

Calne Community Neighbourhood Plan



BLACKLAND | BROADS GREEN | CALNE | CALSTONE | DERRY HILL | HIGH PENN | LOWER COMPTON | MILE ELM | RATFORD | SANDY LANE | STOCKLEY | STUDLEY

Engage with it, Contribute to it, Own it...

What is the Calne Community Neighbourhood Plan?

The Calne Community Neighbourhood Plan (CCNP). It is an important and powerful tool that gives our community statutory powers to shape how the town, and the rural areas of Calne Without Parish develop. A steering group have been working to update the Plan that was voted for by local people in 2018.

The Neighbourhood Plan consists of two inter-related parts: The Plan and The Calne Area Design Guidelines and Code. Planning policies in the Plan set out more local detail to proactively guide development that must be used by Wiltshire Council to decide on planning applications. The Design Guidelines and Codes is used to specify in detail what we consider to be good design principles in places of different character, whether in the rural areas or parts of the town. The document also specifies minimum standards for other design aspects.

The policies in The Plan must broadly align with national and Wiltshire planning policy so there are limitations on what can be included. However, the Neighbourhood Plan has local considerations at its heart and provides local evidence to give us a proactive voice in the planning system.

What can a Neighbourhood Plan Do?

The updated plan for Calne sets out an aspirational vision of what the community would like Calne to be like at the end of the plan period (2038) and beyond. The vision and related objectives have been drawn from consultation events reviewing CCNP2018. Planning for the future is complex and CCNP cannot stop development.

However, it is a way for local people to influence decisions so that new development is in line with this vision and responds to local needs such as the right type of housing and the need for employment land. Importantly it can also protect some green spaces, wildlife habitats, set building design guide lines and draw attention to specific issues - such as the limited range of employment opportunities within the area, traffic congestion and air quality.

What a Neighbourhood Plan can't do:

- Stop all development.
- Set unreasonable requirements on developers.

Conflict with National Planning Policy Framework or Wiltshire Core Strategy (or - when it comes into force - the updated Local Plan).

A few examples of what CCNP 2018 delivered:

1. Because we have a Neighbourhood Plan, 25% of the Community Infrastructure levy that developers have to pay goes directly to the town and parish councils (otherwise it would only be 15%) and this money has paid for many small projects such as play equipment, additional bus shelters, defibrillators in a range of places across the plan area, refurbishment of community buildings etc.
2. Fourteen green spaces were granted “designated green space” status - and thereby protected from development. At least 2 areas have been saved through this - Priestley Grove playing fields and a green space near Curzon Park - within the Marden Valley.
3. While encouraging development the community supported, the CCNP 2018, although unable to stop speculative development because of a lack of house building land in Wiltshire, has influenced and guided the development that has taken place.
4. 88 affordable homes have been constructed.

Why is the plan being updated?

- As plans become older they carry less weight.
- The need to further protect and enhance green spaces has become a higher priority.
- Covid-19 and other social changes have impacted on the way we shop and work.
- Biodiversity loss is more apparent and seen as a higher priority to address.
- The need to reduce Carbon emissions has become more urgent - both because of the cost for the consumer and because of Climate Change.
- Updates to national policy, and in time the Wiltshire Local Plan, so the CCNP needs to be in line with these.
- The CCNP 2018 was one of the early Neighbourhood Plans and as with other plans from this time lacked some of the clarity and local evidence is now recognised as necessary to enforce some of the policies.

Between February 1st 2024 and 22nd March 2024 give us your views on the draft plan - your concerns and comments will help improve and finalise the plan.

Read the Plan

scan the QR code or visit
calnecommunityplan.com

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Hard Copies of the plan and comments forms will also be available in various locations

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Questions? Please call XXXX or email XXXX