

Calne Community Neighbourhood Plan

Community Facilities Report

Draft Document V6 January 2024



Community Facilities Report

1. Introduction & Policy Context

The National Planning Policy Framework 2023 (NPPF)¹ defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities (para. 89(d)).

Under the Town NDP Country Planning Act, Class F2 (Community Facilities) was introduced on 1st September 2020 and covers some uses that government wishes to protect for use in the community including local shops where it is

a) mostly selling essential goods, including food, to visiting members of the public in circumstances where—

- (i) the shop's premises cover an area not more than 280 metres square, and
- (ii) there is no other such facility within 1,000 metre radius of the shop's location,

These Class F2 uses are protected for local community use and therefore we are unlikely to ever see permitted development rights. This would apply to the village shop located at Derry Hill and Studley within the CCNP area. All other shops that do not qualify as Class F2 fall within the new Class E and may alter to any of the business or other uses this wide ranging use class E enables through permitted development. This removes the ability of the CCNP or Wiltshire Council to protect these small convenience shops from changing use.

The Wiltshire Core Strategy identifies community facilities within Calne as under pressure stating that:

"There is some pressure on community health facilities in the town, with GP surgeries at or near capacity. In addition, the emergency services are looking for new or additional sites and additional cemetery capacity is required." (para 5.38)

Additionally, the core strategy highlights the following key issues and considerations in relation to community facilities:

- developer contributions from future housing growth should also help to deliver infrastructure necessary in the town, which has not been delivered at an appropriate rate through historic development. In particular, there is a lack of cultural and entertainment facilities on offer in Calne compared to other towns of a similar size.
- other infrastructure requirements include the need to expand the existing GP surgeries and provide additional cemetery capacity. The fire and rescue service is also considering relocating closer to the North Beversbrook Road area and so new facilities may be required
- potential for additional convenience retail has been identified for Calne in the Wiltshire Town Centre and Retail Study. It is important that this is directed to the central area of the town to help improve the retail offer and the vitality and viability of the town centre
- the delivery of a proposed leisure campus in Calne will provide enhanced community facilities and could help to strengthen the overall offer of the town. It is very important that such facilities are also directed towards the town centre, where this is practicable

(para 5.41)

The latest draft of the Wiltshire Local Plan also includes village halls and health and education infrastructure in its list of community facilities, whilst omitting open spaces and cultural buildings. Open spaces have now been included in a separate policy for Public Open Spaces and Play Facilities.

¹ https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

2. Community Facilities in Calne Community Neighbourhood Plan Area

Key Facilities

There are a range of community facilities throughout the Plan area, both within Calne town and the settlements of Calne Without. These facilities and services host and support a variety of community activities.

Consultation identified that facilities such as shops, cafes and rural pubs within Calne Without offer a key service to communities that was highlighted as particularly important during the COVID-19 lockdowns. These facilities often served as community hubs that assisted with distribution of food and goods beyond their standard remit.

The importance of local post offices has recently become clear with the closure of all the banks in the Plan area.

Current gaps in provision of community facilities

Activities for young people

Several comments during consultation noted that there are few activities for young people (<13) and youth (13-19). While the skatepark was noted as a great community asset it was identified that there is a lack of positive activities for young people to engage in. In particular it is noted that Calne Town Centre is lacking an outdoor play area for children.

Healthcare facilities

Consultation feedback has identified that while the quality of doctor's surgeries is generally good there are high patient numbers and it can be difficult to get an appointment. There is a perception that the healthcare provisions are not keeping up with the demand that comes with additional residential developments in the area.

Local Shops

The rural communities in particular place high value on their shops and post offices. These are filling a gap in the rural areas by providing for basic needs without having to get into a car. These are in short supply and should be protected. There are some areas within the Calne Neighbourhood area that do not have easy access to a local shop without using a vehicle.

Burial Facilities

Steering group members noted an ongoing shortage of burial space within the Neighbourhood area. Alongside an ageing population, this is an issue that is expected to grow throughout the life of the Neighbourhood Plan.

This Report

The facilities and information listed within this report have been collated and researched by the Neighbourhood Plan Steering Group with help from their planning consultants. Despite this, the list cannot be said to be exhaustive (there are almost certainly more facilities than those listed below).

The maps, lists and Table below identify the community facilities within the Neighbourhood Area. Where a facility is multifunctional, it appears under its primary function only, for example the library has a meeting room, but it is listed as a Cultural Infrastructure and not in meeting places.

