

DRAFT CALNE COMMUNITY NEIGHBOURHOOD PLAN 2, 2023-2038 DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3D, the Director of Planning within whose remit Spatial Planning falls is authorised to make decisions on Neighbourhood Plan proposals following the examination of a Neighbourhood Plan proposal in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation.

2. BACKGROUND

- 2.1. The designated area for the draft Calne Community Neighbourhood Plan 2, comprises the whole of the parishes of Calne Town Council and Calne Without Parish Council. On 6th May 2014 Wiltshire Council formally approved that the Calne Town and Calne Without Neighbourhood Area (i.e., the land within the parishes of Calne Town and Calne Without) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.2. Calne Town and Calne Without Parish Councils – the ‘qualifying body’, submitted their draft Calne Community Neighbourhood Plan 2, 2023-2038 along with supporting documents, to Wiltshire Council on 6th June 2024 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.3. Following submission of the draft Calne Community Neighbourhood Plan 2, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 3rd July 2024 to 13th August 2024.
- 2.4. In August 2024, Wiltshire Council appointed an independent neighbourhood planning examiner, Andrew Ashcroft, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in November 2024 and concluded that subject to making the modifications recommended in the report, that the draft Calne Community Neighbourhood Plan 2, meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Calne Town and Calne Without Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.

2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner's report, decide what action to take in response to each recommendation and what modifications should be made to the draft Plan in order to be satisfied that it meets the Basic Conditions and is compatible with Convention Rights. If the authority is satisfied, then a referendum must be held. Consideration also needs to be given as to whether to extend the area to which the referendum is to take place.

3. DECISION AND REASONS

3.1. Wiltshire Council must be satisfied that the neighbourhood plan meets the Basic Conditions, is compatible with the Convention rights and complies with the provision made by or under sections 61E (2), 61J and 61L of the Town and Country Planning Act 1990, or that the draft order would meet those conditions, be compatible with those rights and comply with that provision if modifications were made to the draft order.

3.2. Wiltshire Council has considered the examiner's recommendations and reasons for them. Wiltshire Council has decided to make the examiner's modifications with additional modifications by the Council to the draft Calne Community Neighbourhood Plan 2, for the purpose of correcting errors (which includes amendments necessary to achieve accuracy and consistency in the wording of policies and supporting text) and to ensure that it meets legal requirements, including the Basic Conditions as set out in legislation. **Appendix 1** sets out these modifications, together with the reasons for them.

3.3. The Council is satisfied that the draft Neighbourhood Plan, as modified, complies with the legal requirements and can proceed to referendum.

3.4. The Council also agrees with the examiner that the referendum area should reflect the extent of the parishes of Calne Town and Calne Without.

3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Nic Thomas
Director of Planning
Planning
Wiltshire Council

Dated: 13th December 2024

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Modifications required to be made to the draft Calne Community Neighbourhood Plan 2 2023-2038 (submission version May 2024) in response to the Examiner's recommendations and to correct errors

Guidance for using this document

The following table sets out the modifications that are required to be made to the draft Calne Community Neighbourhood Plan 2 2023-2038 (submission version May 2024), hereafter referred to as the draft 'CCNP2', together with the explanation and reason for modification. This should be read alongside the report dated 20th November 2024 of the independent neighbourhood planning examiner, Andrew Ashcroft to Wiltshire Council on the draft CCNP2.

Throughout the table, specific changes that are required are shown as follows:

- text in **bold and underlined** identifies new text to be added to the Plan.
- text that is shown as ~~red strikethrough~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft CCNP2, as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his report together with the modification that is required to be made to the draft neighbourhood plan. Some additional changes are also included that are not in the examiner's report to correct errors, such as typographical errors.

As a result of some modifications, consequential amendments may be required to the final draft CCNP2 to be published for the purposes of the referendum. These can include changing section headings, amending the contents page, renumbering paragraphs or pages and ensuring that supporting appendices and other documents align with the final version of the Plan.

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Reference number	Page in examiner's report	Related draft CCNP2 page / section	Recommendation and proposed modification	Reason for modification
R1	16	Page 29, Policy C1: High Quality Sustainable Development in the Calne Community Plan Area	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the second part of the policy replace 'must' with 'should'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy C1: High Quality, Sustainable Development in the Calne Community Plan Area', as follows: <p>Policy C1: High Quality, Sustainable Development in the Calne Community Plan Area</p> <p>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.</p> <p>2. Development proposals must should 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 with the scale and type of development, to achieving the objectives of this Plan.</p>	For clarity and accuracy, and to meet the basic conditions.
R2	16	Page 33, Policy C2: Sustainable Construction and Energy	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In Policy C2 replace part a) with: 'Development proposals should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy. Wherever practicable and commercially-viable, development proposals should be designed to achieve net zero carbon in operation (as defined by industry best practice).'</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>In Policy C2 replace part b) with: 'Development proposals should also consider the impact of embodied carbon from the demolition and construction processes. Where appropriate, the re-use and re-purposing of existing buildings should be incorporated in proposals, particularly those which involve buildings of a traditional rural nature. As appropriate to their scale, nature and location development proposals should demonstrate the way in which the substructure, superstructure and external materials have been designed to achieve low-carbon solutions.'</p> <p>In Policy C2 replace part c) with: 'As appropriate to their scale, nature and location, development proposals should incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions will be particularly supported.'</p> <p>In Policy C2 replace part d) with: 'As appropriate to their scale, nature and location, development proposals 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.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy C2: Sustainable Construction and Energy', as follows: <p>Policy C2: Sustainable Construction and Energy</p> <p>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:</p>	

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			<p>a. operational energy/carbon</p> <p>Development proposals 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. Wherever practicable and commercially-viable, development proposals should be designed Through this approach developers should aspire to achieve net zero carbon in operation (as defined by industry best practice).</p> <p>b. embodied carbon</p> <p>Development proposals shouldall also consider the impact of embodied carbon from the demolition and construction processes. Where appropriate, the reuse and re-purposing of existing buildings should be incorporated in proposals is supported and encouraged, particularly those which involve 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 As appropriate to their scale, nature and location development proposals should demonstrate the way in which the substructure, superstructure and external materials have been designed to target achieve low-carbon solutions. Benchmarking proposals against respected industry standards such as the RIBA 2030 Climate Challenge is encouraged.</p> <p>c. climate change adaptation</p>	

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			<p><u>As appropriate to their scale, nature and location,</u> To reflect our changing climate, developments proposals should incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions will be are particularly supported encouraged as these offer co-benefits with improved GBI and biodiversity solutions.</p> <p>d. sustainable transport</p> <p><u>As appropriate to their scale, nature and location,</u> dDevelopment proposals 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 pPolicy GA3.</p>	
R3	17	Page 31, Paragraph 3.4.5	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of paragraph 3.4.5 add: 'Part a) of Policy C2 comments about the importance of new developments being designed in the context of the Energy Hierarchy. The hierarchy takes a sequential approach. Firstly, it advises that 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. Thereafter 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.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add text to the end of paragraph 3.4.5, as follows: 	For clarity and accuracy.

