

Calne Community Neighbourhood Plan

1. Background

The Calne Community Neighbourhood Plan (CCNP) Review is now complete, with the CCNP2 being passed by Referendum on 27th February 2025, with 92.5% of the vote.

Due to the relative timescales of Wiltshire's Local Plan Review and the Community Governance changes, the two CCNP qualifying bodies (Calne Town Council and Calne Without Parish Council) had decided to progress CCNP2 without allocating housing sites. However, the CCNP2 included a commitment that: *"An early future review of the Plan 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"* (Ref CCNP2 9.4.8).

At its meeting of 9th December 2024, the Council agreed to reserve £3,500 of CIL funds for a potential early review of the neighbourhood plan (Minute 500.2/24).

Wiltshire's Local Plan Review was submitted for independent examination on 28th November 2024. It is understood that this examination process is likely to be more protracted than expected and the Local Plan is unlikely to be approved in the near future.

The Calne Community Neighbourhood Plan area correlates to the areas of Calne Town Council and Calne Without Parish Council. Following implementation of the Community Governance Review changes, it will comprise areas covered by Calne Town Council and the parishes of Derry Hill and Studley, Bremhill, Hilmarton, Compton Bassett, Cherhill and Heddington.

2. Options

There are a range of options how a future review of the Calne Community Neighbourhood Plan may be conducted. These include:

- Calne and Derry Hill & Studley create new plan (with allocations).
- Review CCNP2 area for housing sites.
- Enlarge plan area to cover Calne and successor parishes (with allocations).
- Enlarge plan area to cover Calne and successor parishes (without allocations).
- Separate plans for Calne and each successor parish (with allocations).
- Redefine Calne to include Compton Bassett.

A summary of these options prepared for the CCNP Steering Group is appended as Appendix A.

Additional options or combinations of options may be available.

3. Proposal

Given the lack of a clear way forward in how future review of the Calne Community Neighbourhood Plan could be progressed, it is proposed that professional advice is sought from the CCNP planning consultants, Place Studios. This could take the form of a framework to guide decision making informed by a clear understanding of legal and planning implications.

It is proposed that Place Studios be asked to put forward a proposal to provide a facilitated decision-making framework to assist Calne Town Council, Derry Hill & Studley Parish Council and other successor councils in determining a way forward for the Calne Community Neighbourhood Plan, and that this shall be funded using some or all of the £3,500 reserved for an early plan review.

4. Recommendation

It is recommended that Place Studios be asked to put forward a proposal to provide a facilitated decision-making framework to assist Calne Town Council, Derry Hill & Studley Parish Council and other successor councils in determining a way forward for the Calne Community Neighbourhood Plan, and that this shall be funded using some or all of the £3,500 reserved for an early plan review.

Cllr John Barnes

Appendix A – Potential Options for next CCNP Review

Background

In late 2023, the decision was taken to ensure CCNP2 complied with Wiltshire Core Strategy and indicate where it will meet the emerging Wiltshire Local Plan (WLP) requirements (apart from Housing). Additionally, due to the Parish reorganisation, it was decided to progress without meeting the identified housing needs because of the length of time it takes to complete a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA).

Benefits

- Safeguards Green spaces and Heritage Assets
- The Design Guide will hold more weight and can be used to ensure development in all areas is of good design.

Challenges

- The Plan does not meet NPPF paragraph 14 requirements so the neighbourhood plan will not stop speculative housing development.
- The Plan needs to be reviewed very quickly once the WLP is finalised, and the housing numbers confirmed.
- The Parish Boundary changes make this review more challenging as there are now 7 parishes covering the land included in the plan.

Purpose of this document

This document has been prepared to capture thoughts of CCNP2 Steering Group members who represent the plan area (Calne Town and Calne Without Parish Council). It is intended to aid the decision making by Calne Town and the successor parishes as to the area scope of the next review.

Assumptions

- Some of the current participants will not continue with CCNP 3 so options need to be understood before the elections in May, but decisions should be made with new role holders.
- Next review needs to happen as soon as possible once WLP is finalised to minimise period when the area will be subject to more speculative development.
- Participants understand the scale of work and knowledge needed and have the capacity, commitment and capability to undertake the next review.
- Training is urgent and needed in advance of any decision making
- Time to complete an SEA & HRA are still c 8 months.
- Standard of plans has increased substantially which increases knowledge and effort required to complete one.
- There has to be buy-in from the Councils involved.
- The likely costs are based on the cost of CCNP2 and the assessment as to whether an option may cost more or less.
- Future costs may be higher, and grants may be different. For CCNP2 there was £10,000 grant plus £8,000 for a report on potential sites for development.
- There is no need to allocate site for development.
- Sites with outline planning permission can be allocated.