Health facilities

Key and Map	Name	Location	Notes
1 in Figure 1	Calne Family Health Centre	Broken Cross	Not clear if this is currently publicly accessible or just an internal NHS site.
2 in Figure 1	Beverbrook Medical Centre	Harrier Close	
3 in Figure 1	Northlands Surgery	North Street	
4 in Figure 1	Patford House Surgery	Patford Street	
5 in Figure 1	Kerry Crecent Dental Practice	Kerry Crescent	
6 in Figure 1	My Dentist	Oxford Road	

Source: Direct observation and review of facility online data

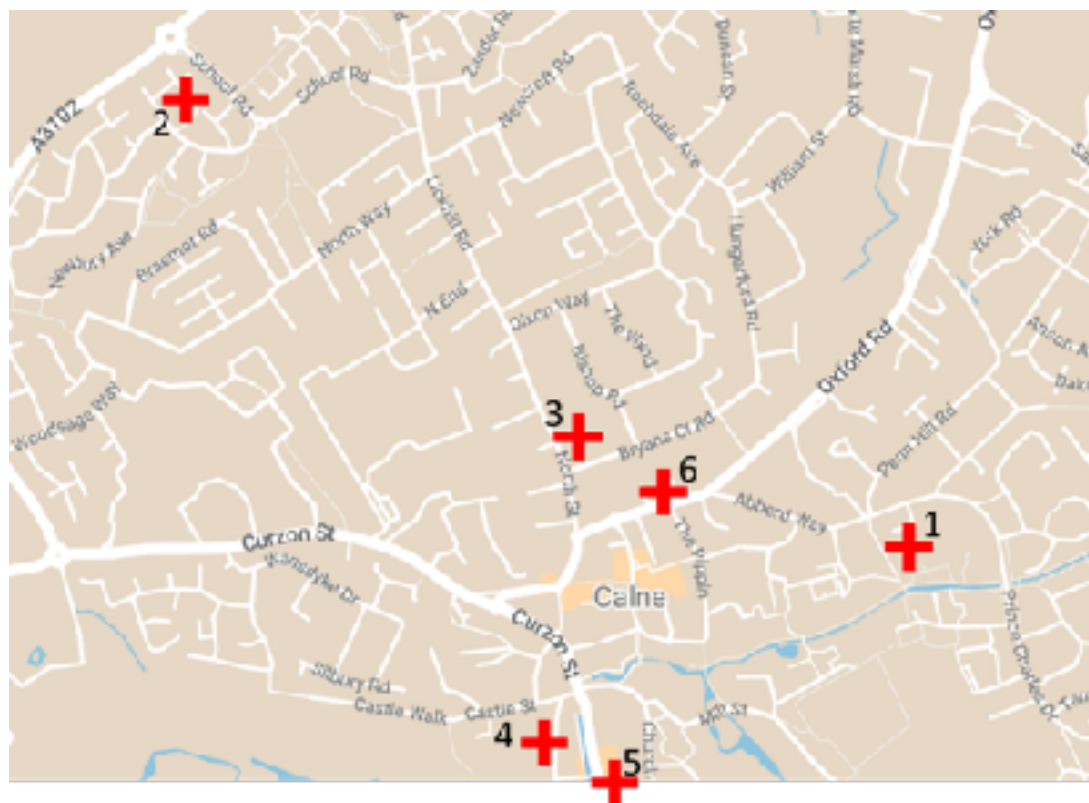


Figure 1 Map of Health Facilities

Education Facilities

Schools (shown in red on the following maps)

Key and Map	Name	Location	Notes
A in Figure 9	Derry Hill	Church Road	Primary
2 in Figure 2	Fynamore Primary	School Road	Primary
3 in Figure 2	Holy Trinity C of E	Quemerford	Primary
4 in Figure 2	Marden Vale C of E	William Street	Primary
5 in Figure 2	Saint Edmund's RC	Duncan Street	Primary
6 in Figure 2	Priestley Primary	Prince Charles Drive	Primary
7 in Figure 2	Kingsbury Green Academy	White Horse Way	Secondary
8 in Figure 2	St Mary's School	Curzon Street	Independent school for girls
9 in Figure 2	St Margaret's	Curzon Street	Independent Preparatory
10 in Figure 2	Springfields Academy	Curzon Street	Special Education

Source: Direct observation and review of facility online data

Nurseries and Creches (shown in blue on the following maps)

