

**CALNE COMMUNITY NEIGHBOURHOOD PLAN
PROPOSED AMENDMENTS FOLLOWING REGULATION 14 CONSULTATION**

1. BACKGROUND

On 13th December 2023, Council approved the Draft Calne Community Neighbourhood Plan 2 for the purposes of undertaking the Regulation 14 Consultation with the community.

The Consultation period ran between 1st February and 22nd March 2024 and included an online survey, face-to-face events in Calne and Derry Hill, a newsletter delivered to every postal address in the Plan Area, direct emails, social media posts, posters, and articles in parish and community magazines.

The online survey received 832 visits, with 246 partially completed and 184 fully completed responses. Overall, the average agreement rate across all of the policies in the Draft Neighbourhood Plan was 84%, with an average disagreement rate of 4% and 12% who were unsure. This suggests that respondents are broadly in favour of the policies outlined in the Draft Neighbourhood Plan. The results of the survey are details in the linked report: [Calne Community Neighbourhood Plan 2 - Regulation 14 Consultation Report](#).

Wiltshire Council provided a detailed and helpful response to the Draft Plan. Wiltshire Council's response confirmed that neither a Strategic Environmental Assessment nor a Habitats Regulations Assessment were required. Overall, they considered that the Draft Plan was "clearly laid out and well written and is a credit to the efforts of the steering group today." The response then provided an extensive, detailed and helpful set of suggestions as to how the Plan might be improved.

Responses were received from the following Statutory Consultees: Natural England, Historic England, NHS Properties, Highways England, National Gas and National Grid. Only NHS Properties requested a change. Detailed responses were also received from a number of landowners and developers, including Hills Group, Bowood Estate, Valencia Waste Management, Robert Hitchins and C G Fry.

The Steering Group has reviewed and considered the feedback and suggestions from the Consultation. Proposed amendments to the policies are detailed in the linked document: "[CCNP 2 Policies Reg 14 Draft to Reg 15 Draft](#)". Proposed amendments to the paragraphs are similarly detailed in the linked document: "[CCNP 2 Reg 14 to Reg 15 Paragraph changes](#)."

These proposed amendments are summarised below and were reviewed with the Parish and Town Councils on 25th April. Agreement to the changes is required from both Calne Without Parish Council and Calne Town Council to enable the Neighbourhood Plan Review to progress to the next stage.

2. SUMMARY OF PROPOSED AMENDMENTS

Vision

Changes made in response to comments from Wiltshire Council:

- Economic Objective 1 amended to include support for the green economy by supporting business and supply chains that form part of the transition to net zero.
- Minor amendments to the linkage of policies to objectives in the Table of Policies on page 23.

Climate Change and Sustainable Development

Policy	Title	Proposed Changes
C1	High Quality, Sustainable Development in the Calne Community Plan Area	Minor text change to replace “natural world” with “environment”.
C2	Sustainable Construction and Energy	Major rework to policy made in response to Wiltshire Council and developer representations quoting a Ministerial Statement of December 2023. Section on Existing Buildings broken out as new policy below.
C3	Retrofitting the Existing Built Environment	New policy made in response to Wiltshire Council comments and the reworking of Policy C2.
C4	Calne Community Energy	Altered to give positive planning weight and avoid over onerous requirements.

Natural Environment

Policy	Title	Proposed Changes
NE1	Local Green Space	Minor word change on policy for clarity and paragraph change to include REG14 support for all potential new LGS. Project added to 10.4 to assess future suggestions for LGS.
NE2	Protecting and Enhancing Biodiversity	In response to Wiltshire Council and Robert Hitchins, Policy altered to remove the restriction on development within 100-200 metres of the River Marden where land is accessible to otters and replace with requirement for a survey within 200m of suitable habitat. Plus, other wording changes including the roost of bats.
NE3	Green and Blue Infrastructure Network	No changes proposed.
NE4	Trees, Woodland and Hedgerows	Text changes to improve clarity and include off site works and safeguarding landscapes. Significant changes to policy requested by Hills not
NE5	Setting of Calne and Calne Without	Minor text changes to replace “pastoral” with “rural”.

Built Environment

Policy	Title	Proposed Changes
BE1	Design Principles for Local Distinctiveness	In response to Wiltshire Council, minor changes to wording for clarity and the inclusion of sustainable construction as a consideration.
BE2	Heritage Assets	In response to Wiltshire Council, the policy has been amended to offer more flexibility for heritage buildings mitigating and adapting to climate change. Paragraph change to give archaeological heritage more emphasis.