Options

Calne and Derry Hill & Studley create new plan (with allocations)								
Overview	As the two Parishes have a shared boundary, it may be possible to do a partial review to cover the land of the two parishes.							
Benefits	Review could focus on Town Centre and brownfield sites Build on current plan policies and cover housing sites to meet Wiltshire Local Plan housing figures Both approving bodies have recent experience of completing a plan review							
Estimated timescales								
Initiation	shorter							
Evidence Gathering	shorter							
Plan Creation	shorter							
Regulation 14 & Plan amendment	Longer due to SEA/HRA							
Regulation 16 & Plan amendment	Same							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	Less							
Plan creation	Same							
Planning Consultants	Less							
Promotion of plan	Same							
Overall cost								
Challenges & Risks	Plan fails at referendum due to public perception of housing allocation Doesn't cover the land most likely to result in large developments							
Rating	Time	med	Cost	med	Difficulty	med	Benefits	low

Review CCNP2 area for housing sites								
Overview	Complete review of current plan area and engage 7 approving bodies to review for housing allocations.							
Benefits	All local parishes involved in decisions to allocate for the wider Calne area Assumption that remaining policies do not need or only require minimal review Can influence how Calne grows Deals with allocations across the current plan area							
Estimated timescales								
Initiation	same							
Evidence Gathering	shorter							
Plan Creation	shorter							
Regulation 14 & Plan amendment	Longer due to SEA/HRA							
Regulation 16 & Plan amendment	Same							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	Same							
Plan creation	Same							
Planning Consultants	Less							
Promotion of plan	Same							
Overall cost								
Challenges & Risks	Inability to gain consensus across all approving bodies Councils try and push housing to each other Plan fails at referendum due to public perception of housing allocation Doesn't cover the land most likely to result in large developments.							
Rating	Time	med	Cost	med	Difficulty	high	Benefits	med

Enlarge plan area to cover Calne and successor parishes (with allocations)								
Overview	Undertake a plan review, including allocations, that covers all parishes in the Calne Area Board area.							
Benefits	Fully covers the wider Calne area and allocates housing Brings standard of plan to all parishes Provides a plan for those parishes who do not currently one Benefits of scale in sharing resources.							
Estimated timescales								
Initiation	Longer							
Evidence Gathering	Longer							
Plan Creation	Longer							
Regulation 14 & Plan amendment	Longer due to SEA/HRA							
Regulation 16 & Plan amendment	Longer							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	More							
Plan creation	More							
Planning Consultants	More							
Promotion of plan	More							
Overall cost								
Challenges & Risks	New plan area needed High risk of not gaining consensus across the 7 parishes or being able to meet each parish’s meeting schedules Impact is diluted and community ownership is a challenge across the whole area Vast area to gather background evidence for would need all Councils to be fully committed and to fund over a number of years. Assumes existing CCNP2 policies would be extended over new area and new green spaces and heritage assets added. Administration and governance onerous Project co-ordination would require skilled and experienced officer to manage Plan fails at referendum due to public perception of housing allocation.							
Rating	Time	high	Cost	high	Difficulty	high	Benefits	high

Enlarge plan area to cover Calne and successor parishes (without allocations)								
Overview	Undertake a plan policy review that covers all parishes in the Calne Area Board area. Accept the WLP housing allocation numbers/locations.							
Benefits	Fully covers the wider Calne area Brings standard of plan to all parishes Provides a plan for those parishes who do not currently have one Benefits of scale in sharing resources.							
Estimated timescales								
Initiation	Longer							
Evidence Gathering	Longer							
Plan Creation	Longer							
Regulation 14 & Plan amendment	Same							
Regulation 16 & Plan amendment	Same							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	More							
Plan creation	More							
Planning Consultants	More							
Promotion of plan	More							
Overall cost								
Challenges & Risks	Doesn't deal with allocations New plan area needed Impact is diluted and community ownership is a challenge across the whole area High risk of not gaining consensus across the 7 parishes or being able to meet each parish's meeting schedules Vast area to gather background evidence for would need all Councils to be fully committed and to fund over a number of years. Assumes existing CCNP2 policies would be extended over new area and new green spaces and heritage assets added. Administration and governance onerous Project co-ordination would require skilled and experienced officer to manage							
Rating	Time	high	Cost	med	Difficulty	med	Benefits	high