Key and Map	Name	Location
11 in Figure 2	Sunny Days Children's Nursery	Lickhill Road
12 in Figure 2	Sunny Days Fynamore Pre-School	School Road
13 in Figure 2	Tiny Bubbles Pre-School	Redman Road
14 in Figure 2	Jack and Jill Pre-School	Duncan Street
15 in Figure 2	Apple Tree Nursery	Prince Charles Drive
16 in Figure 2	YMCA Humpty Dumpty Nursery	Kingsbury Green site
17 in Figure 2	South Hills Nursery	William Street
U in Figure 9	Rub a Dub Pre-School	Petty Lane, Derry Hill
V in Figure 11	Buttercups Kindergarten	Calstone

Source: Direct observation and review of facility online data

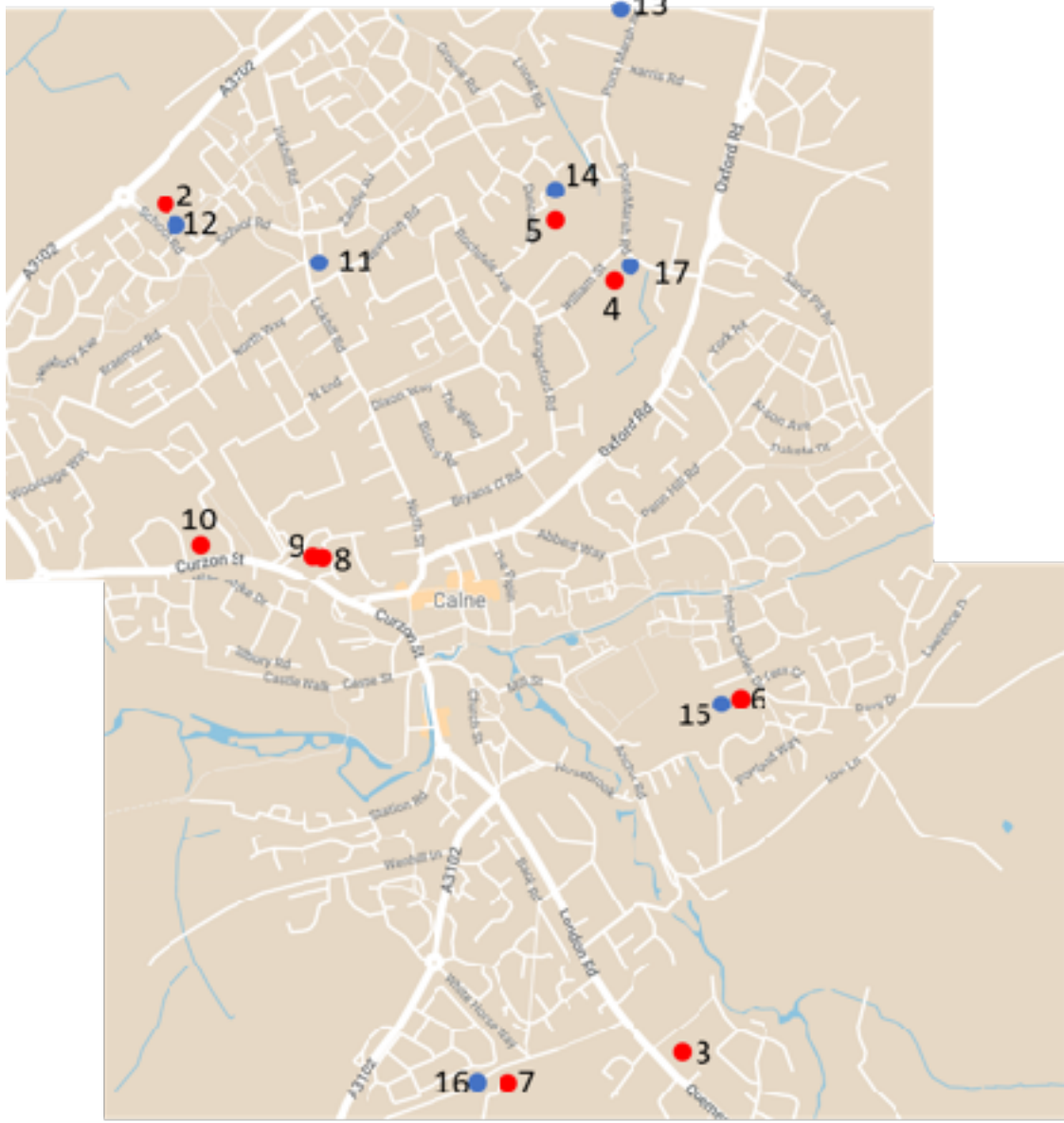


Figure 2 Education Facilities Calne

Cultural Infrastructure

Key and Map	Name	Location
1 in Figure 3	Public Library	Beach Terrace
2 in Figure 3	Heritage Centre	New Road
3 in Figure 3	Calne Visitor and Community Information Centre	New Road