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			<p>3.4.5 There is evidence to show that new houses can be built to net zero carbon standards on a competitive basis in the mass market, but currently only a very small proportion are built to better than the minimum legal requirement for energy efficiency⁶. It is technically feasible to meet net zero operational standards with an increased construction cost of less than 3% than a home compliant with Building Regulations Part L 2021⁷. <u>Part a) of Policy C2 comments about the importance of new developments being designed in the context of the Energy Hierarchy. The hierarchy takes a sequential approach. Firstly, it advises that 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. Thereafter 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.</u></p>	
R4	17	Page 34, Policy C3: Retrofitting the Existing Built Environment	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first part of Policy C3 with:</p> <p>‘Development proposals for retrofitting measures to existing buildings (including for historic buildings) to address climate change will be supported where the impact of the proposals responds positively to the character of the building concerned, including where appropriate its significance as a heritage asset.’</p> <p>Replace the second part of Policy C3 with:</p> <p>‘As appropriate to their scale, nature and location, development proposals should have regard to the principles of sustainable construction set out in Policy C2, and seek to</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>reduce operational carbon as far as practicably possible in the buildings whilst minimising embodied carbon impacts. Works that improve sustainable travel options including active travel and electric vehicles will be supported. In addition, development proposals that seek to address climate change adaptation needs (especially with a focus on nature-based solutions) covering overheating, water scarcity, flood risk, wind and wildfires will be supported.’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy C3: Retrofitting the Existing Built Environment’, as follows: <p>Policy C3: Retrofitting the Existing Built Environment</p> <p><u>Development proposals for retrofitting measures to existing buildings (including for historic buildings) to address climate change will be supported where the impact of the proposals responds positively to the character of the building concerned encouraged, including where appropriate its for historic buildings subject to any impact of their significance as a heritage asset.</u></p> <p><u>As appropriate to their scale, nature and location, development proposals should have regard should be had to the principles of sustainable construction set out in policy C2, and 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 shawill be supported. In addition Furthermore, development proposals that seeks to address climate change adaptation needs (especially with a focus on nature-based solutions) covering</u></p>	

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			<p>overheating, water scarcity, flood risk, wind and wildfires shall be <u>supported</u> encouraged.</p> <p>The installation of electric vehicle charge points at existing developments will be supported in principle, subject to detail as set out in Ppolicy GA4.</p>	
R5	18	Page 36, Policy C4: Calne Community Energy	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy C4 with:</p> <p>'Community-owned renewable energy schemes (including stand-alone energy developments and storage) which benefit the local community will be supported where they:</p> <ul style="list-style-type: none"> • demonstrate community support; • incorporate administrative and financial structures to deliver and manage the energy scheme; • demonstrate local energy self-sufficiency through integration into the local grid or by other means; and • can be satisfactorily accommodated in the local environment, and respect the amenity of any residential properties in the immediate locality.' <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy C4: Calne Community Energy', as follows: <p>Policy C4: Calne Community Energy</p> 	For clarity and accuracy, and to meet the basic conditions.

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			<p>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 and is encouraged will be supported where they: Community Energy proposals shall be given positive weight in favour of granting planning approval. Applications should demonstrate:</p> <p>a. demonstrate Ccommunity support;</p> <p>b. incorporate aAdministrative and financial structures, such as a Community Benefits Society, to deliver and manage the energy scheme;</p> <p>c. demonstrate lLocal energy self-sufficiency through integration into the local grid or by other means and, so that the energy generated can be supplied directly to domestic, business and other buildings. Surplus energy should be fed into the national grid;</p> <p>d. can be satisfactorily accommodated No adverse impacts oin the local environment, and respect the amenity of any or residential properties in the immediate locality amenity that cannot be satisfactorily mitigated.</p>	
R6	20	Page 42, Policy NE1: Local Green Space	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete LGS2.18 Pocket Park and Community Garden from Table 2. Delete LGS2.18 Pocket Park and Community Garden from Figure 3.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In Policy NE1: Local Green Space, delete LGS 2.18 Pocket Park and Community Garden from Table 2:Proposed Local Green Space (2024 CCNP2)', as follows: 	For clarity and accuracy, and to meet the basic conditions.

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			<p>Table 2: Proposed Local Green Space (2024 CCNP2)</p> <table border="1"> <tr> <td>LGS 2.17</td> <td>Woodland Copse</td> <td>Derry Hill</td> </tr> <tr> <td>LGS 2.18</td> <td>Pocket Park and Community Garden</td> <td>Calne</td> </tr> <tr> <td>LGS 2.19</td> <td>Bremhill View</td> <td>Calne</td> </tr> <tr> <td>LGS 2.20</td> <td>Lickhill Road</td> <td>Calne</td> </tr> <tr> <td>LGS 2.21</td> <td>Newcroft Allotments</td> <td>Calne</td> </tr> <tr> <td>LGS 2.22</td> <td>Bentley Woods & Quemerford Lodge Plantation</td> <td>Calne</td> </tr> </table> <ul style="list-style-type: none"> Delete LGS2.18 Pocket Park and Community Garden from 'Figure 3: Calne Town/Derry Hill/Calstone Local Green Spaces'. 	LGS 2.17	Woodland Copse	Derry Hill	LGS 2.18	Pocket Park and Community Garden	Calne	LGS 2.19	Bremhill View	Calne	LGS 2.20	Lickhill Road	Calne	LGS 2.21	Newcroft Allotments	Calne	LGS 2.22	Bentley Woods & Quemerford Lodge Plantation	Calne	
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R7	21	Page 50, Policy NE2: Protecting and Enhancing Biodiversity	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of the first part of Policy NE2 with:</p> <p>'As appropriate to their scale, nature and location, development proposals should protect and, where practicable, enhance wildlife habitats and biodiversity as shown on figures 4 and 5. Where relevant, proposals should demonstrate how the approach in the adopted Design Guide section DC.03 has been applied. Matters of particular importance include:'</p> <p>Delete part 1a)</p> <p>Replace part 1d) with: 'Major development proposals should demonstrate their contribution to the delivery of local nature recovery objectives in line with Wiltshire Council's Local Nature Recovery Strategy.'</p>	For clarity and accuracy, and to meet the basic conditions.																		

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			<p>In the opening part of the second part of the policy replace ‘could’ with ‘would’ and ‘permitted’ with ‘supported’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy NE2: Protecting and Enhancing Biodiversity’, as follows: <p>Policy NE2: Protecting and Enhancing Biodiversity</p> <p>1. Biodiversity</p> <p><u>As appropriate to their scale, nature and location, development proposals should must include provision for the protection and where practicable, enhancement and maintenance of</u> wildlife habitats and biodiversity as shown on figures 4 and 5. <u>Where relevant In order to achieve this in the Neighbourhood Plan area,</u> proposals <u>must should</u> demonstrate how <u>national and local policy, together with the approach in the</u> adopted Design Guide section DC.03 has <u>ve</u> been applied. Matters of particular importance include:</p> <p>a. 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;</p> <p><u>a</u>. 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);</p>	

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			<p>be. protecting, and wherever possible enhancing woodland, hedgerows, ponds, lakes, rivers, streams, ditches, and wildlife habitats. Corridors should include ecology buffer zones of appropriate size for the main watercourse of the River Marden and other watercourses including the disused Wilts and Berks Canal;</p> <p>cd. Major development proposals should 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.</p> <p>2. Protected Species</p> <p>Development which would 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 supported permitted unless the harm can be avoided or mitigated by appropriate measures. In particular:</p> <p>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;</p> <p>b. development that would reduce or damage the habitat of water voles (in particular in the Abberd Brook area);</p> <p>c. development that would require the removal of hedgerows or trees that support roosting and the movement of bats.</p>	

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R8	21	Page 45, Paragraph 4.4.5	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of paragraph 4.4.5 add: 'The Environment Act 2021 now requires the delivery of biodiversity net gain for certain types of development at a national level. As such, there is no need for this Plan to address this issue directly. Nevertheless, development proposals in the neighbourhood area which go beyond the minimum 10% biodiversity net gain requirement will be considered very favourably.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text to the end of paragraph 4.4.5 as follows: <p>4.4.5 To preserve and enhance the biodiversity of Calne and Calne Without, developments that are carried out within the plan area should view the natural environment as an integral positive element rather than a hindrance. The protection and where possible improvement and enhancement of our natural environment is a key priority. <u>The Environment Act 2021 now requires the delivery of biodiversity net gain for certain types of development at a national level. As such, there is no need for this Plan to address this issue directly. Nevertheless, development proposals in the neighbourhood area which go beyond the minimum 10% biodiversity net gain requirement will be considered very favourably.</u></p>	For clarity and accuracy.
R9	22	Page 51, Policy NE3: Green and Blue	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first three parts of Policy NE3 with:</p> <p>'As appropriate to their scale, nature, and location,</p>	For clarity and accuracy, and to meet the

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		Infrastructure Network	<ul style="list-style-type: none"> • development proposals should demonstrate how the overall Green and Blue Infrastructure Network, as illustrated on figures 5a/b is maintained, protected and where possible extended; • development proposals should demonstrate how they have been informed by the adopted design guidelines and codes for green networks in section DC.03 of the Design Guidance and Codes; and • major development proposals should demonstrate the use of Natural England Green Infrastructure Standards including the provision of green infrastructure of appropriate quantity and quality.' <p>Replace the final part of Policy NE3 with:</p> <p>'Development proposals that would encroach on or harm a green or blue infrastructure asset will not be supported. 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.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy NE3: Green and Blue Infrastructure Network', as follows: <p>Policy NE3: Green and Blue Infrastructure Network</p> <p><u>As appropriate to their scale, nature, and location,</u></p>	basic conditions.

