

Agenda Item 9.4

Calne Without Parish Council 10th February 2020

Wiltshire Local Plan Review and the Calne Area Neighbourhood Plan

1 Introduction

Wiltshire Council has embarked on the review of the Wiltshire Core Strategy. This is being done to bring the plan into line with current government policy and to keep the plan relevant and up to date, the new plan will be called the Wiltshire Local Plan. The new plan will run to 2036, the current Wiltshire Core Strategy runs to 2026.

2 Parish Council Consultation

So far, the Parish Council has been invited to take part in informal discussions with Wiltshire Council officers about the strategy for the Calne Neighbourhood Plan Area which Cllr Jones and the Clerk attended on behalf of the Council in June 2019 and Jan 2020, with representatives from Calne Town Council. Cllrs Jones Cook and Rees also attended the consultation for the rural areas in September/October 2019.

3 Wiltshire Council Strategy

As the planning authority, Wiltshire Council is given a figure for housing growth in the County and must decide on a strategy by which the growth will be allocated within it.

4 Growth options for the Calne Area

Calne Without lies within the Chippenham Housing Market Area which covers the towns of Calne, Chippenham, Corsham, Devizes, Malmesbury and Melksham and their surrounding rural areas. The initial discussions indicated that 3 strategies are being considered, one continuing growth in current patterns(A), one focusing growth in Chippenham (B) and one focusing growth on Melksham (C).

5 The Strategies

The three strategies would provide different levels of growth for Calne in both housing and employment land.

In summary the 3 strategies are as follows for Calne

Growth Strategy	A		B		C	
	Housing	Employment	Housing	Employment	Housing	Employment
Calne	2050(860)	5ha	1440(250)	2ha	1610(420)	0
Rest of HMA	2840		2840		3300	
Calne Rural Area	There will be a figure given for the Calne Rural Area which will be part of the Chippenham Rest of Housing Market Area (HMA) but the level for this to be set at has not been given.					

The housing figures in brackets are the residual figure i.e. the number left once current planning permissions are taken into account.
Please note these figures are not finalised at this time.

6 Planning and Parish Boundaries

It is important to note that Parish and Town Council boundaries are not relevant in planning terms for the purposes of the housing and employment land allocations. The future growth for Calne Town is likely to take place in what is currently Calne Without Parish, but the Parish will still be required to find sites for its rural allocation.

7 Large Villages

Allocations will also be made to the large villages. Where there is a Neighbourhood Plan the detail of the allocations can be decided through the Plan in other cases, they will be part of a Wiltshire Site Allocation Plan.

Calne Without has one settlement considered a large village, Derry Hill and Studley. The presence of the school, shop, village hall, regular bus service and pub indicate that, in planning terms the combined villages could provide a sustainable location for development.

Any housing allocation for Calne Rural Area will be expected to be accommodated in Derry Hill and Studley and the sites to be considered through the Neighbourhood Plan.

8 Chippenham HIF Bid

The Chippenham HIF Bid appears at the present time to sit alongside the work on the Wiltshire Local Plan review, the impact of its approval is something that Wiltshire Council planners will give further advice on.

9 Calne Area Neighbourhood Plan

The Calne Area Neighbourhood Plan must sit in conformity with the Statutory Wiltshire Plan. The current Neighbourhood Plan was “made” in February 2018 and is in conformity with the Wiltshire Core Strategy to 2026. A revised Neighbourhood Plan will be required to conform to the new Wiltshire Local Plan and will have the same end date 2036. Following the approval of the Chippenham HIF bid Calne Without asked Calne Town to start a review of the Neighbourhood plan and reconvene the Steering Group so that the area could be in a position to robustly respond to any development and infrastructure pressures brought upon it.

The reconvened Neighbourhood Plan Steering Group met on the 29th January 2020. The Terms of Reference of the Steering Group (see appendix) are to be refreshed to reflect the makeup of the Steering Group. The terms of reference allow 3 representatives from both Calne Town Council and Calne Without Parish Council. The Steering Group has requested that Wiltshire Council Strategic Planning Officer David Way attends the next meeting to give clarity to the process for reviewing the Neighbourhood Plan.

10 Strategic Objectives for the Wiltshire Plan

As part of the informal consultation with planning officers a list of draft Strategic objectives for the Calne Neighbourhood Plan Area has been put forward for the Parish and Town Council's consideration.

The objectives are as follows:

- A consolidation approach to any housing growth, with a protection and provision of new employment land.
- Any longer-term higher growth in a location that is connected to the town centre could be considered if it delivers infrastructure and employment land making it more sustainable to the town.
- To focus on potential infrastructure improvements to assist with current constraints
- Minimising the impact of development on local infrastructure/the environment and seeking steps to achieve the Climate and Environmental Pledge
- To ensure that development does not worsen the already constrained road network within the town and air quality issues (AQMA already designated in town centre) or push traffic onto unsuitable rural roads
- To develop a plan for town centre regeneration and business growth.
- To assess the impact of the proposed HIF bid for Chippenham on the road network and economic viability of the town and wonder impact on the surrounding rural areas
- Provision and promotion of sustainable transport

These focus on the objectives for the town where the majority of any growth will take place. Calne Without Parish Council may also wish to add something regarding the proposed development for the Rural Area such as:

- New housing in rural areas of the Neighbourhood Plan area including the villages should be of a scale appropriate to the location and the infrastructure available to support it.

Should the Parish Council support these draft objectives they will eventually form part of a "Statement of Common Ground" between Wiltshire Council and the Parish Council and will be submitted to the Inspector as part of the plan documentation for the Examination in Public.

11 Timetable

The current timetable for the Wiltshire Local Plan review expects that consultation with Town and Parish Council will take place in April/May over the preferred Strategy with a draft plan prepared for the end of 2020. This will then be subject to an examination in public with a final plan adopted by the end of 2021. This timetable is subject to change.

The revised Calne Area Neighbourhood Plan can go to referendum, if required, once the Wiltshire Local Plan is in place so could be adopted in 2022.

The more consultation a plan has undergone and the further along the line it is towards adoption the greater the weight it will be afforded in considering planning applications.

12 Conclusion

At this point in the process the Parish Council is being asked to consider its support for the draft objectives for the Wiltshire Local Plan as it affects Calne Neighbourhood Plan Area. As already stated, these are largely concerned with the growth of Calne town but will have a significant impact on the rural area surrounding.

It is important that the Parish Council now works closely with Calne Town Council to bring forward a review of the Calne Area Neighbourhood Plan alongside the Wiltshire Local Plan review to give the local community a chance to influence decisions about the location of housing and employment growth and the infrastructure required to support it.

Recommendations:

1. That the Parish Council notes the draft strategic objectives for the Calne Area Neighbourhood Plan Area and request that consideration be given to the way in which rural development is managed with the addition of the following objective:
 - New housing in rural areas of the Neighbourhood Plan area including the villages should be of a scale appropriate to the location and the infrastructure available to support it.
2. That the Parish Council will support any applications for grants for the work required to revise the Calne Area Neighbourhood Plan. The Council does not have a budget allocation specifically for the Neighbourhood Plan for 2020/21 but will use its public participation and hall hire budgets to facilitate meetings and consultation were appropriate.
3. That the Council appoints a third representative for the Neighbourhood Plan Steering Group to meet that required in the terms of reference and considers appointing an additional member to act as a substitute so that the Parish Council can always maintain a presence at Neighbourhood Plan Steering Group Meetings.
4. The Council's representatives will be required to report back to the Council formally on a regular basis and prior to any documents being issued for public consultation or as publication of a draft of the plan.