Source: Direct observation and review of facility online data

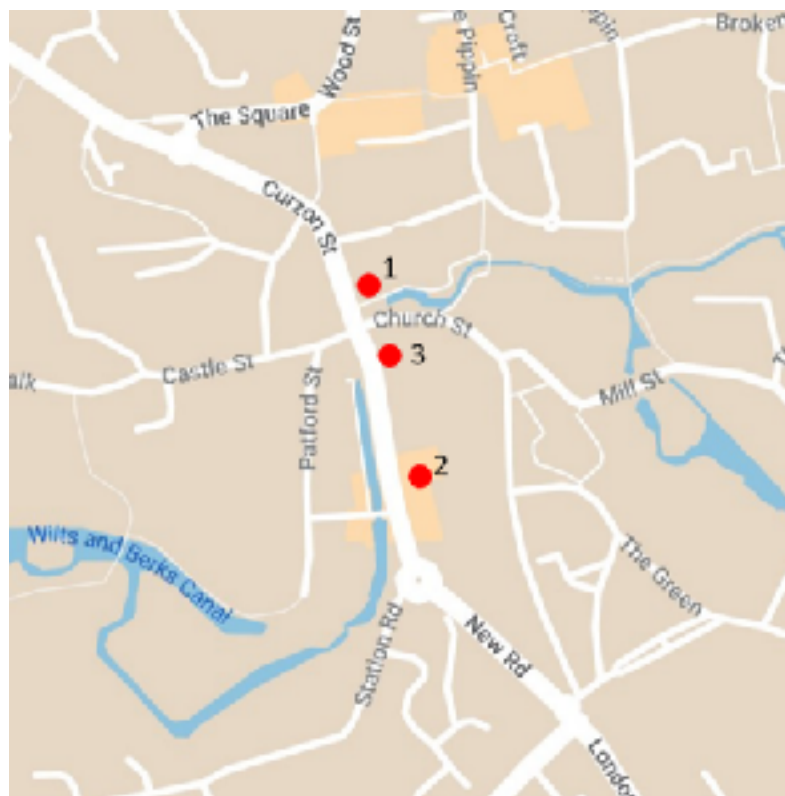


Figure 3 Cultural Infrastructure

Meeting Places

Key and Map	Name	Location
1 in Figure 4A	Marden House	New Road
2 in Figure 4A	Coleman's Farm Community Centre	Foreman Street
3 in Figure 4A	Old Town Hall (Corn Exchange)	New Road
H in Figure 9	Lansdowne Hall	Derry Hill
5 in Figure 4B	Calne Masonic Hall	Stanier Road
6 in Figure 4A	Calne Liberal Club	The Pippin
7 in Figure 4A	Calne Central	Church Street
8 in Figure 4A	Men's Shed	The Glebe
9 in Figure 4A	Bremhill View Clubhouse	Bremhill View
10 in Figure 4A	North Star Club	Bremhill View
11 in Figure 4A	1st Calne Scout Group	Quarr Barton
12 in Figure 4A	Calne Guides	Silver Street
13 in Figure 4B	Calne Springs Room	Within TESCO building, A3102
L in Figure 9	Scout Hut Studley	Old Road, Derry Hill
W in Figure 11	Wellington Barn	Calstone

