b>Outcome of the Calne Community Area Remainder site selection process</b>	Where required a summary of the Calne Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	<b>Conclusions</b>	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

## 2. Calne Community area

### Context

**2.1** The WCS provides the context for the Plan in relation to the Calne Community Area. Core Policies 1 (Settlement Strategy) and 8 (Calne Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Calne Community Area, and
- associated indicative housing requirements.

**2.2** Core Policy 8 requires approximately 1,605 new homes to be provided in the Calne Community Area, of which about 1,440 homes should occur at the Market Town of Calne and approximately 165 in the rest of the Community Area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Calne Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

### Settlement strategy

**2.3** The settlements listed in *Table 2.1* below fall within the Calne Community Area.

Table 2.1 Settlement Strategy in the Calne Community Area

<b>Market Town</b>	Calne
<b>Large Villages</b>	Derry Hill/ Studley
<b>Small Villages</b>	Bremhill, Cherhill, Compton Bassett, Heddington and Hilmarton

### Issues and considerations

**2.4** Core Policy 8 and the supporting text (paragraph 5.41) of the WCS identify specific issues to be addressed in planning for the Calne Community Area, including:

- non-strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed; and measures to improve air quality in Calne must be considered
- development will investigate solutions to traffic impact reduction on Calne and contributions should deliver infrastructure necessary in the town
- a transport assessment is required for all major applications and should include identifying solutions to traffic impacts from waste facilities on the edge of Calne

- it is important that future development is sensitive to the setting of the Avebury section of the Stonehenge and Avebury World Heritage Site.
- all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

**2.5** The Wiltshire Infrastructure Delivery Plan ('the IDP')<sup>(2)</sup> identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of the existing primary school in the town to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period
- improvements to (including the relocation/ redevelopment) of Calne Fire Station

**2.6** However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

### Housing requirements

**2.7** **At the time the Plan was released for pre-submission consultation, the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

**2.8** The **estimated** housing requirements for the Calne Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

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2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Calne Community Area.*

Table 2.2 Estimated housing requirements for the Calne Community Area.<sup>(3)</sup>

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Calne Town	1,440	961	807	0
Calne CA Remainder	165	92	153	0
Calne total	1,605	1,053	961	0

**2.9** Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter “2017 HLSS”). This provides a confirmed housing land supply position (base dated April 2017), and this represents the current housing land supply position.

**2.10** The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Calne Community Area are set out in Table 2.3 below:

Table 2.3 Housing requirements for the Calne Community Area.<sup>(4)</sup>

<u>Area</u>	<u>Indicative requirement 2006-2026</u>	<u>Completions 2006-2017</u>	<u>Developable commitments 2017-2026</u>	<u>Indicative residual requirement</u>
<u>Calne Town</u>	<u>1,440</u>	<u>1,034</u>	<u>847</u>	<u>0</u>
<u>Calne CA Remainder</u>	<u>165</u>	<u>96</u>	<u>171</u>	<u>0</u>
<u>Calne total</u>	<u>1,605</u>	<u>1,130</u>	<u>1,019</u>	<u>0</u>

**2.11** Neighbourhood planning

**2.12** Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

**2.13** Calne Community Area has ~~one~~**three** made neighbourhood plans and ~~three~~**one** in preparation. ~~Table 2.34~~ below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website<sup>(5)</sup>.

3 Wiltshire Council (June 2017) Topic Paper 3: Housing Land Supply - Table 4.2

4 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Addendum.

5 Wiltshire Council. (2017**2018**). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017 **May 2018**.



Table 2.4 Status of neighbourhood plans in the Calne Community Area at May 2018

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Calne	<del>Regulation 16 Consultation (Mar 2017)</del> <b><i>Plan made (Feb 2018)</i></b>	Yes, 250 dwellings	No
Bremhill	<del>Regulation 16 Consultation (Dec 2016)</del> <b><i>Plan made (Feb 2018)</i></b>	No specific allocations	No
Cherhill Community Right to Build Order	Area Designation (Jun 2016) <b><i>Regulation 23 Consultation (May 2018)</i></b>	No. <b><i>Community</i></b> Right to Build Order <b><i>is</i></b> for new village hall	Unknown at this stage
Compton Bassett	Plan made (Oct 2016)	Yes, 7 dwellings	No

### 3. Settlement boundary review

- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Calne Community Area Remainder:
- Calne
  - Derry Hill/ Studley
- 3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*<sup>(6)</sup>.
- 3.3 No settlements in the Calne Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