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			<ul style="list-style-type: none"> • <u>development proposals should demonstrate how the overall Green and Blue Infrastructure Network, as illustrated on figures 5a/b is maintained, protected and where possible extended;</u> • <u>development proposals should demonstrate how they have been informed by the adopted design guidelines and codes for green networks in section DC.03 of the Design Guidance and Codes; and</u> • <u>major development proposals should demonstrate the use of Natural England Green Infrastructure Standards including the provision of green infrastructure of appropriate quantity and quality.</u> <p>Proposals should demonstrate how the overall Green and Blue Infrastructure Network, as illustrated on figure 5a/b is maintained, protected and where possible extended.</p> <p>Proposals must demonstrate how they have been informed by the adopted Design Guide which includes design guidelines and codes for green networks in section DC.03 of the document.</p> <p>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.</p> <p><u>Development proposals</u> There will be a presumption against development that <u>would encroach upon or harm any green or blue infrastructure asset will not be supported.</u></p>	

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			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.	
R10	22	Page 45, Paragraph 4.4.7	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of paragraph 4.4.7 add: 'Where relevant, the voluntary use of other standards, such as Building with Nature to support compliance with Policy NE3, will be encouraged.'</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> • Add text to the end of paragraph 4.4.7, as follows: <p>4.4.7 Green Infrastructure Standards² have been introduced in early 2023 by Natural England. They define what good green infrastructure 'looks like' for local planners, developers, parks and greenspace managers and communities, and how to plan it strategically to deliver multiple benefits for people and nature. These standards are referenced in our policies. <u>Where relevant, the voluntary use of other standards, such as Building with Nature to support compliance with Policy NE3, will be encouraged.</u></p>	For clarity and accuracy.
R11	22	Page 54, Policy NE4: Trees, Woodland and Hedgerows	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the second part of Policy NE4 with: 'Development proposals should ensure that, wherever practicable, other trees and hedgerows are retained and incorporated into their layouts and designs as placemaking features.'</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Replace the final element of the fourth part of Policy NE4 with: 'Development proposals should incorporate appropriate measures to secure the long-term maintenance of newly-planted trees, and address the impacts of a changing climate for species selection.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy NE4: Trees, Woodland and Hedgerows', as follows: <p>Policy NE4: Trees, Woodland and Hedgerows</p> <p>1. Protection of Ancient and Veteran Trees</p> <p>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.</p> <p>2. Protection of other Trees and Hedgerows</p> <p>Development proposals should ensure that, wherever practicable, other trees and hedgerows are retained to the maximum extent possible and incorporated into their layouts and designs new development as placemaking features.</p> <p>3. Replacement Planting</p> <p>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</p>	

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			<p>tree species and selection. Development proposals that require the removal of all or part of a hedgerow should make provision in the landscape scheme:</p> <p>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;</p> <p>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.</p> <p>4. New Tree Planting</p> <p>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:</p> <p>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;</p> <p>b. assist in reducing or mitigating runoff and flood risk on the development site; and</p> <p>c. connect into the wider green infrastructure network, particularly where woodland planting could help better integrate Calne's existing</p>	

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			<p>settlement edges into the wider landscape.</p> <p>Development pProposals should incorporate will be expected to set out appropriate measures to secure the long-term maintenance of newly-planted trees, and address should take into account the impacts of a changing climate for species selection.</p>	
R12	23	Page 57, Policy NE5: Setting of Calne and Calne Without	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of the second part of Policy NE5 with:</p> <p>'Development proposals in the River Marden Valley should respond positively to the character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal and River Park. Where appropriate, mitigation measures should be incorporated into proposals. As appropriate to their scale, nature and location, development proposals should demonstrate how they:</p> <p>In 2c replace 'not prejudice' with 'are consistent with,'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy NE5: Setting of Calne and Calne Without', as follows: <p>Policy NE5: Setting of Calne and Calne Without</p> <p>1. Rural Setting</p> <p>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:</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>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;</p> <p>b. the physical separation (countryside gaps) that protects the separate identity of settlements and landscape features as shown on figure 5a;</p> <p>c. the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops;</p> <p>d. the rural qualities of the country lanes;</p> <p>e. important views, including but not limited to, the 3 views identified in the Design Guide, should be protected;</p> <p>f. tranquillity and the need to protect against intrusion from light and noise pollution.</p> <p>Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.</p> <p>2. River Marden Valley</p> <p><u>Development proposals</u> In the River Marden Valley proposals for new development must assess and address, with mitigation where appropriate, their impact on the <u>should respond positively to the</u> character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal and River Park. <u>Where appropriate, mitigation measures should be incorporated into proposals.</u> As appropriate to their scale, nature and location, development proposals should for recreation and tourism purposes will demonstrate how they:</p>	

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			<p>a. enhance the existing landscape;</p> <p>b. retain visual separation between townscape and the rural valley setting;</p> <p>c. are consistent with 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;</p> <p>d. maintain, and where possible enhance the existing rights of way.</p>	
R13	24	Page 63, Policy BE1: Design Principles for Local Distinctiveness	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the final sentence of the second part of Policy BE1.</p> <p>In the fifth part of Policy BE1 replace 'Policy C2' with 'Policies C2 and C3' and 'must' with 'should'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy BE1: Design Principles for Local Distinctiveness', as follows: <p>Policy BE1: Design Principles for Local Distinctiveness</p> <p>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.</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>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 Design Guide, 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 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.</p> <p>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.</p> <p>4. Good design will be important in all locations, with the highest standards required for developments:</p> <p>a. in sensitive locations, for example affecting the North Wessex Downs National Landscape area, Conservation Areas or the setting of listed buildings; or</p> <p>b. that would be highly visible, due to the prominence of the location or the scale or features of the buildings proposed.</p> <p>5. Delivery of sustainable construction must should also be balanced with local distinctiveness considerations in accordance with Policies C2 C2 and C3.</p>	

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R14	24	Page 68, Policy BE2: Heritage Assets	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy BE2 replace 'Development will be expected to' with 'Development proposals should'</p> <p>Replace the final element of the second part of Policy BE2 with: 'Proposals which include modifications to buildings in the Conservation Area, or to a listed building or non-designated heritage asset should respond positively to the advice from Historic England (Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency). In accordance with the approach in the NPPF, any harm needs to be weighed against the public benefits of the proposal, where appropriate, including mitigating and adapting to climate change.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy BE2: Heritage Assets', as follows: <p>Policy BE2: Heritage Assets</p> <p>1. Designated Heritage Assets</p> <p>Development proposals should will be expected to preserve and where appropriate enhance the character, appearance, special interest and setting of:</p> <ol style="list-style-type: none"> 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 	For clarity and accuracy, and to meet the basic conditions.

