

Calne Community Neighbourhood Plan Review – Update for December 2023 Area Board

The CCNP Steering Group have recently made decisions that were felt worthy of an update.

Background

There are 3 key influences the Steering Group have been reviewing and that impact plan completion. They are:

Community Governance Review

In May 2025, the current Calne Without Parish Council changes to form the new Derry Hill and Studley Parish Council. This has significant impact for the CCNP area with the rest of current Calne Without Parish area being split over 6 Parishes meaning that the Plan area will then cover 7 Councils.

Impact on timescales of possible Housing Allocation

- SEA (Strategic Environmental Assessment) and HRA (Habitats Regulation Appraisal) – Any greenfield allocations would almost certainly trigger a full SEA. Given the proximity of the river and the location within the Conservation Area or close to historic buildings even brownfield sites such as the Co-op and the Bethesda Nursing home may also trigger the survey requirements.
- Housing site appraisal for potential allocations – Aecom report still not received (Aecom awaiting information from Wiltshire Council). Consultation with landowners may take time.

Wiltshire Local Plan

The Wiltshire Local Plan started its Regulation 19 consultation on 27th September 2023. Given the uncertainty of the final figures for housing development and the challenges being made to the current figures it would not be unreasonable to defer considering housing allocations for this update of the Neighbourhood Plan.

Progressing the review of the CCNP

These influences prompted the Steering Group to look at a range of options for completing the review and gaining the best for the local community.

In October 2023, the Steering Group agreed to recommend a reduced scope for the Plan, removing the potential allocation of housing to enable the review to be completed by the first quarter of 2025. Calne Town and Calne Without Parish Council considered this suggestion and have approved moving the plan forward, without Housing allocations being considered, in order to complete the Plan review before May 2025.

The draft plan will be presented to both councils in December 2023 for consideration and approval for public consultation (Regulation 14) in the new year.

Benefits

- The plan will comply with Core Strategy and indicate where it will also meet the emerging WLP requirements (apart from Housing)

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- The plan will afford protection to green spaces and local Heritage Assets
- The Design Guidelines and Code can be used to ensure development in all areas is of good design.

Dependent on the Council decisions in December, it is hoped that the consultation review of the CCNP can be presented to Area Board on 6 February 2024 as part of the Regulation 14 consultation process.