Source: Direct observation and review of facility online data

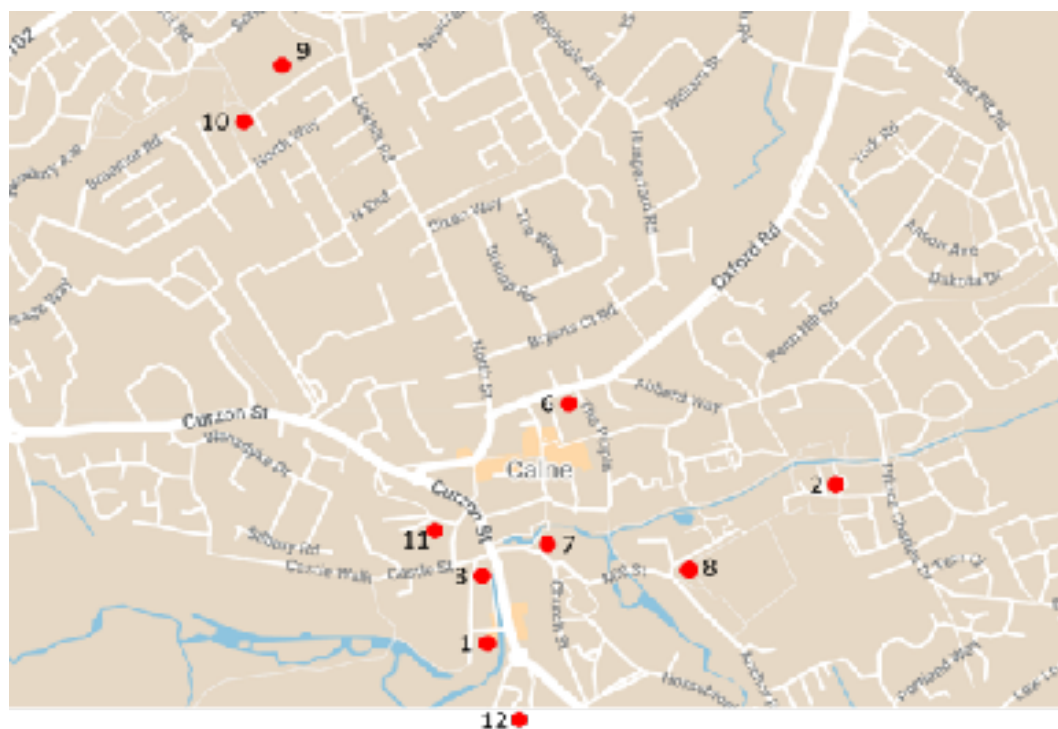


Figure 4A Meeting Places Calne



Figure 4B Additional meeting places in Calne

Sports Venues

Key and Map	Name	Location
1 in Figure 5	Calne Recreational Club	Anchor Road
2 in Figure 5	Calne Bowls Club	Anchor Road
3 in Figure 5	Calne Leisure Centre	Bentley Lane
4 in Figure 5	St Mary's Sports Club	Curzon Street
5 in Figure 5	Calne Town Football Club	Bremhill View
6 in Figure 5	Beverbrook Sports & Community Facility	Beverbrook
7 in Figure 5	Calne Tennis Club	Beverbrook
8 in Figure 5	Calne Bowl Skate Park	Castlefields Park
G in Figure 9	Derry Hill United F C	New Road
M in Figure 10	Bowood PGA Golf Course	Bowood
S in Figure 11	Calne Angling Association	Sabre Lake
9 in Figure 5	11.11 Yoga Studio	Church Street
10 in Figure 5	Fitness Box Calne	Harris Road
11 in Figure 5	Hitsona Calne	Stanier Road
12 in Figure 5	LPB Fitness Ltd.	Harris Road
13 in Figure 5	TT Fitness Ltd.	Redmond Road
V in Figure 9	Bowood Sport Ground	Studley
B in Figure 11	Blacklands Lakes Health Club	Stockley Lane