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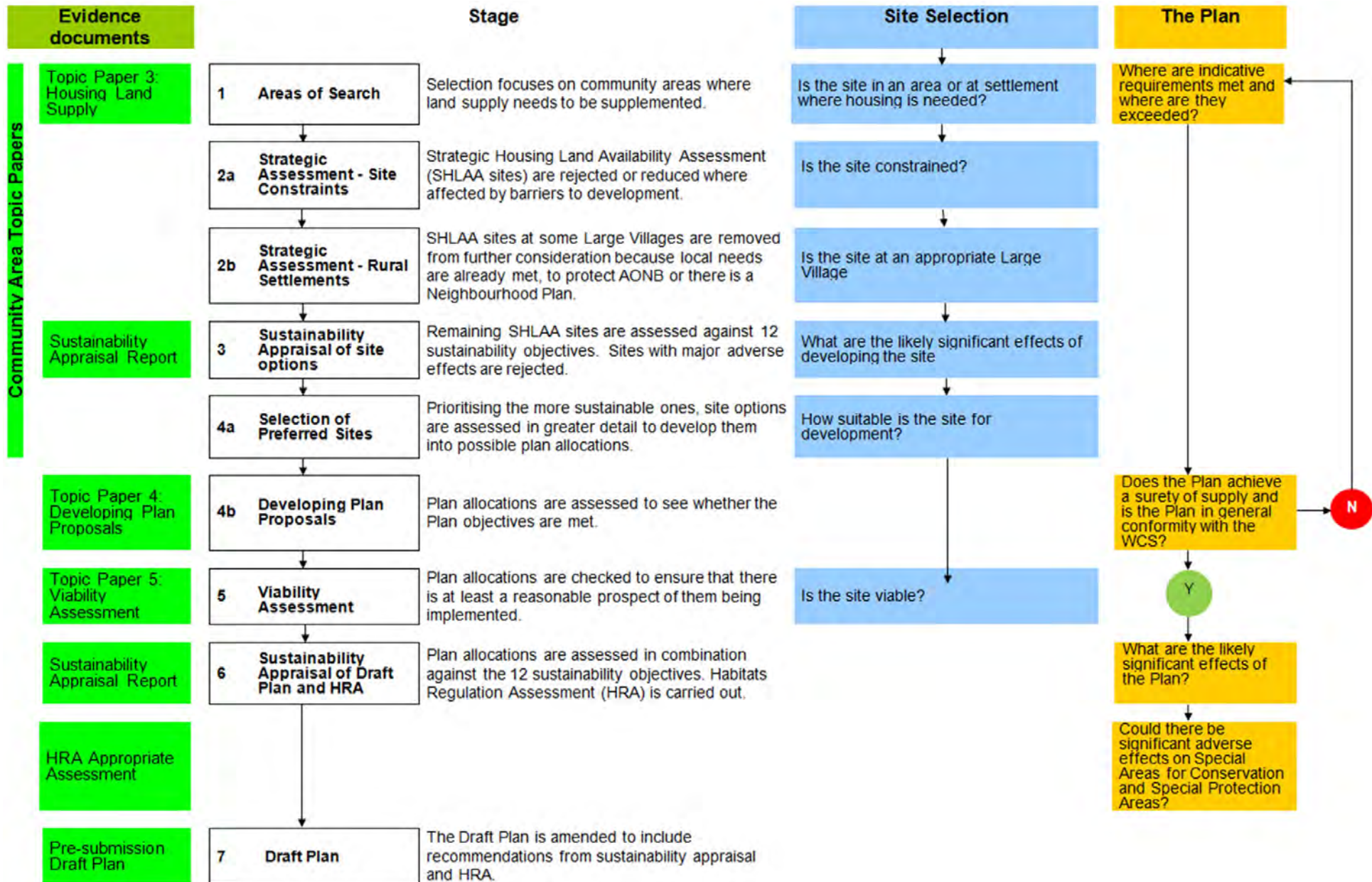
6 Wiltshire Council (~~June 2017~~ **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process , which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)<sup>(7)</sup>. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

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7 Wiltshire Council (June 2017). [Topic Paper 2: Site Selection Process Methodology](#).



## 5. Outcome of the site selection process for Calne

### Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Calne. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology* <sup>(8)</sup>.
- 5.2 The decisions taken after each stage of the process for Calne, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Calne. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Calne to be delivered during the Plan period has been met.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne and the site selection process ends after Stage 1.