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			<p>b. other designated heritage assets, such as listed buildings, across the plan area as shown on figure 7.</p> <p>2. Non-designated Heritage Assets</p> <p>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 69 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:</p> <p>a. the significance of the heritage asset;</p> <p>b. its most distinctive and important features;</p> <p>c. the elements of its setting and immediate surrounds that contribute to its significance; and</p> <p>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:</p> <ul style="list-style-type: none"> • 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; 	

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			<ul style="list-style-type: none"> measures to mitigate any such effects. <p>Proposals which include for modifications to buildings in the Conservation Area, or to a Listed Building or Non-Designated Heritage Asset, should respond positively to 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 accordance with the approach in the NPPF, any harm needs to be weighed against the public benefits of the proposal, where appropriate, including mitigating and adapting to climate change.</p>	
R15	25	Page 75, Policy CF2: Community Infrastructure and Phasing of Development	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In part 1b of Policy CF2 replace 'Town or Parish Council' with 'Town or Parish Councils'</p> <p>Replace the second part of Policy CF2 with: 'Development proposals should consider, assess, and address their infrastructure requirements and organise the related programme of work to ensure that the works are co-ordinated and minimise disruption to the community whilst development is taking place. Where appropriate, a detailed construction programme should be submitted with development proposals.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy CF2: Community Infrastructure and Phasing of Development', as follows: <p>Policy CF2: Community Infrastructure and Phasing of Development</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>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:</p> <ol style="list-style-type: none"> 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 Councils to address the demands that development places on the area. <p>2. Development proposals should must consider, assess and address their infrastructure requirements and organise Plan the related programmes of work to ensure that these dovetail together works are co-ordinated and minimise any disruption to the community, and to protect the amenity and safety of existing residents and minimise disruption to the community whilst development is taking place. Where appropriate, a detailed construction programme should be submitted with development proposals., during the development, the agreement of a related construction programme and process should be a condition of any planning consent.</p>	
R16	25	Page 77, Policy CF3: Burial Space	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy CF3 with: 'Proposals for additional public and non-denominational burial space to meet increased needs and to provide burial choices will be supported where they:</p> <ul style="list-style-type: none"> • meet all the necessary environmental criteria; • safeguard the amenity of neighbouring residents; and 	For clarity and accuracy, and to meet the basic conditions.

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			<p>• do not cause unacceptable levels of increased traffic and congestion.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy CF3: Burial Space', as follows: <p>Policy CF3: Burial Space</p> <p>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 where they: 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.</p> <ul style="list-style-type: none"> • <u>meet all the necessary environmental criteria;</u> • <u>safeguard the amenity of neighbouring residents; and</u> • <u>do not cause unacceptable levels of increased traffic and congestion.</u> 	
R17	26	Page 84, Policy GA1: Highway Impact	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first paragraph of the first part of Policy GA1 replace 'there will be no further detriment to the community's safety concerns in these locations' with 'the increased traffic can be safely accommodated'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy, and to meet the basic conditions.

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			<ul style="list-style-type: none"> Amend the text in the first paragraph of the first part of 'Policy GA1: Highway Impact', as follows: <p>Policy GA1: Highway Impact</p> <p>1. Impact on Safety</p> <p>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 the increased traffic can be safely accommodated there will be no further detriment to the community's safety concerns in these locations.</p>	
R18	26	Page 85, Policy GA2: Public Realm	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy GA2 replace 'Development proposals must' with 'As appropriate to their scale, nature and location, development proposals should'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy GA2: Public Realm', as follows: <p>Policy GA2: Public Realm</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>1. As appropriate to their scale, nature and location, development proposals should 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.</p> <p>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.</p> <p>3. Proposals that demonstrate ‘people-friendly streets’, harnessing section Dc.02 2b of the adopted Design Guide, will be supported.</p>	
R19	27	Page 90, Policy GA3: Sustainable Transport and Inclusive Active Travel	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In part 2 of Policy GA3 replace the following:</p> <ul style="list-style-type: none"> • ‘Development proposals’ with ‘Wherever practicable, development proposals’ • ‘For major development proposals, this shall include:’ with ‘Where it is practicable to do so, and as appropriate to their scale, nature and location, major development proposals should include:’ • Part a) with ‘public transport within accessible walking distance of all homes.’ <p>At the beginning of part 2d) add: ‘The delivery of’</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>At the end of the second part of Policy GA3 add as a separate element: 'Major development proposals that retain and improve existing bus infrastructure, will be supported.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy GA3: Sustainable Transport and Inclusive Active Travel', as follows: <p>Policy GA3: Sustainable Transport and Inclusive Active Travel</p> <p>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.</p> <p>2. <u>Wherever practicable, d</u>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 <u>Where it is practicable to do so, and as appropriate to their scale, nature and location,</u> major development proposals, this should<u>all</u> include:</p> <ul style="list-style-type: none"> 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; 	

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			<ul style="list-style-type: none"> b. prioritised walking and cycling access to the countryside in line with guidelines and codes set out in the Design Guide 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. <u>the delivery of</u> safe, accessible, active travel routes to key locations in the plan area, notably: <ul style="list-style-type: none"> 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. 	

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			<u>Major development proposals that retain and improve existing bus infrastructure, will be supported.</u>	
R20	28	Page 92, Policy GA4: Ultra low emission vehicle charging	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the first part of Policy GA4.</p> <p>In the second part of Policy GA4 replace ‘is encouraged’ with ‘will be supported’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy GA4: Ultra low emission vehicle charging’, as follows: <p>Policy GA4: Ultra low emission vehicle charging</p> <p>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.</p> <p><u>1.2.</u> To increase the attractiveness and use of Ultra-Low Emission Vehicles – ULEV – (including electric bikes), additional infrastructure for low emission vehicle charging <u>will be supported</u> is encouraged for community/public electric vehicle charging points at publicly accessible parking locations where space allows, particularly at the following destinations and locations:</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>a. Calne Community Campus Car Park (includes Kingsbury Green Academy Car Park);</p> <p>b. Supermarket car parks;</p> <p>c. Bowood House and Gardens.</p> <p>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.</p> <p>23. 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 the Design Guide.</p>	
R21	28	Page 91, Paragraph 7.6.2	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of paragraph 7.6.2 add: 'The Plan encourages appropriate provision of charging infrastructure as one way to reduce our carbon and nitrogen emissions and tackle the climate emergency. Reducing air pollution is essential, particularly in Calne, where the designated Air Quality Management Area serves as a reminder of the unacceptable level of Nitrogen Dioxide and particulates in the air which it is essential to reduce.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add text to the end of paragraph 7.6.2, as follows: 	For clarity and accuracy.

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			7.6.2 At the time of writing this Plan, there are public charging points available in the Tesco car park at the north of Calne, Heritage Centre car park (under construction) and Beversbrook sports facility, as well as charging points available at Bowood Hotel. There are a further 4 locations around the Neighbourhood Area which are soon to provide further charging infrastructure. <u>The Plan encourages appropriate provision of charging infrastructure as one way to reduce our carbon and nitrogen emissions and tackle the climate emergency. Reducing air pollution is essential, particularly in Calne, where the designated Air Quality Management Area serves as a reminder of the unacceptable level of Nitrogen Dioxide and particulates in the air which it is essential to reduce.</u>	
R22	28	Page 91, Paragraph 7.6.3	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete paragraph 7.6.3</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete paragraph 7.6.3, as follows: <p>7.6.3 Building Regulations Approved Document S (2021 edition) came into effect in June 2022 and sets out national standards for provision and installation of charging points and passive infrastructure for charging (cabling) in new developments. The Neighbourhood Plan encourages appropriate provision of charging infrastructure as one way to reduce our carbon and nitrogen emissions and tackle the climate emergency. Reducing air pollution is essential, particularly in Calne, where the designated Air Quality Management Area serves as a reminder of the unacceptable level of Nitrogen Dioxide and particulates in the air which it is essential to reduce.</p>	For clarity and accuracy.

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R23	29	Page 93, Policy GA5: Parking Provision	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy GA5 with: 'Development proposals should demonstrate a design-led approach to parking provision which respond positively to section Dc.02 2d of the adopted Design Guide.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy GA5: Parking Provision', as follows: <p>Policy GA5: Parking Provision</p> <p>1. Development pProposals should that demonstrate a design-led approach to parking provision which respond positively to, harnessing section Dc.02 2d of the adopted Design Guide will be supported.</p> <p>2. 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.</p> <p>3. 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.</p>	For clarity and accuracy, and to meet the basic conditions.
R24	29	Page 93, Paragraph 7.7.3	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace paragraph 7.7.3 with: There is local concern that Wiltshire's Car Parking Standards are not being applied robustly in new developments, leading to safety and accessibility concerns. The qualifying bodies are clear that Wiltshire's car parking</p>	For clarity and accuracy.