Source: Direct observation and review of facility online data

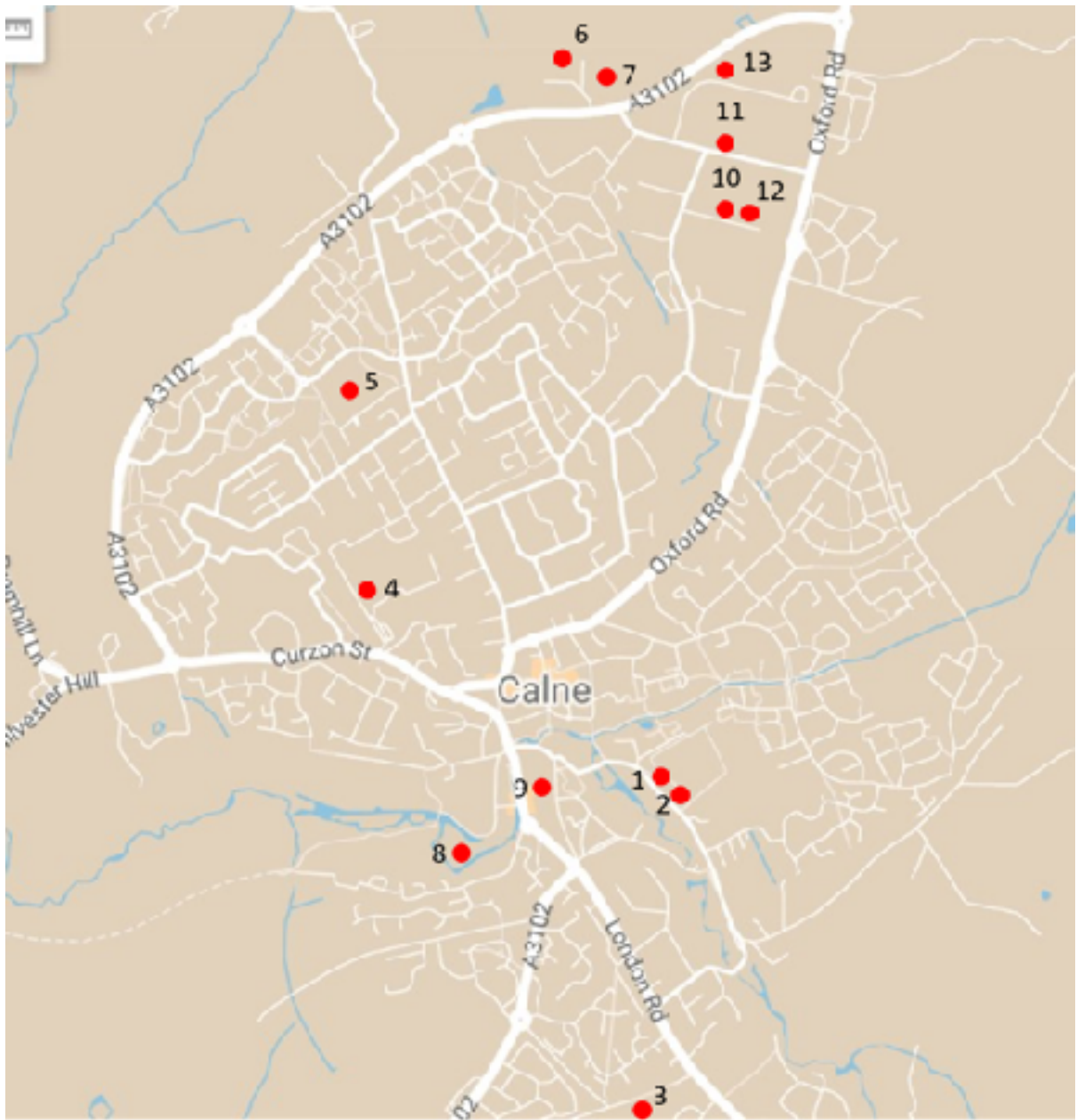


Figure 5 Sport Venues in Calne

Public Houses

Key and Map	Name	Location	Notes
C in Figure 9	Lansdowne Arms	Derry Hill	
N in Figure 10	The George	Sandy Lane	
E in Figure 9	The Pewsham	Pewsham	Formerly The Lysley Arms
5 in Figure 6	The Lansdowne Strand Hotel	Curzon Street	
6 in Figure 6	The Piggy Bank	Bank Row	
7 in Figure 6	The Wheatsheaf	The Square	
8 in Figure 6	The Jenny Wren	Newcroft Road	
9 in Figure 6	The Dog and Pheasant	Oxford Road	Formerly the Bug and Spider
10 in Figure 6	London Road Inn	London Road	
T in Figure 11	The Talbot	London Road	

Source: Direct observation and review of facility online data



Figure 6 Public Houses in Calne

Places of Worship

Key and Map	Name	Location
1 in Figure 7	St Mary the Virgin	Church Street
2 in Figure 7	Calne Free Church	Church Street
3 in Figure 7	Calne Baptist Church	Castle Street
4 in Figure 7	Calne Methodist Church	Silver Street
5 in Figure 7	Holy Trinity Church	Wessington Avenue
P in Figure 11	St Peter's Church	Blackland
R in Figure 11	St Mary's Church	Calstone
B in Figure 9	Derry Hill Christ Church	Church St., Derry Hill
P in Figure 10	St Mary and St Nicholas' Church	Sandy Lane
10 in Figure 7	St Edmund's Church	Oxford Road
11 in Figure 7	Calne Evangelical Church	Oxford Road
12 in Figure 7	Kingdom Hall	Ernle Road
K in Figure 9	Studley Methodist Church	Norley Lane, Studley
Z in Figure 9	Little Zoar Strict Baptist Chapel	Chapel Lane , Derry Hill
13 in Figure 7	Zion Chapel	Phelps Parade