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8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

## 6. Outcome of the Calne Community Area Remainder site selection process

### Overview

- 6.1 This section summarises the outcome of the site selection process for the Calne Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(9)</sup>.
- 6.2 The decisions taken after each stage of the process for the Calne Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Calne Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates that the indicative residual requirement for the Calne Community Area Remainder to be delivered during the Plan period has been met.
- 6.5 Therefore, the Plan will not need to allocate additional land within the Calne Community Area Remainder and the site selection process ends after Stage 1.

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9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

## 7. Conclusions

### Calne

- 7.1** The indicative residual requirement for the Market Town of Calne to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne and the site selection process ends after Stage 1.

### Calne Community Area Remainder

- 7.2** The indicative residual requirement for Calne Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne Community Area Remainder and the site selection process ends after Stage 1.

### Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Calne Community Area:

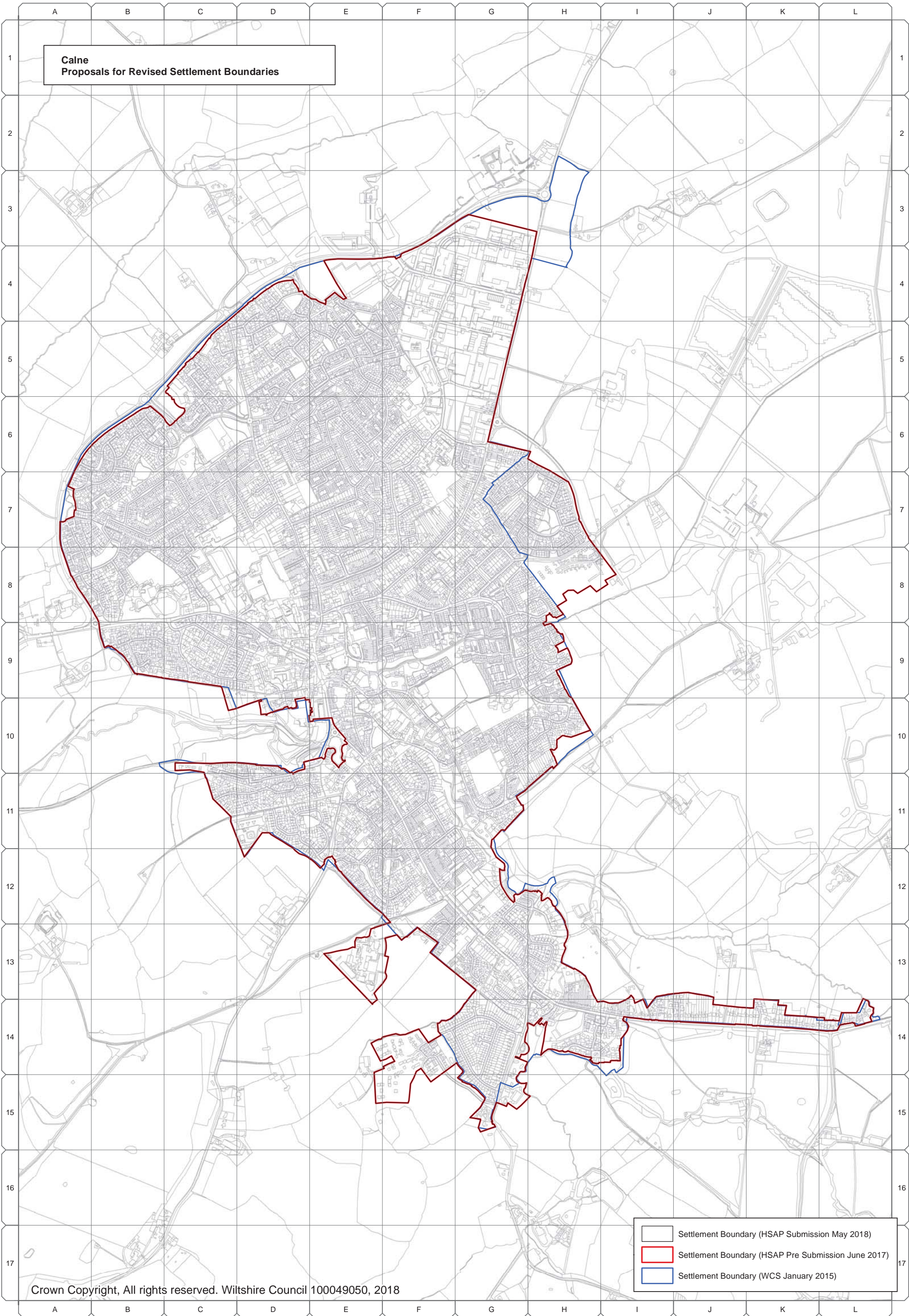
- Calne
- Derry Hill/ Studley

- 7.4** No settlements in the Calne Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