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			<p>standards must be applied in new developments. Car parking standards are set out in the Wiltshire Car Parking Strategy 2011-2026. The qualifying bodies will provide specific comments to Wiltshire Council on planning applications which do not meet the appropriate car parking standards</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 7.7.3, as follows: <p>7.7.3 There is local concern that Wiltshire's Car Parking Standards are not being applied robustly in new developments, leading to safety and accessibility concerns. Policy GA5 reinforces that Wiltshire's car parking standards must be applied in new developments. Car parking standards are set out in the Wiltshire Car Parking Strategy 2011-2026. <u>The qualifying bodies are clear that Wiltshire's car parking standards must be applied in new developments. Car parking standards are set out in the Wiltshire Car Parking Strategy 2011-2026. The qualifying bodies will provide specific comments to Wiltshire Council on planning applications which do not meet the appropriate car parking standards.</u></p>	
R25	29	Page 93, Paragraph 7.7.4	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of 7.7.4 add 'The qualifying bodies will provide specific comments to Wiltshire Council on planning applications which do not meet these standards.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text, and add text to the end of paragraph 7.7.4, as follows: 	For clarity and accuracy.

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			7.7.4 In the Calne Community Neighbourhood Plan A area, more convenient and secure cycle parking provision is needed, across residential and other development, that will make it easier for people to choose to regularly cycle to get around. The adopted Local Transport Plan (LTP3) makes provision for cycle parking in the Cycling Strategy and the draft Wiltshire Local Cycling and Walking Infrastructure Plan includes cycle parking standards, setting out the requirement for new development. <u>The qualifying bodies will provide specific comments to Wiltshire Council on planning applications which do not meet these standards.</u>	
R26	29	Page 96, Policy GA6: Walking and Cycling for Leisure and Recreation	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of the first part of Policy GA6 with:</p> <p>'The 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. The enhancement and extension of sections of leisure and recreation routes will be prioritised, including:</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy GA6: Walking and Cycling for Leisure and Recreation', as follows: <p>Policy GA6: Walking and Cycling for Leisure and Recreation</p> <p>1. The Lleisure walking and cycling routes (as shown on figure 12), that connect Calne Neighbourhood Area's town centre, surrounding countryside and its local</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>neighbourhoods will be protected and enhanced to enable and encourage walking and cycling for leisure, health, and wellbeing. The eEnhancement and extension of sections of leisure and recreation routes within the Neighbourhood Area will be prioritised, including:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	
R27	30	Page 102, Policy WS1: Protecting and Promoting Sustainable, Low Carbon Local Employment	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy WS1 delete: ‘Local Plan policy/’</p> <p>In the opening element of the second part of Policy WS1 delete ‘in the settlement boundaries of’</p> <p>In part 2c replace ‘Would not adversely impact’ with ‘Would safeguard’</p> <p>In the third part of Policy WS1 replace ‘shall’ with ‘will’ and delete ‘in the plan area’</p>	For clarity and accuracy and to meet the basic conditions.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy WS1: Protecting and Promoting Sustainable, Low Carbon Local Employment', as follows: <p>Policy WS1: Protecting and Promoting Sustainable, Low Carbon Local Employment</p> <p>1. Protecting Employment Land</p> <p>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.</p> <p>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.</p> <p>2. Employment Development</p> <p>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 with in the settlement boundaries of small villages will be supported where they:</p> <p>a. Retain, restore or increase the site's permitted employment use and levels;</p>	

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			<p>b. Provide additional employment opportunities for local people and reduce out-commuting;</p> <p>c. Would safeguard not adversely impact the amenities of surrounding residents and other nearby uses;</p> <p>d. Maintain or enhance pedestrian and cycle access and links to public transport;</p> <p>e. Maintain or improve highway safety;</p> <p>f. Improve or enhance the safety of users of the employment site.</p> <p>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:</p> <p>g. 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;</p> <p>h. 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;</p> <p>i. 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.</p>	

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			<p>3. Working from Home</p> <p>To support home working, where planning permission is required, development proposals to improve the mobile phone coverage and internet connections in the plan area <u>sh</u><u>will</u> be supported.</p>	
R28	31	Page 104, Policy WS2: Supporting Local Agriculture and Farm Diversification	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening sections of Policy WS2 with:</p> <p>'Insofar as planning permission is required, proposals for small-scale development for business space outside of the Calne and Studley/Derry Hill settlement boundaries for the following uses will be supported:</p> <ul style="list-style-type: none"> • for agricultural development; and • for schemes which would diversify and/or support an existing rural-based business.' <p>Replace 'Proposals will only be supported where they:' with 'and where they:'</p> <p>Delete the final sentence of criterion g of Policy WS2.</p> <p>At the end of Policy WS2 add a separate element to read: 'Proportionate proposals that would increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary will be supported.'</p> <p><u>REQUIRED MODIFICATION:</u></p> 	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> • Amend the text in 'Policy WS2: Supporting Local Agriculture and Farm Diversification', as follows: <p>Policy WS2: Supporting Local Agriculture and Farm Diversification</p> <p><u>Insofar as p</u>lanning permission <u>is required, proposals</u> will be supported for small-scale development for business space outside of Calne, and Studley/and Derry Hill settlement boundaries <u>for the following uses will be supported</u> where proposals:</p> <p>i. <u>for agricultural development</u> are for farming; or</p> <p>ii. <u>for schemes which would</u> diversify and/<u>or</u> support an existing rural-based business.</p> <p>Proposals will only be supported <u>and</u> where they:</p> <p>a. are appropriate in scale with their location, do not adversely affect the operation of nearby uses or unacceptably harm residential amenity;</p> <p>b. demonstrate how the historic environment is protected;</p> <p>c. demonstrate how ecological resources and networks are protected;</p> <p>d. do not represent unacceptable harm to landscape character or visual intrusion;</p> <p>e. would not undermine the delivery of strategic employment allocations;</p> <p>f. lead to no unacceptable impacts on the local transport network; and</p>	

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			<p>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.</p> <p><u>h. Proportionate proposals that would increase local employment opportunities through increased employment at Forest Gate Business Park within the current site boundary will be supported.</u></p>	
R29	31	Page 107, Policy WS3: Supporting the Local Visitor Economy	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy WS3 add 'and' at the end of b) and at the end of c) replace ' ; and' with a full stop.</p> <p>Recast part 1d) of Policy WS3 so that it becomes a free-standing second part of the policy.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy WS3: Supporting the Local Visitor Economy', as follows: <p>Policy WS3: Supporting the Local Visitor Economy</p> <p>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.</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>Particular support will be given to:</p> <p>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;</p> <p>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</p> <p>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; and</p> <p>d. 2. 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 businesses or farming, consistent with Wiltshire Core Strategy Policy or successor Local Plan Policies.</p>	
R30	32	Page 111, Policy WS4: Calne Town Centre	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In part b of Policy WS4 replace '(figure 14 and page 106)' with '(Figure 14 and Section 8.7)'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> Amend the text in 'Policy WS4: Calne Town Centre', as follows: <p>Policy WS4: Calne Town Centre</p> <p>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:</p> <p>a. they are in conformity with Wiltshire Council's Development Plan;</p> <p>b. they have regard to and make a proportionate and positive contribution to the delivery of specific Calne Town Centre objectives (Figure 14 and Section 8.7 page 106) and any subsequently adopted Calne Town Centre Strategy.</p>	
R31	32	Page 113, Policy WS5: Local, Neighbourhood Centres in Calne and Derry Hill	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the second part of Policy WS5 with: 'Proposals to change the use of floorspace within use class F2 (community facilities) will only be supported where they meet the provisions of Policy CF1 (Community Facilities) of this Plan.'</p> <p>Replace the third part of Policy WS5 with: 'Insofar as planning permission is required, proposals for the use of floorspace above ground floor frontage units for residential, business (class E) or community uses (Class F2) will be supported where they provide a high quality of self-contained accommodation and will not unacceptably detract from the amenity of existing residents and the viability of the ground floor and neighbouring business uses.'</p> <p><u>REQUIRED MODIFICATIONS:</u></p>	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> Amend the text in 'Policy WS5: Local, Neighbourhood Centres in Calne and Derry Hill', as follows: <p>Policy WS5: Local, Neighbourhood Centres in Calne and Derry Hill</p> <p>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.</p> <p>2. Proposals to change the use of floorspace within use class F2 (community facilities) will only be supported where they <u>meet the provisions of</u> are in conformity with Calne Community Neighbourhood Plan Policy CF1 (Community Facilities) <u>of this plan</u>.</p> <p>3. <u>Insofar as planning permission is required,</u> pProposals 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 <u>unacceptably detract from</u> harm the amenity of existing residents <u>and the</u> or viability of the ground floor and neighbouring businesses uses and conform with other policies in the development plan.</p>	
R32	33	Page 118, Policy H1: Housing Within Settlement Boundaries	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of Policy H1 with: 'Housing proposals within defined settlement boundaries of Derry Hill and Studley (Figure 15) and Calne (Figure 16) will be supported where they:'</p>	For clarity and accuracy and to meet the