Source: Direct observation and review of facility online data

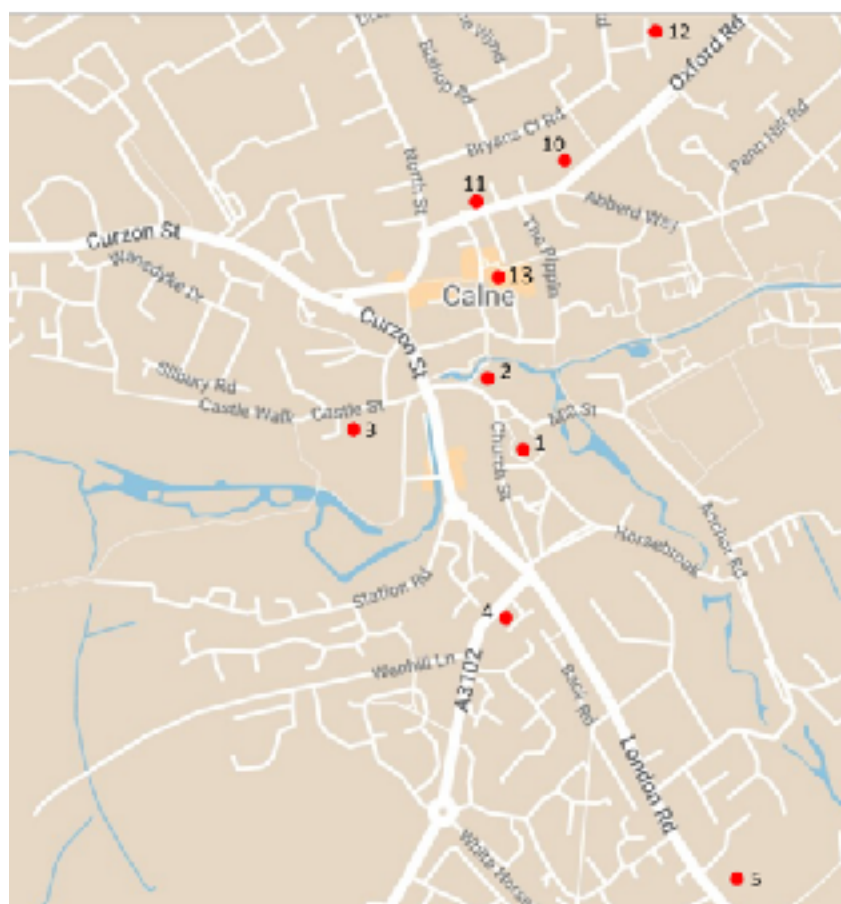


Figure 7 Places of Worship in Calne

Local Shops

Key and Map	Name	Location	Notes
J in Figure 9	Derry Hill Store (SPAR)	Church Road Derry Hill	Includes a Post Office
Q in Figure 11	Quemerford Post Office	Quemerford	Includes a Post Office
5 in Figure 8	Martins	Phelps Parade	Includes a Post Office
6 in Figure 8	SPAR	James Avenue	
2 in Figure 8	ASDA	London Road	
1 in Figure 8	Tesco Express	Harrier Close	
3 in Figure 8	Best One	Newcroft Road	
4 in Figure 8	One Stop	William Street	

