

## Calne Community Neighbourhood Plan

### 1. Background

The Calne Community Neighbourhood Plan (CCNP) Review is now complete, with the CCNP2 being passed by Referendum on 27<sup>th</sup> 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 9<sup>th</sup> 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 28<sup>th</sup> 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**

| <b>Calne and Derry Hill &amp; Studley create new plan (with allocations)</b> |   |     |      |     |            |     |          |     |
|--|---|-----|------|-----|------------|-----|----------|-----|
| <b>Overview</b>  | 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.  |     |      |     |            |     |          |     |
| <b>Benefits</b>  | Review could focus on Town Centre and brownfield sites<br>Build on current plan policies and cover housing sites to meet Wiltshire Local Plan housing figures<br>Both approving bodies have recent experience of completing a plan review |     |      |     |            |     |          |     |
| <b>Estimated timescales</b>  |   |     |      |     |            |     |          |     |
| 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  |     |      |     |            |     |          |     |
| <b>Overall timescale</b>   |   |     |      |     |            |     |          |     |
| <b>Estimated high-level costs</b>  |   |     |      |     |            |     |          |     |
| Project Co-ordinator   | Less  |     |      |     |            |     |          |     |
| Plan creation  | Same  |     |      |     |            |     |          |     |
| Planning Consultants   | Less  |     |      |     |            |     |          |     |
| Promotion of plan  | Same  |     |      |     |            |     |          |     |
| <b>Overall cost</b>  |   |     |      |     |            |     |          |     |
| <b>Challenges &amp; Risks</b>  | Plan fails at referendum due to public perception of housing allocation<br>Doesn't cover the land most likely to result in large developments   |     |      |     |            |     |          |     |
| <b>Rating</b>  | Time  | med | Cost | med | Difficulty | med | Benefits | low |

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

| <b>Enlarge plan area to cover Calne and successor parishes (with allocations)</b> |   |
|---|---|
| <b>Overview</b>   | Undertake a plan review, including allocations, that covers all parishes in the Calne Area Board area.  |
| <b>Benefits</b>   | Fully covers the wider Calne area and allocates housing<br>Brings standard of plan to all parishes<br>Provides a plan for those parishes who do not currently one<br>Benefits of scale in sharing resources.  |
| <b>Estimated timescales</b>   |   |
| 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  |
| <b>Overall timescale</b>  |   |
| <b>Estimated high-level costs</b>   |   |
| Project Co-ordinator  | More  |
| Plan creation   | More  |
| Planning Consultants  | More  |
| Promotion of plan   | More  |
| <b>Overall cost</b>   |   |
| <b>Challenges &amp; Risks</b>   | <p>New plan area needed</p> <p>High risk of not gaining consensus across the 7 parishes or being able to meet each parish's meeting schedules</p> <p>Impact is diluted and community ownership is a challenge across the whole area</p> <p>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>Assumes existing CCNP2 policies would be extended over new area and new green spaces and heritage assets added.</p> <p>Administration and governance onerous</p> <p>Project co-ordination would require skilled and experienced officer to manage</p> <p>Plan fails at referendum due to public perception of housing allocation.</p> |
| <b>Rating</b>   | Time <span style="background-color: red; color: white;">high</span> Cost <span style="background-color: red; color: white;">high</span> Difficulty <span style="background-color: red; color: white;">high</span> Benefits <span style="background-color: green; color: white;">high</span>   |

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



| Separate plans for Calne and each successor parish (with allocations) |   |      |      |      |            |      |          |     |
|---|---|------|------|------|------------|------|----------|-----|
| <b>Overview</b>   | Leave each council to create/review their plans.  |      |      |      |            |      |          |     |
| <b>Benefits</b>   | 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  |      |      |      |            |      |          |     |
| <b>Overall timescale</b>  |   |      |      |      |            |      |          |     |
| Estimated high-level costs  |   |      |      |      |            |      |          |     |
| Project Co-ordinator  | More  |      |      |      |            |      |          |     |
| Plan creation   | More  |      |      |      |            |      |          |     |
| Planning Consultants  | More  |      |      |      |            |      |          |     |
| Promotion of plan   | More  |      |      |      |            |      |          |     |
| <b>Overall cost</b>   |   |      |      |      |            |      |          |     |
| <b>Challenges &amp; Risks</b>   | <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> |      |      |      |            |      |          |     |
| <b>Rating</b>   | Time  | high | Cost | high | Difficulty | high | Benefits | Low |

| <b>Redefine Calne to include Compton Bassett</b> |   |
|--|---|
| <b>Overview</b>                                  | 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   |
| <b>Benefits</b>                                  | Undertaking a CGR to incorporate Compton Bassett is legitimate given the likely expansion of Calne on the Eastern Boundary<br>Can influence how Calne grows   |
| <b>Estimated timescales</b>                      |   |
| 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  |
| <b>Overall timescale</b>                         |   |
| <b>Estimated high-level costs</b>                |   |
| Project Co-ordinator                             | Less  |
| Plan creation                                    | Less  |
| Planning Consultants                             | Less  |
| Promotion of plan                                | Same  |
| <b>Overall cost</b>                              |   |
| <b>Challenges &amp; Risks</b>                    | May not be possible within the regulations governing Neighbourhood Plans until a full CGR process has been followed, could take years<br>Does not deal with wider challenges of the Community Governance review<br>Inability to gain agreement to scope<br>Inability to gain consensus across both approving bodies<br>Plan fails at referendum due to public perception of housing allocation<br>Does not cover development allocations across the wider CCNP area |
| <b>Rating</b>                                    | Time <span style="background-color: #28a745; color: white; padding: 2px;">low</span> Cost <span style="background-color: #28a745; color: white; padding: 2px;">low</span> Difficulty <span style="background-color: #ffc107; color: white; padding: 2px;">med</span> Benefits <span style="background-color: #ffc107; color: white; padding: 2px;">med</span>   |

### 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 |
|----------------------------------|-------------------|-------------|-------------|
| <b>2021/2 Totals</b>             | £ 5,350.00        | £ 2,852.00  | £ 329.20    |
| <b>2022/23 Totals</b>            | £ 12,650.00       | £ 7,007.97  | £ 1,750.50  |
| <b>2023/4 Totals</b>             | £ -               | £ 16,917.94 | £ 4,212.16  |
| <b>2024/25 Totals</b>            | £ -               | £ 10,311.60 | £ 1,577.90  |
| <b>Totals for CCNP2 Creation</b> | £ 18,000.00       | £ 37,089.51 | £ 7,869.76  |

**Total cost of creating CCNP2** **£ 62,959.27**

### CCNP2 timescales

|   |                  |                 |
|---|------------------|-----------------|
| <b>Initiation</b>                         | 5 months         | Sep 21 - Apr 22 |
| <b>Evidence Gathering</b>                 | 12 months        | May 22 - Jun 23 |
| <b>Plan Creation</b>                      | 6 months         | Jul 23 - Dec 23 |
| <b>Regulation 14 &amp; Plan Amendment</b> | 6 months         | Jan 24 - Jun 27 |
| <b>Regulation 16 &amp; Plan Amendment</b> | 3 months         | Jul 24 - Sep 24 |
| <b>Examination</b>                        | 4 months         | Sep 24 - Dec 24 |
| <b>Referendum &amp; plan finalising</b>   | 3 months         | Jan 25 - Mar 25 |
| <b>Total time to create CCNP2</b>         | <b>3.5 years</b> |                 |