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			<p>Delete criterion a</p> <p>In criterion b replace ‘do not cause harm to the valued landscape setting and green infrastructure of the settlement,’ with ‘do not cause unacceptable harm to the locally valued landscape setting and green infrastructure of the settlement concerned,’</p> <p>Replace criterion d with: ‘are of a proportionate scale, land-use character, and design that enhances the local character of the settlement or the part of the settlement within which they are located and their details are informed by the Design Guide (as referenced in Policy BE1).’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy H1: Housing Within Settlement Boundaries’, as follows: <p>Policy H1: Housing Within Settlement Boundaries</p> <p>Housing proposals will be supported within defined settlement boundaries <u>of Derry Hill and Studley (Figure 15) and Calne (Figure 16) will be supported where provided they:</u></p> <p>a. accord with the settlement boundaries; (see figures 15 and 16);</p> <p><u>a</u>. do not cause <u>unacceptable</u> harm to the <u>locally</u> valued landscape setting and green infrastructure of the settlement <u>concerned</u>, 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);</p>	<p>basic conditions.</p>

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			<p>be. where relevant, protect or enhance the character of the Calne, Derry Hill and Sandy Lane Conservation areas and the setting of designated and nondesignated heritage assets (see policy BE2);</p> <p>cd. are of a proportionate scale, land-use character, and design that enhances the local character of the settlement or part of the settlement within which they are located and their details are informed by the Design Guide (as referenced in Psee policy BE1).</p>	
R33	34	Page 121, Policy H2: Affordable Housing	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the second part of Policy H2 with: 'Proposals for affordable housing should respond positively to the specific local housing needs identified in the Calne Community Housing Needs Assessment 2022 (AECOM) and provide a mix of affordable housing that is informed by an up-to-date, robust, and local housing needs assessment.'</p> <p>REQUIRED MODIFICATION:</p> <ul style="list-style-type: none"> Amend the text in 'Policy H2: Affordable Housing', as follows: <p>Policy H2: Affordable Housing</p> <ol style="list-style-type: none"> 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. Proposals for affordable housing should In respond se positively to the specific local housing needs, Affordable Housing schemes in the neighbourhood plan area 	For clarity and accuracy and to meet the basic conditions.

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			<p>should response to the specific local housing needs identified in the Calne Community Housing Needs Assessment 2022 (AECOM) and provide a mix of affordable housing that is informed by an up-to-date, robust, and local housing needs assessment. by:</p> <p>a. providing 67% affordable rented housing, 8% intermediate discounted market housing, and 25% First Homes, provided at a discount of 30%; or</p> <p>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.</p>	
R34	34	Page 123, Policy H3: Housing Mix	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first part of Policy H3 with: 'As appropriate to their scale, nature and location, 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.'</p> <p>Replace the opening element of the second part of Policy H3 with: 'Where practicable and commercially-viable, market and affordable housing should incorporate:'</p> <p>Replace 2c) with: 'a mix of smaller and single storey housing types to address the need and demand for accessible housing and local downsizing.'</p> <p>Replace 2d) with: 'a high standard of internal space which conforms with national residential space standards and Wiltshire Council's adopted local policies.'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> • Amend the text in 'Policy H3: Housing Mix', as follows: <p>Policy H3: Housing Mix</p> <p>1. <u>As appropriate to their scale, nature and location,</u> 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.</p> <p>2. <u>Where practicable and commercially-viable,</u> market and affordable housing delivery should prioritise <u>incorporate</u>:</p> <p>a. 1, 2 and 3 bedroom starter homes, to address current imbalances and growing demands for locally driven downsizing;</p> <p>b. 3 and 4 bedroom family homes to address forecast needs;</p> <p>c. Include a mix of smaller and single storey housing types to address increasing need and demand for accessible housing and local downsizing;</p> <p>d. Schemes will be expected to provide a high standard of internal space <u>which</u> and in conformity with national residential space standards and Wiltshire Council's adopted local policies.</p>	

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R35	35	Page 125, Policy H4: Housing to meet the needs of Older People and those Living with Disabilities	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In Policy H4, c) replace 'does' with 'do'</p> <p>In Policy H4, d) replace 'are located within 10 minutes safe and convenient walk' with 'are located within a safe and convenient walk'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy H4: Housing to meet the needs of Older People and those Living with Disabilities', as follows: <p>Policy H4: Housing to meet the needs of Older People and those Living with Disabilities</p> <p>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:</p> <ol style="list-style-type: none"> are in conformity with CCNP Policy H3 (affordable housing); do not result in the net loss of housing within the neighbourhood plan area; does not result in harm to the vitality and economy of Calne Town Centre and Derry Hill village centre; 	For clarity and accuracy and to meet the basic conditions.

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			<p>d. are located within 10 minutes a 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;</p> <p>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;</p> <p>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.</p>	
R36	36	Page 125, Policy H5: Adaptable and Accessible Housing	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first part of Policy H5 with: 'Development proposals which 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. Proposals for such development which meet enhanced standards of accessibility and adaptability to the standards in the Building Regulations Part M4(2) and/or which meet the needs of people who use a wheelchair in the Building Regulations Part M4(3) will be particularly supported.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first part of 'Policy H5: Adaptable and Accessible Housing', as follows: <p>Policy H5:</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>Adaptable and Accessible Housing</p> <p>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:</p> <p>a. enhanced standards of accessibility and adaptability in conformity with Building Regulations Part M4(2) is provided; and</p> <p>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).</p> <p><u>Development proposals which 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. Proposals for such development which meet enhanced standards of accessibility and adaptability to the standards in the Building Regulations Part M4(2) and/or which meet the needs of people who use a wheelchair in the Building Regulations Part M4(3) will be particularly supported.</u></p>	
R37	36	Page 126, Policy H6: Rural Exception Sites and Community Led Housing	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy H6 replace 'outside of but adjoining the settlement boundaries of Studley and Derry Hill, and villages in the rural area;' with 'adjoining or well-related to the existing settlement boundaries of Studley and Derry Hill, and villages in the rural area;'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> • Amend the text in 'Policy H6: Rural Exception Sites and Community Led Housing', as follows: <p>Policy H6: Rural Exception Sites and Community Led Housing</p> <p>1. Where proposals meet an evidenced specific local housing need and demonstrate community support, the following residential development proposals will be supported:</p> <p>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 or well-related to the existing settlement boundaries of Studley and Derry Hill, and villages in the rural area; and</p> <p>b. Community led affordable housing development within the settlement boundaries of Calne and Studley and Derry Hill as shown on figures 15 and 16.</p> <p>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.</p> <p>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.</p>	

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R38	37	Whole plan	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Ensure numbering of policies, paragraphs and figures are updated to reflect changes made to the plan 	For clarity and accuracy
R39	37	Pages 23/24, Policy table	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update the 'Policy' table on pages 23 and 24 of the draft plan to reflect the full names of the Policies.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Ensure all Policies in the 'Policy' table on pages 23 and 24 of the draft Plan are consistent with the policy names mentioned elsewhere within. 	For clarity and accuracy.
R40	37	Page 49, Figure 5b: GBI corridors through the town	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Figure 5b contains the term 'Neighbourhood Green Corridor' in the key but this term is not explained within the Plan. Either amend the Key, or explain this term in the draft Plan.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Either amend the key and figure to remove reference to 'Neighbourhood Green Corridor' or add an explanation of what a Neighbourhood Green Corridor is into the plan. 	
R41	37	Page 65, Figure 7: Historic Environment and Designated Assets	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Within Figure 7 the scheduled monument of Wansdyke, which lies on the border between Calne Without and Heddington, is obscured by the redline boundary and should show more clearly on this map.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the map in 'Figure 7: Historic Environment and Designated Assets' to clearly show the scheduled monument of Wansdyke. 	For clarity and accuracy.
R42	37	Page 87, Figure 10: Active Travel Network Map - opportunities	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The key within Figure 10 does not explain what the letters stand for in the green and orange circles. The key should be amended to explain this.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add an explanation of the letters in green and orange circles to 'Figure 10: Active Travel Network Map – opportunities' 	For clarity and accuracy.