Source: Direct observation and review of online data

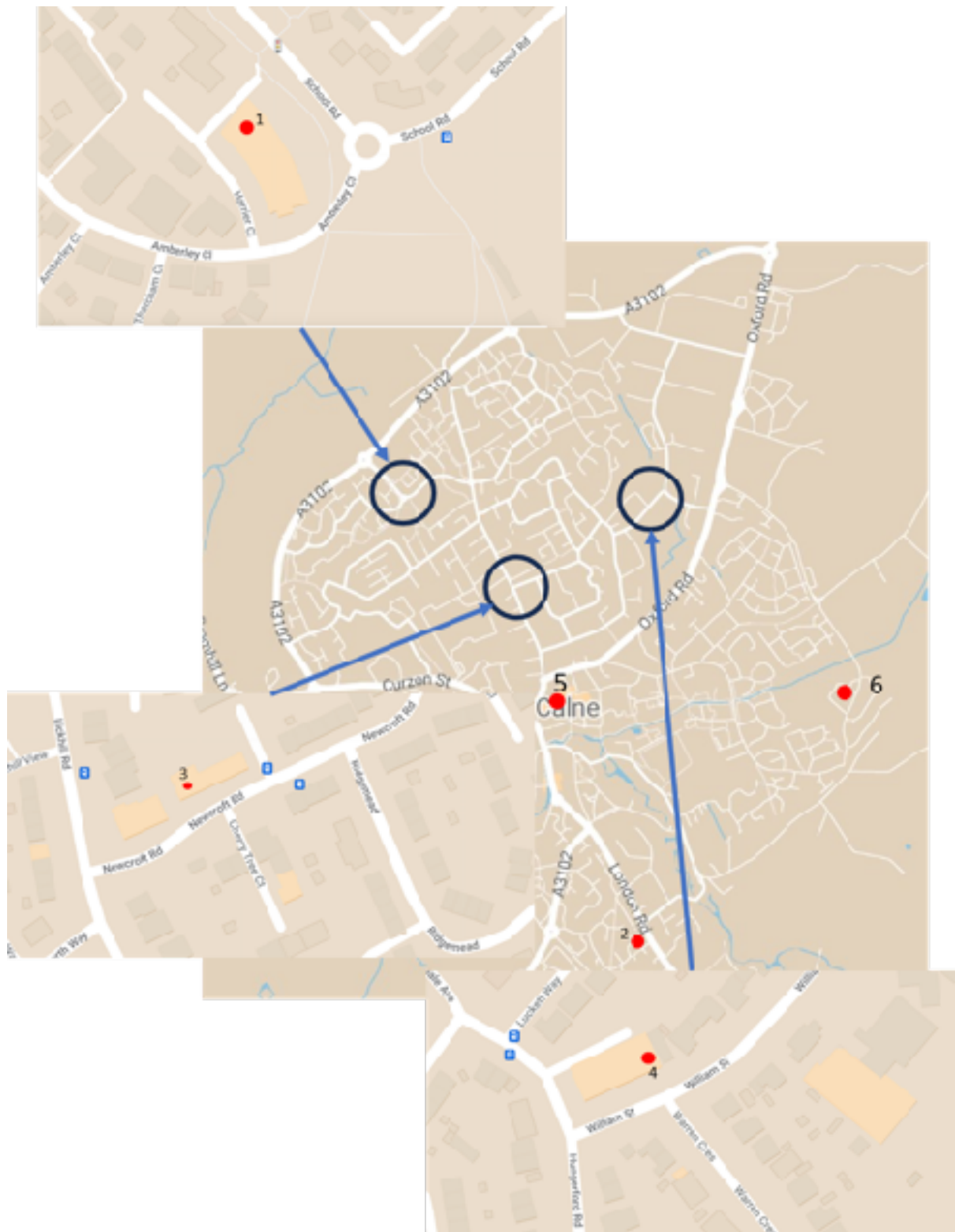


Figure 8 Local Shops in Calne

Maps of community facilities in areas outside central Calne



Figure 9 Community Facilities in Derry Hill



Figure 10 Community Facilities in Sandy Lane

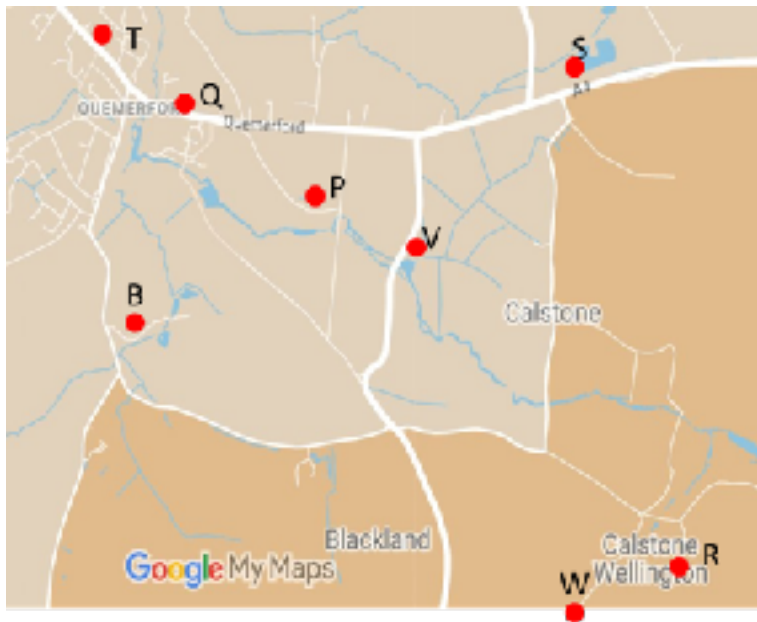


Figure 11 Community Facilities in Quemerford, Blackland and Calstone