

CCNP 2
Policy Changes: Regulation 14 Draft to Reg 15 Draft

Reg 14 Policy	Suggested revised or new Policy
Climate Change and Sustainable Development	
Policy C1 High Quality, Sustainable development in the Calne Community Plan Area 1. Development proposals in the Calne area that represent high quality and sustainable development, contributing positively to the health and wellbeing of our communities and the natural world, will be supported. 2. Development proposals must demonstrate mitigation against, and improved resilience to, the effects of climate change, to ensure our natural, historic and cultural assets are managed with future generations in mind, contributing, in line	Policy C1 High Quality, Sustainable development in the Calne Community Plan Area 1. Development proposals in the Calne area that represent high quality and sustainable development, contributing positively to the health and wellbeing of our communities and the environment, will be supported. Development proposals must demonstrate mitigation against, and improved resilience to, the effects of climate change, to ensure our natural, historic and cultural assets are managed with future generations in mind, contributing, in line
Policy C2 Sustainable Construction and Energy 1. Reduced Impact on Environment All development must be designed to reduce its impact on the environment and create high quality internal and external spaces for people to use. Within the constraints of scale and viability, development proposals will be required to demonstrate how they have implemented the principles and requirements set out in the policy below, or explain where it is not feasible to do so. 2. New Development Development proposals should embed the Energy Hierarchy within the design of buildings, i.e. reducing the need for energy (e.g. for home heating or cooling), being more efficient with energy, and maximising the use of renewable energy (e.g. installing photovoltaics, and orienting facades, roofs and amenity spaces to receive optimal benefit from sunlight and solar gain). Wherever feasible and viable, new residential buildings that achieve the following will be supported:	Revised Policy C2 Sustainable Construction and Energy All new development proposals should be submitted with a proportionate Sustainable Energy Strategy that sets out a low-carbon approach to the development having regard to the following factors: a. operational energy/carbon Development should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy. Firstly, development should seek to reduce energy demand through passive measures such as orientation and fenestration arrangements; and fabric first measures such as high levels of insulation and lighting. Then low-carbon, electrified solutions for space and water heating are encouraged that are highly efficient such as heat-pumps. Finally, renewable technologies such as roof mounted solar PV is supported to help meet regulated and unregulated energy demand. Through this approach developers should aspire to net zero carbon in operation (as defined by industry best practice). b. embodied carbon

a. space heating demand less than 30kWh/m2/year b. total energy consumption less than 40kWh/m2/year; c. on site renewable energy generation to match the total energy use, with a preference for roof mounted solar where possible and appropriate. New non-residential development floorspace will also demonstrate how carbon emissions are limited through sustainable construction measures. Commercial development that achieves BREEAM 'Excellent' certification or equivalent certification will be supported. 3. Existing Buildings Planning applications to modify existing buildings should demonstrate that the proposal has demonstrably improved the energy efficiency of the building to meet appropriate BREEAM, Passivhaus, EnerPHit, or other recognised national standards to make these requirements measurable. Proposals that help to increase resilience to climate change and secure a sustainable future for buildings in the Conservation Areas, listed buildings, and non- designated heritage assets, will be supported where sensitive approaches and materials are used to maintain the significance of heritage assets through the application of established best practice.	Development proposals shall also consider the impact of embodied carbon from the demolition and construction processes. Where appropriate, the re-use and re-purposing of existing buildings is supported and encouraged, particularly buildings of a traditional rural nature. In all development, applicants should demonstrate consideration of how the substructure, superstructure and external materials have been designed so as to target low-carbon solutions. Benchmarking proposals against respected industry standards such as the RIBA 2030 Climate Challenge is encouraged. c. climate change adaptation To reflect our changing climate developments should incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions are particularly encouraged as these offer co-benefits with improved GBI and biodiversity solutions over and above relevant building regulations as set out in policy XX. d. sustainable transport. Development should include measures to encourage more sustainable transport choices by reducing the need for trips, making trips by active travel or public transport and supporting the transition from the internal combustion engine as set out in policy GA3
	New Policy C3 Policy C3 Retrofitting the Existing Built Environment Retrofitting measures to existing buildings to address climate change will be encouraged, including for historic buildings subject to any impact of their significance as a heritage asset. Regard should be had to the principles of sustainable construction set out in policy C2., seeking to reduce operational carbon as far as practically possible in the buildings whilst minimising embodied carbon impacts. Works that improve sustainable travel options including active travel and electric vehicles shall be supported. Furthermore, development that seeks to address climate change adaptation needs (especially with a focus on

	nature-based solutions) covering overheating, water scarcity, flood risk, wind and wildfires shall be encouraged. The installation of electric vehicle charge points at existing development will be supported in principle, subject to detail as set out in policy GA4
Policy C3 Calne Community Energy Community owned renewable energy schemes which directly benefit the local community in the Plan Area is a local ambition which is encouraged. Applications should demonstrate: a. Community support; b. Administrative and financial structures, such as a Community Benefits Society, to deliver and manage the energy scheme; c. Local energy self-sufficiency through integration into the local grid or by other means, so that the energy generated can be supplied directly to domestic, business and other buildings, demonstrated by direct reduction to buildings' energy consumption. d. No adverse impacts on the local environment, or residential amenity that cannot be satisfactorily mitigated	Policy C4 (renumbered Policy C3) Policy C4 Calne Community Energy Community owned renewable energy schemes (including stand-alone energy developments and storage) which directly benefit the local community in the Plan Area is a local ambition which is encouraged. Community Energy proposals shall be given positive weight in favour of granting planning approval. Applications should demonstrate: a. Community support. b. Administrative and financial structures, such as a Community Benefits Society, to deliver and manage the energy scheme. c. Local energy self-sufficiency where possible through integration into the local grid or by other means, so that the energy generated can be supplied directly to domestic, business and other buildings. Surplus energy should be fed into the national grid. d. No adverse impacts on the local environment or residential amenity that cannot be satisfactorily mitigated