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R43	37	Page 117, Figure 15: Derry Hill and Studley Settlement Boundary	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the title of Figure 15 for consistency with the Wiltshire Core Strategy, to 'Wiltshire Development Plan Defined Derry Hill/Studley Settlement Boundary'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the title of 'Figure 15: Derry Hill and Studley Settlement Boundary', as follows: <p>Figure 15: <u>Wiltshire Development Plan Defined</u> Derry Hill/Studley Settlement Boundary</p>	For clarity and accuracy.
R44	37	Page 117, Paragraph 9.3.2	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the text in paragraph 9.3.2 to 'They support the principle of sustainable windfall...'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 9.3.2, as follows: <p>9.3.2 # <u>They</u> supports the principle of sustainable windfall development within the existing settlement boundaries, but applies strict controls on development in the countryside beyond.</p>	For clarity and accuracy.
R45	37	Page 119, Paragraph 9.4.1 Second sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the text in the second sentence of paragraph 9.4.1 to 'This requirement was met and is now exceeded.'</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of paragraph 9.4.1, as follows: <p>9.4.1 The Wiltshire Core Strategy (2006- 2026) includes a housing requirement for Calne of 1,400 dwellings and 165 dwellings to be delivered within the rest of the Calne Community Area. This target requirement was met and is now exceeded. Housing growth included completion of housing allocated in the first Calne Community Neighbourhood Plan, land North of Low Lane in Calne.</p>	
R46	37	Page 119, Paragraph 9.4.5 Second/third/fourth and fifth sentences	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The text in the second sentence of paragraph 9.4.5 should be amended to '...was published for consultation during the Autumn of 2023'.</p> <p>Within the third sentence of paragraph 9.4.5 amend the text to '...the Wiltshire Local Plan (2020-2038) outlines a residual requirement of a further 600 homes to be planned for up to 2038 at Calne.'</p> <p>Within the fourth sentence of paragraph 9.4.5 amend the text to '...children's nursery, 0.5ha employment land and open space.'</p> <p>Within the fifth sentence of paragraph 9.4.5 amend the text to 'It also proposes the allocation of about 2.7 hectares of land for employment uses on a neighbouring site'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 9.4.5, as follows: 	For clarity and accuracy.

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			9.4.5 The Wiltshire Local Plan is now planning for growth for the period until 2038. A draft of the Plan was published for consultation during the Autumn of 2023 ² . Taking account of housing developments recently completed or permitted, <u>the</u> Wiltshire Local Plan (20 2016 -2038) <u>outlines</u> has set a <u>residual target requirement</u> of a further 60 30 homes to be planned for up to 2038 at Calne. It proposes to allocate land north of Spitfire Road to accommodate about 570 dwellings, children's nursery, <u>0.5ha employment land</u> and convenience shop and open space. It also proposes the allocation of about 2.7 hectares of land for offices and employment <u>uses</u> on a neighbouring site.	
R47	37	Page 119, Paragraph 9.4.6 First sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The text in the first sentence of paragraph 9.4.6 should be amended to 'The Local Plan sets a requirement of about 10% of Calne's proposed total housing growth...'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first sentence of paragraph 9.4.6, as follows: <p>9.4.6 The Local Plan sets a target <u>requirement of</u> about 10% of Calne's proposed total housing growth to be planned for by the Calne Community Neighbourhood Plan to 2038. Wiltshire Council outlined that this would require allocation of land for about a further 100 dwellings.</p>	For clarity and accuracy.
R48	37	Page Paragraph 9.4.7 First sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The text in the first sentence of paragraph 9.4.7 should be amended to 'The Local Plan also outlines a residual housing requirement of 30 homes to be planned for at Derry Hill/Studley, which has a separate housing requirement.'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Amend the text in the first sentence of paragraph 9.4.7, as follows: <p>9.4.7 The Local Plan It also outlines sets a residual housing requirement target figure of 30 homes to be planned for at Studley and Derry Hill/Studley, which has a separate housing target requirement. The Local Plan will not allocate land there (but the next review of the Neighbourhood Plan could).</p>	
R49	37	Page Paragraph 9.4.8 First sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The text in the first sentence of paragraph 9.4.8 should be amended to reflect that name of the Large Village of Derry Hill/ Studley in the Wiltshire Core Strategy.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first sentence of paragraph 9.4.8, as follows: <p>9.4.8 To progress the Review of the Neighbourhood Plan while the Wiltshire Local Plan housing strategy is still being tested through Regulation 19 and the subsequent examination the decision has been made to focus provision of housing to meet the identified need on the development of brownfield sites both in Calne town and the large village of Derry Hill/and Studley. An early future review of the Plan Orchard Lodge retirement apartments will be made to specifically progress the consideration of greenfield site allocation to meet the Neighbourhood Plan element of the housing requirement in the Wiltshire Local Plan.</p>	For clarity and accuracy.

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R50	37	Page 120, Second paragraph of paragraph 9.4.8	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>This paragraph is missing a paragraph number, and this should be added.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add a paragraph number to the beginning of text in the second paragraph of paragraph 9.4.8 and renumber subsequent paragraphs accordingly. <p>9.4.9 Nearly 400 responses to a local housing needs questionnaire undertaken in Calne and Calne without in May and June 2022 revealed there to be a good level of satisfaction with current housing choice and range in both town and villages amongst existing residents². However there was also significant concern expressed about the affordability and availability of housing.</p> <p>9.4.910 9.4.101 9.4.112.....</p>	For clarity and accuracy.
R51	37	Page 122, Affordable Housing Information Box	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The definition of Affordable Housing from the NPPF Annex 2: Glossary should be used instead.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in the affordable housing information box and provide a link to show the full definition provided in the latest NPPF (2023) definition, as follows: 	For clarity and accuracy.

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			<p>Affordable Housing</p> <p>Housing may be provided through open market homes to buy or rent and affordable (social) homes.</p> <p>Affordable Housing includes subsidised rented housing, normally provided by housing associations to eligible households in acute need who cannot afford open market housing. It also includes intermediate shared ownership, rent to buy and First Homes discounted market housing which are designed to make it possible to own a home.</p> <p>House prices, rental costs and local household incomes determine the need for discounted affordable housing.³</p> <p><u>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions given in NPPF 2023 Annexe 2 Glossary</u></p> <p><u>(https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf)</u></p>	
R52	37	Page 40, Valued Spaces for Communities information box	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the text in the information box on page 40 due to the removal of LGS2.18</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the information box on page 40, as follows: 	For clarity and accuracy.