Separate plans for Calne and each successor parish (with allocations)								
Overview	Leave each council to create/review their plans.							
Benefits	Collaboration reduced across the 7 qualifying bodies							
Estimated timescales overall								
Initiation	Longer							
Evidence Gathering	Longer							
Plan Creation	Longer							
Regulation 14 & Plan amendment	Longer due to SEA/HRA							
Regulation 16 & Plan amendment	Longer							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	More							
Plan creation	More							
Planning Consultants	More							
Promotion of plan	More							
Overall cost								
Challenges & Risks	<p>Effort for some parishes disproportionate to their size e.g. Compton Bassett</p> <p>Risk that all parishes will not create comparable quality plans</p> <p>Risk that only some of the plans pass referendum</p> <p>Unlikely sum of all the plans provides coherent plans for the whole area</p> <p>New plan area needed for each parish</p> <p>In total, a vast area to gather background evidence for would need all Councils to be fully committed and to fund over a number of years.</p> <p>Each council will need to take the time to create policies that could be conflict with those of neighbouring parishes</p> <p>Administration and governance onerous for each parish</p> <p>Each parish would need to provide project co-ordination resource</p> <p>Each parish would need to engage Planning Consultants due to the complexity of the process</p> <p>Plan fails at referendum due to public perception of housing allocation.</p>							
Rating	Time	high	Cost	high	Difficulty	high	Benefits	Low

Redefine Calne to include Compton Bassett								
Overview	Change the land covered by Calne and Compton Bassett parishes via Community Governance Review to cover the most likely area of expansion of Calne where new residents will use the facilities and services of Calne							
Benefits	Undertaking a CGR to incorporate Compton Bassett is legitimate given the likely expansion of Calne on the Eastern Boundary Can influence how Calne grows							
Estimated timescales								
Initiation	Same							
Evidence Gathering	Shorter							
Plan Creation	Shorter							
Regulation 14 & Plan amendment	Longer due to SEA/HRA							
Regulation 16 & Plan amendment	Shorter							
Examination	Same							
Referendum	Same							
Overall timescale								
Estimated high-level costs								
Project Co-ordinator	Less							
Plan creation	Less							
Planning Consultants	Less							
Promotion of plan	Same							
Overall cost								
Challenges & Risks	May not be possible within the regulations governing Neighbourhood Plans until a full CGR process has been followed, could take years Does not deal with wider challenges of the Community Governance review Inability to gain agreement to scope Inability to gain consensus across both approving bodies Plan fails at referendum due to public perception of housing allocation Does not cover development allocations across the wider CCNP area							
Rating	Time	low	Cost	low	Difficulty	med	Benefits	med

Summary Ratings

Option	Time	Cost	Difficulty	Benefits
Calne and Derry Hill & Studley create new plan (with allocations)				
Review CCNP2 area for housing sites				
Enlarge plan area to cover Calne and successor parishes (with allocations)				
Enlarge plan area to cover Calne and successor parishes (without allocations)				
Separate plans for each parish (with allocations)				
Redefine Calne to include Compton Bassett				

CCNP2 costs

Income/Expenditure	Grant Expenditure	Cost to CTC	Cost to CWO
2021/2 Totals	£ 5,350.00	£ 2,852.00	£ 329.20
2022/23 Totals	£ 12,650.00	£ 7,007.97	£ 1,750.50
2023/4 Totals	£ -	£ 16,917.94	£ 4,212.16
2024/25 Totals	£ -	£ 10,311.60	£ 1,577.90
Totals for CCNP2 Creation	£ 18,000.00	£ 37,089.51	£ 7,869.76

Total cost of creating CCNP2 £ 62,959.27

CCNP2 timescales

Initiation	5 months	Sep 21 - Apr 22
Evidence Gathering	12 months	May 22 - Jun 23
Plan Creation	6 months	Jul 23 - Dec 23
Regulation 14 & Plan Amendment	6 months	Jan 24 - Jun 27
Regulation 16 & Plan Amendment	3 months	Jul 24 - Sep 24
Examination	4 months	Sep 24 - Dec 24
Referendum & plan finalising	3 months	Jan 25 - Mar 25

Total time to create CCNP2 3.5 years