# Appendix A: Proposals for revised settlement boundaries



**Calne  
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

## Calne

**A.1** The preceding map of Calne illustrates both the existing settlement boundary (*“WCS January 2015”*), and the *pre-submission settlement boundary (“HSAP Pre Submission June 2017”)* and *proposed changes following consultation (“HSAP Submission May 2018”)*. proposed revised settlement boundary. Table A.1 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(10)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.1 Proposed Amendments to Calne Settlement Boundary**

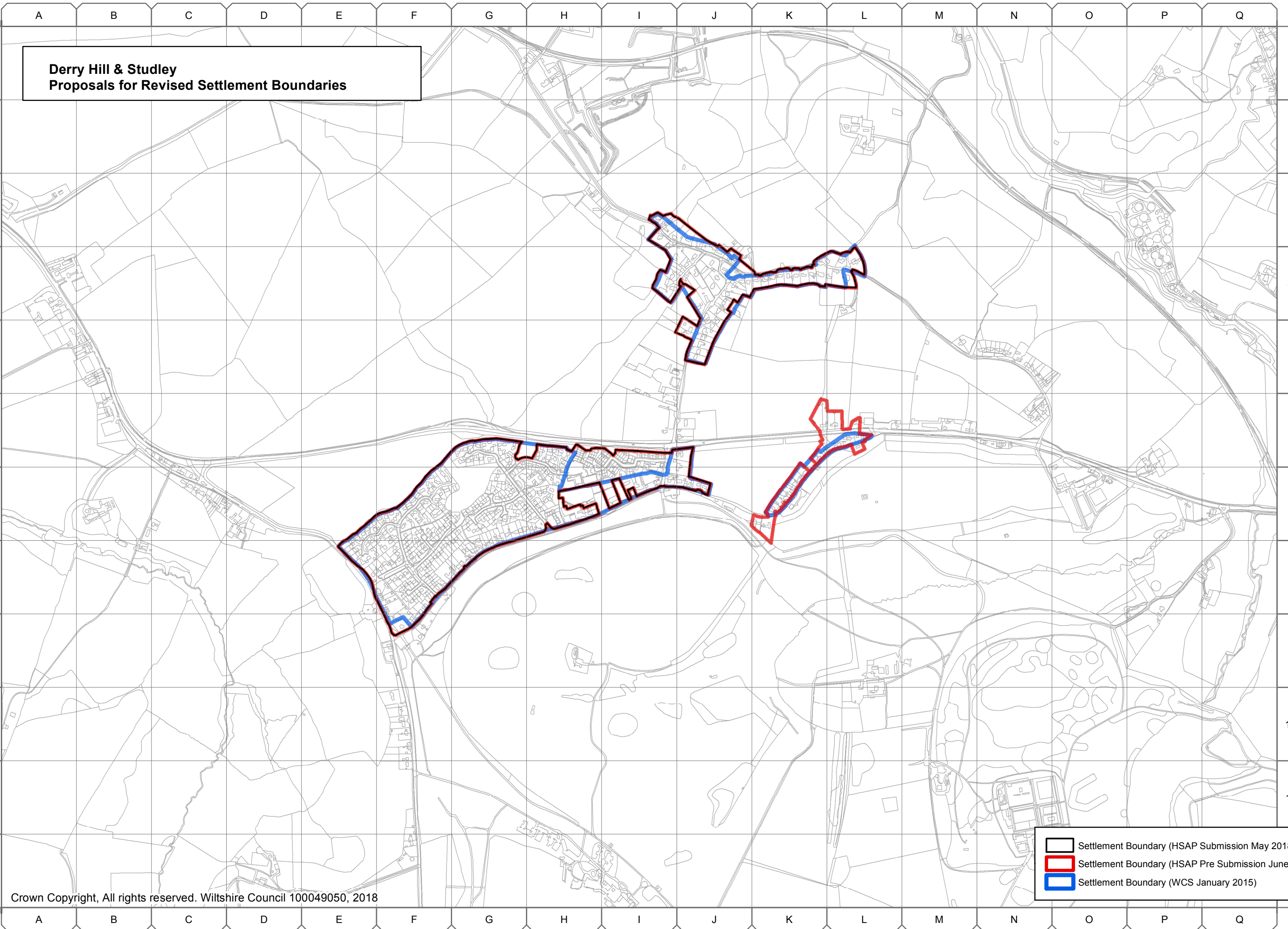
Map Grid Reference <sup>(11)</sup>	Proposed Amendments
H14	Amend boundary to exclude area more closely related to the open countryside and with the capacity to extend the built form of the settlement.
G15	Amend boundary to include built employment and community facility development physically related to the settlement.
G15, F14	Amend boundary to follow curtilage of properties.
F14, F15, E14, E15	Amend boundary to include built and commenced residential development physically related to the settlement.
E13	Amend boundary to include built community facilities development physically related to the settlement.
E12	Amend boundary to follow but not include clearly defined physical features - the road.
D12, D11	Amend boundary to follow curtilage of properties.
C10	Amend boundary to exclude area of land more closely related to the open countryside.
E10	Amend boundary to exclude area more closely related to the countryside.
D10	Amend boundary to include of built development physically related to the settlement.
C10 (N)	Amend boundary to include of built development physically related to the settlement.
A7	Amend boundary to exclude area of land more closely related to the countryside.
B6, C5, D4	Amend boundary to follow curtilages of properties and to exclude recreational space on the edge of the settlement.
E4	Amend boundary to remove area more closely relating to the countryside and with the capacity to extend the built form of the settlement.