Natural Environment	
Policy NE1 Local Green Space Local Green Spaces, as shown on figure 3 and listed in tables 1 and 2, will be protected from inappropriate development, particularly in regards to the characteristics underpinning their designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.	Policy NE1 Local Green Space Local Green Spaces, as shown on figure 3 and listed in tables 1 and 2, will be protected from inappropriate development, particularly in regards to the characteristics underpinning their designation, such as beauty, historic importance, recreational value, tranquillity and/or richness of wildlife.
Policy NE2 Protecting and Enhancing Biodiversity 1. Biodiversity Development proposals must include provision for the protection, enhancement and maintenance of wildlife habitats and biodiversity as	Policy NE2 Protecting and Enhancing the Biodiversity. 1. Biodiversity Development proposals must include provision for the protection, enhancement and maintenance of wildlife habitats and biodiversity as

shown on figures 4 and 5. In order to achieve this in the Neighbourhood Plan area, proposals must demonstrate how the adopted Calne Design Guidelines and Codes (2023) section DC.03 have been applied. Matters of particular importance include: - Securing a net gain for biodiversity as calculated to reflect the latest local or national policy and advice, through planning conditions or planning obligations; - protecting and enhancing designated sites, including SSSI's, designated County Wildlife Sites, nature reserves, and other priority habitats as shown on figure 4, as well as for sites with observations of protected species as detailed in the Biodiversity Topic Paper (CCNP 2022); - protecting, and wherever possible enhancing woodland, hedgerows, ponds, lakes, rivers, streams, ditches, and wildlife habitats. Corridors should include ecology buffers of up to 200m of the main watercourse of the River Marden and 100m of other watercourses including the disused Wilts and Berks Canal. Major development proposals will be expected to demonstrate their contribution to the delivery of local nature recovery objectives. 2. Protected Species Development which could harm, directly or indirectly, species which are legally protected, or species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats) will not be permitted unless the harm can be avoided or mitigated by appropriate measures. In particular: - development within 100 – 200m of the River Marden where the adjacent land is accessible to otters; - development that would reduce or damage the habitat of water voles (in particular in the Abberd Brook area); - development that would require the removal of hedgerows or trees that support the movement of bats.	shown on figures 4 and 5. In order to achieve this in the Neighbourhood Plan area, proposals must demonstrate how national and local policy, together with the adopted Calne Design Guidelines and Codes (2023) section DC.03 have been applied. Matters of particular importance include: - Securing a net gain for biodiversity as calculated to reflect the latest local or national policy and advice through planning conditions or planning obligations. Proposals which go beyond the minimum 10% Biodiversity Net Gain requirement to achieve 20% will be particularly supported; - protecting and enhancing designated sites, including SSSI's, designated County Wildlife Sites, nature reserves, and other priority habitats as shown on figure 4, as well as for sites with observations of protected species as detailed in the Biodiversity Topic Paper (CCNP 2022); - protecting, and wherever possible enhancing woodland, hedgerows, ponds, lakes, rivers, streams, ditches, and wildlife habitats. Corridors should include ecology buffer zones of appropriate size of the main watercourse of the River Marden and other watercourses including the disused Wilts and Berks Canal. - Major development proposals will be expected to demonstrate their contribution to the delivery of local nature recovery objectives in line with the Wiltshire Council's Local Nature Recovery Strategy. 2. Protected Species Development which could harm, directly or indirectly, species which are legally protected, or species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats) will not be permitted unless the harm can be avoided or mitigated by appropriate measures. In particular: a. development that would reduce or damage the habitat of otters which are known to be present in the plan area. An otter survey should be carried out for any proposal within 200m of suitable habitat. If otters could be affected by a development proposal, the report must include a protection plan which may include an appropriately sized buffer zone; - development that would reduce or damage the habitat of water voles (in particular in the Abberd Brook area); - development that would require the removal of hedgerows or trees that support roosting and the movement of bats.
Policy NE3 Green and Blue Infrastructure Network	No changes proposed.

Proposals should demonstrate how the overall Green and Blue Infrastructure Network, as illustrated on figure 5a/b is maintained, protected and where possible extended. Proposals must demonstrate how they have been informed by the adopted Calne Design Guidelines and Codes (2023) which includes design guidelines and codes for green networks in section DC.03 of the document. Major development proposals should demonstrate the use of Natural England Green Infrastructure Standards for the development to demonstrate that green infrastructure of appropriate quantity and quality will be provided. Where relevant, the voluntary use of other standards such as Building with Nature to support compliance with this policy will be encouraged. There will be a presumption against development that encroaches upon or harms any green or blue infrastructure asset. Where harm is unavoidable and the harm is outweighed by the need for the development, the harm must be mitigated in full at an appropriate habitat improvement scheme with a net improvement.	
Policy NE4 Trees, Woodland and Hedgerows 1. Protection of Ancient and Veteran Trees 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. 2. Protection of other Trees and Hedgerows Development proposals should ensure other trees and hedgerows are retained to the maximum extent possible and incorporated into new development as placemaking features. 3. Replacement Planting 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. Development proposals that require the removal of all or part of a hedgerow should make provision in the landscape scheme:	Policy NE4 Trees, Woodland and Hedgerows 1. Protection of Ancient and Veteran Trees 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. 2. Protection of other Trees and Hedgerows Development proposals should ensure other trees and hedgerows are retained to the maximum extent possible and incorporated into new development as placemaking features. 3. Replacement Planting 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. Development proposals that require the removal of all or part of a hedgerow should make provision in the landscape scheme:

a. either for its replacement within the site of hedgerow of a similar length, height and form, and of similar or greater density of native species to match existing or nearby hedging; b. or to deliver biodiversity value of the equivalent to that lost with additional hedgerow or other shrub or tree planting elsewhere within the site; c. or to deliver a replacement boundary treatment of a different type which is more appropriate to the site and its surroundings and which respects and complements the wider development proposal. 4. Trees and Tackling Climate Change 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%) and assist in providing shade and shelter; b. assist in reducing or mitigating run-off and flood risk on the development site; and, c. connect into the wider green infrastructure network. Proposals will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees, and should take into account the impacts of a changing climate for species selection.	a. either for its replacement within the site of hedgerow of a similar length, height and form, and of similar or greater density of native species to match existing or nearby hedging on site; b. or to deliver biodiversity value of the equivalent to that lost with additional hedgerow or other shrub or tree planting elsewhere within the site;-or, if necessary, for replacements through a combination of on-site and off-site measures. If proposing boundary treatment of different type then replacement planting elsewhere on-site or off-site planting within the plan area of at least equivalent biodiversity value. 4. New Tree Planting 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. Proposals will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees, and should take into account the impacts of a changing climate for species selection.
Policy NE5 Setting of Calne and Calne Without 1. Pastoral Setting Proposals for new development must respect the pastoral setting of the Plan Area and accordingly must assess and address, with mitigation where appropriate, their impact on: a. the rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places; b. the physical separation (countryside gaps) that protects the separate identity of settlements and landscape features as shown on figure 5a; c. the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops;	Policy NE5 Setting of Calne and Calne Without 1. Rural Setting Proposals for new development must respect the rural setting of the Plan Area and accordingly must assess and address, with mitigation where appropriate, their impact on: a. the rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places; b. the physical separation (countryside gaps) that protects the separate identity of settlements and landscape features as shown on figure 5a; c. the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops; d. the rural qualities of the country lanes; e. important views,

d. the rural qualities of the country lanes; e. important views, including but not limited to, the 3 views identified in the Calne Design Guidelines and Codes, should be protected; f. tranquillity and the need to protect against intrusion from light and noise pollution. Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting. 2. River Marden Valley In the River Marden Valley proposals for new development must assess and address, with mitigation where appropriate, their impact on the character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal and River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they: a. enhance the existing landscape; b. retain visual separation between townscape and the rural valley setting; c. not prejudice and where possible support the full or partial restoration of the Wilts & Berks Canal, and the delivery of the vision for a Castlefields Country Park; d. maintain, and where possible enhance the existing rights of way.	including but not limited to, the 3 views identified in the Calne Design Guidelines and Codes, should be protected; f. tranquillity and the need to protect against intrusion from light and noise pollution. Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting. 2. River Marden Valley In the River Marden Valley proposals for new development must assess and address, with mitigation where appropriate, their impact on the character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal and River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they: a. enhance the existing landscape; b. retain visual separation between townscape and the rural valley setting; c. not prejudice and where possible support the full or partial restoration of the Wilts & Berks Canal, and the delivery of the vision for a Castlefields Country Park; d. maintain, and where possible enhance the existing rights of way.
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Built Environment	
Policy BE1 Design Principles for Local Distinctiveness 1. Development that demonstrates good design, contributing to the conservation, enhancement, and extension of positive and distinctive characteristics in the various character areas of the Plan area will be supported. 2. In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the adopted Calne Design Guidelines and Codes (2023), demonstrating a positive response to the identified character, history, and landscape of the character area (as shown in figure 6) in which proposals are located, and how the Calne area design guidelines and codes	Policy BE1 Design Principles for Local Distinctiveness 1. Development that demonstrates good design, contributing to the conservation, enhancement, and extension of positive and distinctive characteristics in the various character areas of the Plan area will be supported. 2. In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the adopted Calne Design Guidelines and Codes (2023), demonstrating a positive response to the identified character, history, and landscape of the character area (as shown in figure 6) in which proposals are located, and how the Calne area design guidelines and codes

have been applied. Proposals must not exacerbate identified issues and should seek to resolve them where possible. Development proposals must not follow or be influenced by recent poor design in the area. 3. Proposals for major development must demonstrate through a masterplan how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the character area in or adjacent to which they are located. 4. Good design will be important in all locations, with the highest standards required for developments: a. in sensitive locations, for example affecting the North Wessex Downs National Landscape area, Conservation Areas or the setting of listed buildings; or b. that would be highly visible, due to the prominence of the location or the scale or features of the buildings proposed.	have been applied. Proposals must not exacerbate identified issues relating to poor design and should seek to resolve them where possible. Development proposals must not follow or be influenced by recent poor design in the area. 3. Proposals for major development should be submitted with a Design and Access Statement, and where proportionate, a masterplan, to demonstrate how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the character area in or adjacent to which they are located. 4. Good design will be important in all locations, with the highest standards required for developments: a. in sensitive locations, for example affecting the North Wessex Downs National Landscape area, Conservation Areas or the setting of listed buildings; or b. that would be highly visible, due to the prominence of the location or the scale or features of the buildings proposed. 5. Delivery of sustainable construction must also be balanced with local distinctiveness considerations in accordance Policy C2
Policy BE2 Heritage Assets 1. Designated Heritage Assets Development will be expected to preserve and where appropriate enhance the character, appearance, special interest and setting of: a. the three Conservation Areas in Calne, Derry Hill and Sandy Lane, existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the historic character of a Conservation Area; and; b. other designated heritage assets, such as listed buildings, across the plan area as shown on figure 7. 2. Non-designated Heritage Assets The neighbourhood plan identifies a number of important non-designated heritage assets. Development proposals that affect non-designated heritage assets of local interest as listed on page 77 will be required to take into account the character, context and setting, including important views towards and from the building or structure. Development proposals must demonstrate that appropriate consideration has been given to: a. the significance of the heritage asset; b. its most distinctive and important features;	Policy BE2 Heritage Assets 1. Designated Heritage Assets Development will be expected to preserve and where appropriate enhance the character, appearance, special interest and setting of: a. the three Conservation Areas in Calne, Derry Hill and Sandy Lane. Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the historic character of a Conservation Area; and; b. other designated heritage assets, such as listed buildings, across the plan area as shown on figure 7. 2. Non-designated Heritage Assets The neighbourhood plan identifies a number of important non-designated heritage assets. Development proposals that affect non-designated heritage assets of local interest as listed on page 77 will be required to take into account the character, context and setting, including important views towards and from the building or structure. Development proposals must demonstrate that appropriate consideration has been given to: a. the significance of the heritage asset; b. its most distinctive and important features;

