

Calne Community Neighbourhood Plan



BLACKLAND | BROADS GREEN | CALNE | CALSTONE | DERRY HILL | HIGH PENN | LOWER COMPTON | MILE ELM | RATFORD | SANDY LANE | STOCKLEY | STUDLEY

Housing and Infrastructure Chapter Summary

Alongside food and water shelter is a basic human need and we want everyone in our community to have somewhere safe, and warm to live.

We recognise the need for housing, but recent unplanned, piecemeal development has not delivered the benefits it could. The Wiltshire Local Plan, September 2023, details a growth strategy for Calne and our plan area, as the housing numbers have yet to be finalised, we are not suggesting any further sites for housing development in this review of the neighbourhood plan.

The plan instead focuses on policies to ensure that development meets the needs of the community. This includes policies to ensure that any development respects the countryside setting of the town and the surrounding villages and hamlets.

Delivering the right housing mix; right size, tenure and affordability including the possibility of housing for those with a local connection in the rural areas.

Housing that meets the current and future needs of occupants of all ages and abilities. New development and funding are directed to improving infrastructure and community facilities, such as schools, nurseries, surgeries, and buildings that cater for the needs of clubs, and local groups. The need for more GP's and dentists locally is a recognised problem which unfortunately this Plan cannot solve.

Key issues and priorities

- Keep the countryside setting to Calne and important greenspaces within it and protect the countryside character of the villages and hamlets.
- Provide housing that meets the identified local needs including a mix of affordability, size and tenure.
- Make provision for the elderly to stay in their local area.
- Build homes of good design that fit into their surroundings and are adaptable and accessible for current and future needs.
- Build affordable housing for rent and shared ownership and make opportunities for self-build.
- Provide new communities with facilities they need and improved infrastructure for the wider area.



The following 6 policies will be included in the updated Housing and Infrastructure chapter:

Policy H1 Housing Within Settlement Boundaries - UPDATE

This will safeguard the countryside that surrounds Calne and Derry Hill and Studley from unnecessary development and will support new small infill housing within the settlements.

Policy H2 Housing Mix - UPDATE

This policy describes the mix of housing that the community requires including 2 and 3 bedroom starter homes, larger family homes and smaller and single storey housing.

Policy H3 Affordable Housing - UPDATE

This policy requires developments of 10 or more dwellings to provide affordable housing and sets out the percentages of the different types to meet the identified local needs.

Policy H4 - Housing to meet the needs of Older and those living with disabilities - NEW

This policy supports the provision of housing for older people including extra care housing and nursing homes in Calne and Derry Hill.

Policy H5 Adaptable and Accessible Housing - NEW

This policy promotes new housing and adapting existing housing that enables the disabled and older people to live actively and inclusively within their community.

Policy H6 - Exception Sites and Community Led Housing - NEW

This policy allows for affordable housing development in rural areas to meet identified need, including first homes and community led, self-build and custom build housing.