Community Facilities

In response to public comment, the key issues have been amended to reflect the need of those living with disabilities.

Policy	Title	Proposed Changes
CF1	Community Facilities	No changes proposed. NHS Property services requested an additional part to the policy to remove the need to retain any part of a site within community use. Due to the scale of the community response about healthcare facilities across the whole plan and the lack of current facilities in the Plan area this has not been added. An additional paragraph will be added to this section of the Plan instead, plus background evidence added to the Community Facilities Topic Paper.
CF2	Community Infrastructure and Phasing of Development	No changes proposed.
CF3	Burial Space	No changes proposed.

Getting Around

New issue in response to community comment: “Improving road safety by restricting HGV’s to appropriate roads designed to accommodate their size and weight. E.g. potential weight restrictions through Studley and Blackland Hollow”.

Policy	Title	Proposed Changes
GA1	Highway Impact	No changes to policy. In response to community and Wiltshire comment, figure 10 showing cycle routes will be updated.
GA2	Public Realm	Addition to policy to promote streets for people rather than traffic, in response to Wiltshire Council.
GA3	Sustainable Transport and Inclusive Active Travel	No changes to policy. In answer to developer responses about distance to public transport, more evidence of 400m being an effective distance is added to the topic paper in support.
GA4	Ultra Low Emission Vehicle Charging	New paragraph in policy to explicitly require the provision of EV charging points in new developments to reduce impact on the Air Quality Management Area, added in response to Wiltshire Council.
GA5	Parking Provision	No changes to policy. Change not made to request by Developer to remove Parts 2 and 3 of the policy as they simply repeat Wiltshire Council Policy.
GA6	Walking and Cycling for Leisure and Recreation	No changes to policy.

Working and Shopping

Policy	Title	Proposed Changes
WS1	Protecting and Promoting Sustainable, Low Carbon Local Employment	Wording changes requested by Wiltshire Council to fit with Core Strategy Policy and to address the internet and mobile coverage for those working from home also noted by community comments. Also change to Figure 13 to show only the employment use landholdings of Hills Group. Change to Para 8.4.4 to remove the word “controversial” about the Forest Gate Solar Farm in response to community comment.
WS2	Supporting Local Agriculture and Farm Diversification	Additional criteria added to the policy ensure protection of valuable ecological resources, in response to Wiltshire Council.
WS3	Supporting the Local Visitor Economy	No changes to policy.
WS4	Calne Town Centre	Text change to policy for clarification as suggested by Wiltshire Council.
WS5	Local Neighbourhood Centres in Calne and Derry Hill	No changes to policy

Housing and Infrastructure

Policy	Title	Proposed Changes
H1	Housing Within Settlement Boundaries	Amendment to policy to allow development of any size within the settlement boundary, in response to Wiltshire Council. The settlement boundary for Calne is given within the Wiltshire Housing Sites DPD Feb 2020 and developer request for it to be updated in this plan are not suggested as a change.
H2	Affordable Housing	Wording amended to clarify size of site in part 1 of the policy and, to allow greater flexibility, part 2 is amended to include housing mixes coming forward from future agreed housing need assessments; both changes in response to Wiltshire Council.
H3	Housing Mix	Policy amended to include 1 bed properties and again flexibility added to include housing mixes coming forward in future agreed housing need assessments.
H4	Housing for Older & Disabled People	No changes to policy.
H5	Adaptable and Accessible Housing	Policy amended to remove the threshold and allow greater flexibility, in response to Wiltshire Council.
H6	Exception Sites and Community Led Housing	In response to Wiltshire Council, policy amended to remove the size of sites for first homes exception sites and to instead to refer to the current and future Wiltshire Development Plan Policies.

3. NEXT STEPS

Subject to approval from both Calne Without Parish Council and Calne Town Council, the amended Draft Plan will be submitted to Wiltshire Council. The aim is to complete this by 31st May.

Wiltshire Council will then undertake a further review of the Draft Plan to confirm its legality. Assuming that this is confirmed, they will then undertake a further “Regulation 16” Consultation, over a 6-week period, expected in July/August 2024.

The Draft Plan, together with the responses to this further consultation, will then be submitted to an Independent Planning Examiner for assessment.

4. RECOMMENDATIONS

Recommendation 1: That the Council approves the proposed post-consultation amendments to the Draft Calne Community Neighbourhood Plan 2 for submission to Wiltshire Council in accordance with Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

Recommendation 2: That the Council delegates to the Clerk, in discussion with the Chairman, the power to approve any further changes to the text of the Plan required, subsequent to this meeting and having regard to the comments of the other Qualifying body.