c. the elements of its setting and immediate surrounds that contribute to its significance; and, d. the contribution the asset and its setting makes to the character of the local area (whether in a Conservation Area or not). Where any heritage assets are affected, proposals should include a heritage statement setting out: • identification of heritage asset(s) • statement of significance of the asset, including its setting, an assessment of the impact of proposed development on the asset and its setting, • measures to mitigate any such effects	c. the elements of its setting and immediate surrounds that contribute to its significance; and, d. the contribution the asset and its setting makes to the character of the local area (whether in a Conservation Area or not). Where any heritage assets are affected, proposals should include a heritage statement setting out: • identification of heritage asset(s) • statement of significance of the asset, including its setting, an assessment of the impact of proposed development on the asset and its setting, • measures to mitigate any such effects. 3. Proposals for modifications to buildings in the Conservation Area, or to a Listed Building or Non-Designated Heritage Asset, should address the advice from Historic England (Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency) On a case-by-case assessment, some minimised harm/ reversible impacts to the significance of heritage assets may be acceptable when weighed against the public benefit of mitigating and adapting to climate change.
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Community Facilities	
Policy CF1 Community Facilities 1. Development proposals requiring planning permission that will result in the loss of a local community facility, including but not limited to, those identified in the Community Facilities Report 2024 (Document 9), will only be supported where it can be demonstrated that the site/building is no longer required or no longer economically viable for an equivalent or alternative community use. 2. Where it is demonstrated that it is not possible to provide an equivalent or alternative community facility use, a mixed use which still retains a substantial proportion of community facility provision, will be supported. 3. In order for the loss of a local community facility to be supported, it must be demonstrated that equivalent or better local services are available, or that the service is no longer required by the community. 4. In order to safeguard the community assets of public houses listed in the Community Facilities Report 2024 (Document 9) and the Derry Hill village convenience shop, support will only be provided for proposals that would result in their loss if they are supported by evidence of comprehensive	No changes proposed.

marketing which demonstrates all reasonable attempts have been taken to secure their continued use. This marketing plan will: a. be undertaken for at least six months; b. be open and flexible with respect to accommodating alternative community uses; c. establish appropriate prices, reflecting local market values, for the sale or lease of the site/ building, which reflects the current or new community use, condition of the premises and the location of the site; d. clearly record and report all marketing undertaken and details of respondents, in a manner capable of verification; e. provide details of advertisement undertaken including dates of publication and periods of advertisement; f. demonstrate that the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility, have been offered; and g. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out. 5. Proposals for the provision of new community facilities to meet evidenced local needs including those identified by a local community infrastructure priority list, will be supported where the development would not have an unacceptable adverse effect on the local environment or residential amenity.	
Policy CF2 Community Infrastructure and Phasing of development 1. Within the Calne Community Neighbourhood Plan area, the proportion of Community Infrastructure Levy (or a successor levy) paid to Calne Town Council or Calne Without Parish Council (or successor parish councils within the CCNP area resulting from administrative boundary changes) will be used to: a. Support the delivery of local infrastructure priorities identified within a local community infrastructure list(s) to be produced and maintained by the town and parish councils. b. Support any other projects identified and agreed as a priority by the Town or Parish Council to address the demands that development places on the area. 2. Development proposals must consider, assess and address their infrastructure requirements and Plan the related programmes of work to ensure that these dovetail together and minimise any disruption to the	No changes proposed.

community, and to protect the amenity and safety of existing residents and minimise disruption, during the development, the agreement of a related construction programme and process should be a condition of any planning consent.	
Policy CF3 Burial Space Proposals for additional public and non-denominational burial space to meet increased needs and to provide burial choices within Calne and Calne Without Parish will be supported subject to meeting all necessary environmental criteria and maintaining the amenity of neighbouring residents and does not cause unacceptable levels of increased traffic and congestion.	No changes proposed.