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			<p>Valued Spaces for Communities</p> <p>The Local Green Spaces, identified for designation by the communities, serve a variety of different needs from play areas, semi natural spaces, historic tree lines, allotments and an urban pocket park and community garden which is highly used and valued. The photos illustrate the range of spaces that are proposed for designation in this Plan.</p> <ul style="list-style-type: none"> Replace the text to the right of the information box that relates to LGS2.18, as follows: <p>"LGS2.18 This is an excellent space. A big asset to the community and well maintained." "I think the pocket park has transformed the town."</p> <p><u>Protecting local green spaces is very important as further development takes place. Everyone should have some green space local to where they live and larger spaces they can enjoy.</u></p> <ul style="list-style-type: none"> Delete any photos relating to the deleted LGS2.18 from the 'Valued Spaces for Communities' information box 	
R53	N/A	Page 4 Foreword Sixth, seventh	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The sixth paragraph on page 4 in the 'Foreword' subsection needs to be deleted.</p> <p>The seventh paragraph needs to be amended for clarity and accuracy</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the sixth paragraph on page 4 as follows: 	For clarity and accuracy.

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			<p>'This Neighbourhood plan is now submitted to Wiltshire Council for a further stage of consultation, before examination. Your comments and opinions are therefore still welcomed, but will be received by Wiltshire Council.'</p> <ul style="list-style-type: none"> Amend the text in the seventh paragraph, as follows: <p>This revised Plan sets out an updated set of planning policies which will be that have been subject to an independent examination. The Plan will finally be is subjected to a referendum of all registered voters in the area, requiring a majority "yes" vote of all those voting in the referendum for it to be approved. In the event of such a "yes" vote, Wiltshire Council will then make it part of Wiltshire's wider statutory development plan, a process formally known as the plan being 'made'.</p>	
R54	N/A	Page 5 Acknowledgements Seventh paragraph Second sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Updated text received from the qualifying body regarding text in the seventh and last paragraphs used in the 'Acknowledgements' section of the draft plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the seventh and last paragraphs on page 5 under the section titled 'Acknowledgements', as follows: <p>A formal pre submission consultation (known as Regulation 14) was held in February and March 2024, feedback from which has informed this the submission version of the Plan. Wiltshire Council carried out the formal Regulation 16 consultation on the</p>	For clarity and accuracy.

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			<p><u>submission plan from 3rd July 2024 to 13 August 2024. The independent examiner's report was received in November 2024.</u></p> <p>...</p> <p>Full details of the consultation and engagement carried out so far in the reviewing and updating of the CCNP2 to Submission Plan stage is set out in the Consultation Statement which you can see on the CCNP2 website – https://www.calnecommunityplan.com/</p>	
R54	N/A	Page 30, Paragraph 3.4.2	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove the wording 'Per household' from the first sentence of bullet 3.4.2.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove the wording 'Per household' from the first sentence of bullet 3.4.2 as follows: <p>3.4.2 Per household, homes in Wiltshire account for 24% of Wiltshire's CO2 production and transport contributes around 21%.</p>	For clarity and accuracy.
R55	N/A	Page 39, Paragraph 4.3.4	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In bullet 4.3.4, remove the text relating to Pocket Park following its deletion in examiner recommendation R6.</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the text relating to Pocket Park as follows <p>“As a family living in the town centre, we regularly use so many of these spaces. The Pocket Park has transformed a waste of space into a fantastic community space. The effort that goes into tending this space and creating a calendar of events for the community is fantastic. The Horsebrook Nature Trail is just wonderful – with a small child and dogs, we regularly use this to explore nature close to the town centre. It really makes a difference to our lives having this beautiful, tranquil space to explore. We often use it to walk along to Wessington Park play park. It’s a great space for children that’s worth the walk from the town centre.”</p>	
R56	N/A	Page 40, Paragraph 4.41, Bullet 1	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the text in bullet 4.4.1 to ensure correct spelling is used.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in bullet 4.4.1 as follows: <p>14 of the 18 native species of bat four of which are section 41 species these are the Barbastelle Bat (<i>Barbastella barbastellus</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown Long-Eared Bat (<i>Plecotus auritus</i>), and the Greater Horseshoe Bat (<i>Rhinolophus ferrumequinum</i>);</p>	For clarity and accuracy.

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R57	N/A	Page 77, Bullet 6.5.3	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove the duplicated text from paragraph 6.5.3.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove the duplicated text from paragraph 6.5.3 as follows: <p>6.5.3 The Town and Parish Councils will give support to appropriate proposals that meet evidenced needs. They will work together within a community led process, in dialogue with local churches and humanist organisations, land owners and Wiltshire Council to agree and support the creation of new land for burials that provides an inclusive, dignified and beautiful location for local people to be laid to rest. The Town and Parish Councils will give support to appropriate proposals that meet evidenced needs. They will work together within a community led process, in dialogue with local churches and humanist organisations, land owners and Wiltshire Council to agree and support the creation of new land for burials that provides an inclusive, dignified and beautiful location for local people to be laid to rest. The use of modern long barrows for Columbarium similar to that at All Cannings in Wiltshire will also be considered.</p>	Typographical error.
R58	N/A	Page 103, Paragraph 8.4.3	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In paragraph 8.4.3 replace 'per cent' with the '%' symbol.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 8.4.3 as follows: 	For clarity and accuracy.

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			8.4.3 Increasingly farmers have turned to diversification that can offer considerable scope for improving the economic viability and securing the future of their farm businesses. This often gives a significant benefit to the wider rural economy. In 2021 the UK government identified that 68% per cent of UK farmers have diversified, alongside running a traditional working farm. The evidence within the plan area bears this out with a wide range of diversification ranging from a full redevelopment of a farmstead such as at Forest Gate to the smaller scale direct sales of produce to the public. Farm diversification can open new employment opportunities for local people close to home and strengthen the rural economy of Calne Without.	
R59	N/A	Page 112, Paragraph 8.8.8	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In paragraph 8.8.8 pluralise 'village' as it is referring to two villages.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 8.8.8 as follows: <p>8.8.8 Residents have indicated that it is important to maintain the local retail offerings which do exist to ensure those without transport (public or private) are able to shop within walking distance of their homes. This was particularly evident in consultations with the elderly community and those in the <u>villages</u> of Derry Hill and Studley where even crossing a road can be a barrier to access.</p>	Typographical error.
R60	N/A	Page 131, Table	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove 'to' from the indicators box relating to Policy NE4: Trees Woodland and Hedgerows in the table.</p>	Typographical error.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the indicators box relating to Policy NE4: Trees Woodland and Hedgerows as follows: <p>% of tree cover – aim to increase in line with policy.</p> <p>Replacement trees to any lost as a result of development measured against the Tree Replacement Standard.</p>	
R61	N/A	Page 134, Paragraph 10.4	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend text in paragraph 10.4 to reflect that fact that the neighbourhood plan is the referendum version and that an LGS has been removed.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 10.4 as follows: <p>Local Green Spaces</p> <p>The <u>Referendum submission</u> Neighbourhood Plan includes a proposed list of 278 Local Green Spaces for designation. During the Regulation 14 Consultation a further potential Local Green Space was identified in Lower Compton (End of Edinburgh Road), but additional work is needed before this can be proposed for designation. This work will be done by the Town and Parish Council (and its successors), along with the investigation of other potential Local Green Spaces as they are put forward by the community.</p> <p>Locally Valued Heritage Assets</p>	For clarity and accuracy.

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			The Referendum submission Neighbourhood Plan has identified an initial list of non-designated local heritage assets...	
R62	N/A	Whole document	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Check and amend as necessary the page numbering, section/sub-section headings, source information, figures, maps, appendices and any supporting text referring to any amendments made to the draft plan.</p>	Consequential amendments
R63	N/A	Front cover and Page 2	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update the front cover of the plan to reflect that this is an updated version of the draft plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Replace the text on the front cover to ensure this reflects the version of the draft neighbourhood plan, as follows: <p>Calne Community Neighbourhood Plan 2 2023-38 SUBMISSION PLAN May 2024 <u>Referendum Version</u></p> <ul style="list-style-type: none"> Amend the text in the second paragraph on page 2 to reflect this version of the draft neighbourhood plan as follows: <p>This is the submission referendum version of the reviewed (or 'modified') Neighbourhood Plan and together with its associated documentation is to be used for its intended purpose only.</p>	For clarity and accuracy.