10 Wiltshire Council (June 2017 *May 2018*). *Topic Paper 1: Settlement Boundary Review Methodology*.

11 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

G3, H3, H2	Amend boundary to exclude area of land more closely related to the open countryside.
H6, H7, H8, I8	Amend boundary to include area of built and commenced development physically related to the settlement.
H8	Amend boundary to exclude area of land more closely related to the countryside.
H9	Amend boundary to exclude areas of land more closely related to the countryside.
H10	Amend boundary to exclude area of land more closely related to the countryside.
L14	Amend boundary to follow curtilages of properties and to include built development physically related to the settlement.
I14	Amend boundary to exclude area of land more closely related to the open countryside.

**Derry Hill & Studley  
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

## Derry Hill/ Studley

**A.2** The preceding map of Derry Hill/ Studley illustrates both the existing settlement boundary ("**WCS January 2015**"), and the **pre-submission settlement boundary** ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2018**"). proposed revised settlement boundary. Table A.2 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(12)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.2 Proposed Amendments to Derry Hill/ Studley Settlement Boundary**

<b>Map Grid Reference</b> <sup>(13)</sup>	<b>Proposed Amendments</b>
F9	Amend boundary to follow defined physical feature - the road, and to include area more closely related to the built form of the settlement.
G6, H6	Amend boundary to exclude recreational space at the edge of the settlement that primarily relates to the countryside.
H6, I6, H7 (N), I7 (N)	Amend boundary to include residential development physically related to the settlement.
J5	Amend boundary to include residential development physically related to the settlement.
J4	Amend boundary to exclude recreational space at the edge of the settlement that primarily relates to the countryside.
I4	Amend boundary to follow clearly defined physical features – curtilages of properties.
I3, J3, J4	Amend boundary to include built residential development and to follow clearly defined physical features.
L4 (N)	Amend boundary to follow clearly defined physical features – curtilages of properties.
L4 (C)	Amend boundary to include built residential development that physically relates to the settlement.
J4 (E)	Amend boundary to exclude area that more closely relates to the countryside.
I7, H7	Amend boundary to exclude amenity space at the edge of settlement.
H7	Amend boundary to be drawn on the settlement side of the road to exclude the road.
K7	Amend boundary to include built residential development physically related to the settlement.
K6 (S)	Amend boundary to remove area more closely related to the countryside.

12 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

K6, L6	Amend boundary to include area of built development physically related to the settlement.
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**A.2.1** ***Table A.2.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.***

Table A.2.1 *Proposed changes to the pre-submission Derry Hill/ Studley Settlement Boundary*

<b><u>Map Grid Reference</u></b>	<b><u>Proposed change</u></b>
<b><u>K6, L6, K7 and L7</u></b>	<b><u>Amend pre-submission settlement boundary to exclude the outlying area of housing at Old Road. This is isolated development that is physically detached from the settlement.</u></b>

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

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