Getting Around	
Policy GA1 Highway Impact 1. Impact on Safety Development proposals that provide access to the local road network in a way that mitigates potential adverse transport impacts will be supported. Development proposals that will generate an increase in traffic at key locations on the network, including Church Road, along the A4 and the A3102 should demonstrate through their Transport Statement and, where necessary, a Road Safety Audit that there will be no further detriment to the community's safety concerns in these locations. New developments which involve alterations to existing highways and the provision of new highways must meet the following design criteria: a. Provide suitable measures to accommodate traffic (including at peak times). b. Improve the safety and attractiveness of the street scene; and c. Integrate appropriate traffic-calming measures within the development. 2. Impact on Air Quality Development proposals, which by virtue of their scale, nature or location are likely to adversely affect air quality anywhere in the area, but especially in the Town Centre Air Quality Management Area, will need to demonstrate	No changes proposed

that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. 3. Impact of HGVs Major development that will result in HGV movements through Calne town centre and the Air Quality Management Area will need to set mitigation measures in their Transport Assessments. They must also be accompanied by a Travel Plan to set out proportionate and clear monitoring and management arrangements to ensure that any mitigation measures are effective and defined specific outcomes and targets are met. 4. Mitigation of Impacts Mitigation measures may include defined routing, restrictions on times of movements or the use of low emission vehicles. Proposals that demonstrate alternative routing proposals using the main road network to avoid Calne town centre and the Air Quality Management Area, that do not result in unacceptable impacts on congestion, air pollution, noise pollution and/or safety, will be sought where feasible.	
Policy GA2 Public Realm 1. Development proposals must consider, assess, and address their impact on the streets, pavements, parking areas and other public spaces and the opportunities provided to improve the quality, accessibility, and safety of the public realm. 2. Proposals that demonstrate ‘people-friendly streets’, harnessing section Dc.02 2b of the adopted Calne Design Guidelines and Codes 2023, will be supported	Policy GA2 Public Realm 1. Development proposals must consider, assess, and address their impact on the streets, pavements, parking areas and other public spaces and the opportunities provided to improve the quality, accessibility, and safety of the public realm. 2. Development proposals must demonstrate through their Design and Access Statements how the places have been designed to prioritise the safe and convenient movement of people through active travel and public transport as a priority rather than the use of the private car. 3. Proposals that demonstrate ‘people-friendly streets’, harnessing section Dc.02 2b of the adopted Calne Design Guidelines and Codes 2023, will be supported.
Policy GA3 Sustainable Transport and Inclusive Active Travel	No changes proposed.

1. New development that is designed and located to prioritise walking, then cycling, then public transport, then car clubs, electric vehicles and lastly private fossil-fuelled vehicles, will be supported. 2. Development proposals should connect into the existing pedestrian, cycle and public transport network across the town and villages of the Plan area, and beyond. Proposals that demonstrate how the development contributes proportionately and positively towards the protection, enhancement and extension of the area's active travel network (elements of which are shown on figures 10 and 11) for all people, including those with disabilities will be supported. For major development proposals, this shall include: a. public transport within accessible walking (a maximum of 5 minutes / 400m) distance of all homes. Proposals that retain and improve existing bus infrastructure, will be supported; b. prioritised walking and cycling access to the countryside in line with guidelines and codes set out the Calne Design Guidelines and Codes document (2023 or successor document) to standards set out in LTN 1/20 (or any successor standards); c. proportionate improvements to the network, as identified in the Calne Area Transport Strategy 2021 (and any subsequent updates); d. safe, accessible, active travel routes to key locations in the plan area, notably: i. the town centre and villages. ii. Kingsbury Green Academy and Calne community groups. iii. bus routes. iv. Beversbrook Sports and Community Facility. v. local schools. vi. industrial estates, primarily Porte Marsh. vii. parks, playgrounds and allotments and other local green spaces. viii. National Cycle Network sustrans 403 route. ix. medical facilities	
Policy GA4 Ultra Low emission vehicle charging. 1. To increase the attractiveness and use of Ultra-Low Emission	Policy GA4 Ultra Low emissions vehicle charging.

Vehicles – ULEV – (including electric bikes), additional infrastructure for low emission vehicle charging is encouraged at public parking locations where space allows, particularly at the following destinations and locations: - Calne Community Campus Car Park (includes Kingsbury Green Academy Car Park). - Supermarket car parks - Bowood House and Gardens - Within existing residential areas where there is only on-street parking. 2. Electric vehicle infrastructure will be required in accordance with national or local standards as relevant and must have appropriate regard for pedestrian movement and design guidance as set out in Calne and Calne Without Design Guidelines and Codes.	1. All new major housing developments with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure. In all non-residential developments providing 1 or more car parking bays, access to electric vehicle charging infrastructure must be provided. Building Regulations Part S exemptions should not apply to development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality in the area. 2. To increase the attractiveness and use of Ultra-Low Emission Vehicles – ULEV – (including electric bikes), additional infrastructure for low emission vehicle charging is encouraged for community/public electric vehicle charging points at publicly accessible parking locations where space allows, particularly at the following destinations and locations: a. Calne Community Campus Car Park (includes Kingsbury Green Academy Car Park). b. Supermarket car parks c. Bowood House and Gardens d. Insofar as planning permission is required, on existing streets (e.g. on-street facilities integrated with street furniture like lighting columns) will be supported subject to detailed considerations such as heritage implications. 2. Electric vehicle infrastructure should be delivered in accordance with national and Wiltshire Council standards as relevant and must have appropriate regard for pedestrian movement and design guidance as set out in Calne and Calne Without Design Guidelines and Codes
Policy GA5 Parking Provision - Proposals that demonstrate a design-led approach to parking provision, harnessing section of Dc.02 2d of the adopted Calne Design Guidelines and Codes 2023 will be supported. - The levels of provision of on and off-road car parking for any new residential development shall provide the expected standards as set out in the Wiltshire Car Parking Strategy (2011 – 2026 or successor strategy), as a minimum. - Cycle parking and storage provision will be required for new developments and should be delivered in line with parking standards and design guidance set by Wiltshire Council.	Policy GA5 Parking Provision - Proposals that demonstrate a design-led approach to parking provision, harnessing section Dc.02 2d of the adopted Calne Design Guidelines and Codes 2023 will be supported. - The levels of provision of on and off-road car parking for any new residential development shall provide the expected standards as set out in the Wiltshire Car Parking Strategy (2011 – 2026 or successor strategy), as a minimum. - Cycle parking and storage provision will be required for new developments and should be delivered in line with parking standards and design guidance set by Wiltshire Council.
Policy GA6 Walking and Cycling for Leisure and Recreation	No changes proposed.

1. Leisure walking and cycling routes as shown on figure 12, that connect Calne Neighbourhood Area's town centre, surrounding countryside and its local neighbourhoods will be protected and enhanced to enable and encourage walking and cycling for leisure, health, and wellbeing. Enhancement and extension of sections of leisure and recreation routes within the Neighbourhood Area will be prioritised, including: a. National Cycle Network (NCN) Sustrans Route 403 b. Calstone Jubilee Walk c. Bowood Circular Walk d. Calne / Bremhill Circular Walk e. CALW65 Cycleway linking Derry Hill, Studley and NCN403. 2. Improvements in provision of facilities to encourage cycling such as conveniently located and secure parking provision, signage, safer crossing points, repair stations and seating at appropriate locations will also be supported.	
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Working and Shopping	
Policy WS1 Protecting and promoting sustainable low carbon local employment. 1. Protecting Employment Land The primary employment area at Porte Marsh will be protected in employment uses E, B2 and B8 in conformity with adopted Wiltshire Local Plan policy/ Core Strategy Policy 35 (Existing Employment Land) or a successor policy within the Wiltshire Local Plan. Proposals to change from employment uses E, B2 or B8 on other local employment sites including, but not limited to those identified in figure 13, will only be supported where they conform with Wiltshire Core Strategy Policy 35 or successor Local Plan Policy 9 and 65. 2. Employment Development Proposals for new development of existing employment sites within use classes E(g) or B2 (General Industrial) & B8 (Storage and Distribution), in	Policy WS1. Protecting and promoting sustainable low carbon local employment 1. Protecting Employment Land The Principal Employment Area at Porte Marsh will be protected in employment uses E, B2 and B8 in conformity with adopted Wiltshire Local Plan policy/ Core Strategy Policy 35 (Existing Employment Land) or a successor policy within the Wiltshire Local Plan. Proposals to change from employment uses E, B2 or B8 on other local employment sites including, but not limited to those identified in figure 13, will only be supported where they conform with Wiltshire Core Strategy Policy 35 or successor policies within the Wiltshire Local Plan 2. Employment Development Proposals for new development of existing employment sites within use classes E(g) or B2 (General Industrial) & B8 (Storage and Distribution), in

Calne, Studley and Derry Hill and within the settlement boundaries of small villages will be supported where they; - Retain, restore or increase the site's permitted employment use and levels - Provide additional employment opportunities for local people and reduce out-commuting, - Would not adversely impact the amenities of surrounding residents and other nearby uses - Maintain or enhance pedestrian and cycle access and links to public transport - Maintain or improve highway safety - Improve or enhance the safety of users of the employment site. Particular support will be given to employment investment and development proposals that meet local needs and contribute towards meeting Wiltshire and local carbon reduction targets, including; - Start up space especially where these bring under-used existing employment space such as upper floors within Calne town centre and Studley and Derry Hill village centre into viable economic use. - Proposals to locate new low carbon and low waste employment or to retro-fit waste and carbon reduction technology to existing business or community buildings that contribute to achieving National and Wiltshire Council's carbon neutrality targets at the local level. - High-tech and research and development industries that develop campus-style offices on existing employment sites or sites allocated for employment use within the Wiltshire Local Plan.	Calne, Studley and Derry Hill and within the settlement boundaries of small villages will be supported where they; - Retain, restore or increase the site's permitted employment use and levels - Provide additional employment opportunities for local people and reduce outcommuting, - Would not adversely impact the amenities of surrounding residents and other nearby uses - Maintain or enhance pedestrian and cycle access and links to public transport - Maintain or improve highway safety - Improve or enhance the safety of users of the employment site. Particular support will be given to employment investment and development proposals that meet local needs and contribute towards meeting Wiltshire and local carbon reduction targets, including; - Start up space especially where these bring underused existing employment space such as upper floors within Calne town centre and Studley and Derry Hill village centre into viable economic use. - Proposals to locate new low carbon and low waste employment or to retrofit waste and carbon reduction technology to existing business or community buildings that contribute to achieving National and Wiltshire Council's carbon neutrality targets at the local level. - High-tech and research and development industries that develop campus-style offices on existing employment sites or sites allocated for employment use within the Wiltshire Local Plan. 3.Working from Home To support home working, where planning permission is required, development proposals to improve the mobile phone coverage and internet connections in the plan area shall be supported.
Policy WS2 Supporting Local Agriculture and Farm Diversification Planning permission will be supported for small-scale development for business space outside of Calne, Studley and Derry Hill settlement boundaries where proposals: - are for farming; or - diversify and support an existing rural based business. Proposals will only be supported where they:	Policy WS2 Supporting Local Agriculture and Farm Diversification Planning permission will be supported for small scale development for business space outside of Calne, Studley and Derry Hill settlement boundaries where proposals: - are for farming; or - diversify and support an existing rural based business. Proposals will only be supported where they:

a. are appropriate in scale with their location, do not adversely affect the operation of nearby uses or unacceptably harm residential amenity; b. do not lead to unacceptable impacts on the historic environment; c. do not represent unacceptable harm to landscape character or visual intrusion; d. would not undermine the delivery of strategic employment allocations; e. lead to no unacceptable impacts on the local transport network; and f. are supported by adequate infrastructure, including broadband. Support will be given to proportionate proposals that increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary.	a. are appropriate in scale with their location, do not adversely affect the operation of nearby uses or unacceptably harm residential amenity; b. demonstrate how the historic environment is protected; c. demonstrate how ecological resources and networks are protected; d. do not represent unacceptable harm to landscape character or visual intrusion; e. would not undermine the delivery of strategic employment allocations; f. lead to no unacceptable impacts on the local transport network; and, g. are supported by adequate infrastructure, including broadband. Support will be given to proportionate proposals that increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary.
Policy WS3 Supporting the Local Visitor Economy 1. Proposals for development that maintains, enhances or expands the tourism and visitor economy within Calne and Calne Without will be supported where the proposal is in conformity with Wiltshire Development Plan policies and where they will protect and enhance the neighbourhood area's distinct local character and environment, its designated and non-designated heritage assets and will contribute positively to the sustainable economic vitality. Particular support will be given to; a. Proposals for expansion and improvement of existing hotel and bed and breakfast accommodation or proposals for the development of new visitor accommodation within Calne or on the edge of town centre and within Studley and Derry Hill; b. Improvement or expansion of visitor attractions and facilities-associated with Bowood Estate that provide local employment opportunities and support vitality which are consistent with the estate conservation and development strategy (2020-2030) and future updated versions that are validated by Calne Without Parish Council; and, c. Proposals that sustain and increase the availability, range and local employment opportunities offered by other rural visitor accommodation including camping, hotels and guest houses within the neighbourhood area. d. Within the open countryside, including the Marden Valley, proposals to expand or develop visitor facilities and accommodation businesses will only be supported where they protect or enhance rural character, are well-connected to local services and do not harm existing or neighbouring rural	No changes proposed.

businesses or farming, consistent with Wiltshire Core Strategy Policy or successor Local Plan Policies.	
Policy WS4 Calne Town Centre Support will be given to 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 page 106) and any subsequently adopted Calne Town Centre Strategy.	Policy WS4 Calne Town Centre 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 page 106) and any subsequently adopted Calne Town Centre Strategy.
Policy WS5 Local, Neighbourhood Centres in Calne and Derry Hill 1. Where planning permission is required, support will be given to development proposals for change of use or alteration to frontages, that protect or strengthen the role, character and vitality of local neighbourhood and village centres in Calne and in Derry Hill village. 2. Proposals to change the use of floorspace within use class F2 (community facilities) will only be supported where they are in conformity with Calne Community Neighbourhood Plan Policy CF1 (Community Facilities). 3. Proposals for the use of under-used or vacant floorspace above ground floor frontage units for residential, business (class E) or community uses (Class F2) will be supported in principle where they provide a high quality of self-contained accommodation and will not harm the amenity of existing residents or viability of the ground floor and neighbouring businesses uses and conform with other policies in the development plan.	No changes proposed.

Housing and Infrastructure	
Policy H1 Housing Within Settlement Boundaries Small infill housing proposals of up to ten dwellings will be supported within defined settlement boundaries provided they:	Policy H1 Housing Within Settlement Boundaries Housing proposals will be supported within defined settlement boundaries provided they:

a. accord with the settlement boundaries; (see figures 15 and 16) b. Do not cause harm to the valued landscape setting and green infrastructure of the settlement, the natural scenic beauty of the North Wessex Downs National Landscape area, adjacent Sites of Special Scientific Interest, the River Marden valley and designated local green spaces (see policy NE1). c. Where relevant, protect or enhance the character of the Calne, Derry Hill and Sandy Lane Conservation areas and the setting of designated and non-designated heritage assets (see policy BE2). d. Are proportionate scale, land-use character and design that enhances local character of the settlement or part of the settlement within which they are located informed by the Calne Design Guidelines and Codes (see policy BE1).	a. accord with the settlement boundaries; (see figures 15 and 16) b. Do not cause harm to the valued landscape setting and green infrastructure of the settlement, the natural scenic beauty of the North Wessex Downs National Landscape area, adjacent Sites of Special Scientific Interest, the River Marden valley and designated local green spaces (see policy NE1). c. Where relevant, protect or enhance the character of the Calne, Derry Hill and Sandy Lane Conservation areas and the setting of designated and non-designated heritage assets (see policy BE2). d. Are proportionate scale, land-use character and design that enhances local character of the settlement or part of the settlement within which they are located informed by the Calne Design Guidelines and Codes (see policy BE1).
Policy H2 Affordable Housing 1. Proposals for residential development that result in development of 10 or more dwellings, or on sites greater than 0.5 hectares, will be required to include affordable housing to address locally specific needs and in conformity with Wiltshire Council's adopted Local Plan policies. 2. In response to specific local housing needs, affordable housing schemes in the neighbourhood area should provide 67% affordable rented housing, 8% intermediate discounted market housing, and 25% First Homes, provided at a discount of 30%.	Policy H2 Affordable Housing 1. Proposals for residential development that result in development of 10 or more dwellings, or 0.5 hectares or greater, will be required to include affordable housing to address locally specific needs and in conformity with Wiltshire Council's adopted Local Plan policies. 2. In response to specific local housing needs, Affordable Housing schemes in the neighbourhood plan area should response to the specific local housing needs identified in the Calne Community Housing Needs Assessment 2022 (AECOM) by; a.providing 67% affordable rented housing, 8% intermediate discounted market housing, and 25% First Homes, provided at a discount of 30%. Or b. by providing an Affordable Housing mix that is informed by an up-to-date, robust and local housing needs assessment that has been validated by Wiltshire Council and Town and Parish Councils.)
Policy H3 Housing Mix	Policy H3 Housing Mix

1. Residential development proposals should include open market and affordable dwelling types and sizes that address the assessed local needs of the community, informed by the Calne Housing Needs Assessment (AECOM 2023, or successor assessments that are validated by Wiltshire Council and Calne Town and Calne Without Parish Councils.) 2. Market and affordable housing delivery should prioritise: a. 2 and 3 bedroom starter homes, to address current imbalances and growing demands for locally driven downsizing; b. 3 and 4 bedroom family homes to address forecast needs; c. Include a mix of smaller and single storey housing types to address increasing need and demand for accessible housing and local downsizing. d. Schemes will be expected to provide a high standard of internal space and in conformity with national residential space standards and Wiltshire Council's adopted local policies.	1. Residential development proposals should include open market and affordable dwelling types and sizes that address the assessed local needs of the community, informed by an up-to-date, robust and local housing needs assessment, (the Calne Housing Needs Assessment AECOM 2023, or successor assessments that are validated by Wiltshire Council and Town and Parish Councils). 2. Market and affordable housing delivery should prioritise: a. 1, 2 and 3 bedroom starter homes, to address current imbalances and growing demands for locally driven downsizing; b. 3 and 4 bedroom family homes to address forecast needs; c. Include a mix of smaller and single storey housing types to address increasing need and demand for accessible housing and local downsizing. d. Schemes will be expected to provide a high standard of internal space and in conformity with national residential space standards and Wiltshire Council's adopted Local Plan Policies.
Policy H4 Housing to Meet the needs of Older People and those living with disabilities. 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. does not result in harm to the vitality and economy of Calne Town Centre and Derry Hill village centre. d. are located within 10 minutes 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.	No changes proposed.

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.	
Policy H5 Adaptable and Accessible Housing 1. To respond positively to meeting the growing need for housing that enables those living with disabilities and older people in Calne and Calne Without to live actively and inclusively within their local community, residential schemes of 10 units or more will be supported where: a. enhanced standards of accessibility and adaptability in conformity with Building Regulations Part M4(2) is provided; and, b. 7% of all new housing is provided to meet the needs of people who use a wheelchair, in conformity with Building Regulations Part M4(3). 2. To assist local residents with changing mobility and accessibility needs to continue to live active lives in their existing homes, planning, conservation area or listed building applications to adapt dwellings to provide enhanced accessibility in Calne and Calne Without will be supported where proposals: a. are of a high standard of design in conformity with Calne Community Neighbourhood Plan Policy BE1; b. where relevant, conserve the character of Calne, Derry Hill or Sandy Lane Conservation Areas; c. do not cause unacceptable or irreversible harm to the fabric and setting of the host listed building or local non-designated heritage asset in conformity with Policy BE2; and d. do not harm neighbouring residential amenity.	Policy H5 Adaptable and Accessible Housing 1. To respond positively to meeting the growing need for housing that enables those living with disabilities and older people in Calne and Calne Without to live actively and inclusively within their local community, residential schemes will be supported where: a. enhanced standards of accessibility and adaptability in conformity with Building Regulations Part M4(2) is provided; and, b. 7% of all new housing is provided to meet the needs of people who use a wheelchair, in conformity with Building Regulations Part M4(3). 2. To assist local residents with changing mobility and accessibility needs to continue to live active lives in their existing homes, planning, conservation area or listed building applications to adapt dwellings to provide enhanced accessibility in Calne and Calne Without will be supported where proposals: a. are of a high standard of design in conformity with Calne Community Neighbourhood Plan Policy BE1; b. where relevant, conserve the character of Calne, Derry Hill or Sandy Lane Conservation Areas; c. do not cause unacceptable or irreversible harm to the fabric and setting of the host listed building or local non-designated heritage asset in conformity with Policy BE2; and d. do not harm neighbouring residential amenity.
Policy H6 Exception Sites and Community Led Housing 1. Where proposals meet an evidenced specific local housing need and demonstrate community support, the following residential development proposals will be supported:	Policy H6 Exception Sites and Community Led Housing 1. Where proposals meet an evidenced specific local housing need and demonstrate community support, the following residential development proposals will be supported: \

a. Rural Exception and First Homes Exception affordable housing led developments of up to 20 dwellings to meet an identified local need outside of but adjoining the settlement boundaries of Studley and Derry Hill, and villages in the rural area; and, b. Community led affordable housing development within the settlement boundaries of Calne and Studley and Derry Hill as shown on figures 15 and 16. 2. Proposals that include self build or custom build housing within settlement boundaries or as a part of allocated site developments will be supported where they are in conformity with adopted Local Plan Policy. 3. Schemes that demonstrate exemplary standards of sustainable construction and environmental performance and particularly strong design response to the character and landscape setting of the host settlement will be particularly supported.	a. Rural Exception and First Homes Exception site affordable housing led developments, that are in conformity with adopted Wiltshire Development Plan policy, and meet an identified local need outside of but adjoining the settlement boundaries of Studley and Derry Hill, and villages in the rural area; and, b. Community led affordable housing development within the settlement boundaries of Calne and Studley and Derry Hill as shown on figures 15 and 16. 2. Proposals that include self-build or custom build housing within settlement boundaries or as a part of allocated site developments will be supported where they are in conformity with adopted Local Plan Policy. 3. Schemes that demonstrate exemplary standards of sustainable construction and environmental performance and particularly strong design response to the character and landscape setting of the host settlement will be particularly supported.
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