Calne Community Neighbourhood Plan

Draft Modification Proposal Statement

Prepared in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Draft Modification Proposal to the made Joint Calne Neighbourhood Development Plan.

Contents

DATE: May 2024

Introduction

1.1. As the joint 'Qualifying Bodies', responsible for the Joint Calne Neighbourhood Development Plan (CCNP), Calne Town Council and Calne Without Parish Council propose to modify the 'made' CCNP ("the Made Plan") of February 2018. To satisfy the regulation requirement to have one single qualifying body for administrative purposes, the lead Council is Calne Town Council. However, in every other respect the two Councils jointly lead and share responsibility for the Plan.

1.2. This Statement is published as part of the 'Pre-submission' consultation on the proposed modified Neighbourhood Development Plan – CCNP 2 ("the Modified Plan"). Following this Regulation 14 consultation, the Modified Plan and this Statement will be finalised and submitted for examination alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.3. The Town and Parish Councils consider that the proposals represent material and significant modifications to the Made Plan, and are considered so significant or substantial as to change the nature of the Made Plan. It is therefore considered that modifications change the nature of the plan and require examination and a referendum. Regulation 14v of the amended 2012 Regulations[1] requires:

   "*in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion*".

1.4. This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG)[2] this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Town Council and Parish Council believe that this modification of the plan is significant enough as to change the nature of the Made Plan.

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[1] https://www.legislation.gov.uk/uksi/2012/637/regulation/14

[2] https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan Paragraph: 085 Reference ID: 41-085-20180222

Background

2.1.   The Made Plan covers the period up to 2026. The designated neighbourhood area covers the same area as the Town Council area and the Parish Council area which surrounds the town. On 6th February, Wiltshire Council agreed to 'make' the CCNP following a referendum which took place on 1st February. 93.1% of those who voted were in support of the plan.

2.2.   The Made Plan – which is termed Neighbourhood Plan 1, or CCNP1 – focuses on a number of key policy areas relevant to the Plan area as a whole.

2.3.   The Neighbourhood Plan Steering Group was reconvened in the final quarter of 2020 by the Parish and Town Council with the aim of reviewing the Plan within the context of updates to national and Wiltshire Council planning policy.

2.4.   The Government requires every Local Plan to be reviewed at least once every five years. Wiltshire's Local Plan, the Wiltshire Core Strategy[3], was adopted in 2015, and is therefore being reviewed. This review is termed the 'Local Plan review'. The Wiltshire Local Plan (also referred to here as 'the Plan') reached a stage termed (Regulation 19[4]) with a consultation period of eight weeks which ran from Wednesday 27 September to Wednesday 22 November 2023.

2.5.   The Local Plan Review period looks ahead to 2038, and the Modified Plan period aligns to the same time period. The proposed modifications are the result of updated evidence base, including local consultation, which will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making that represents the community of the neighbourhood area.

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[3] https://www.wiltshire.gov.uk/planning-policy-core-strategy
[4] https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023#FAQs

Proposed Modifications

3.1. The purpose of the Statement is to explain the reasons why the Town and Parish Council considers the proposed modifications to the Made Plan 'changes the nature' of the Plan. It should be read alongside the separate Modified Plan document – CCNP2.

3.2. The following table provides a summary of the modifications – comprising the modified and new policies – and explains why the Town and Parish Council considers they change the nature of the plan.

3.3. It should also be noted that the Made Plan refers to the Core Strategy, and though this continues to be the current Local Plan until such time that the Local Plan Review has completed all necessary stages, as it has reached the stage of Pre-Submission Consultation, the Modification Plan references the Local Plan as the emerging policy framework for the Neighbourhood Plan.

3.4. Early consultation with the wider community (January – February 2022) enabled the Steering Group to review the vision and objectives to set the scope of the modifications to the CCNP. The Vision and Objectives have therefore been updated to reflect the community feedback and review of updated evidence base / policy context.

Table 1: Vision and Objectives update

CCNP 1 Vision	CCNP 2 Vision
Calne and Calne Without is a popular and vibrant area containing a town and a number of large and small villages with a strong community ethos located within Wiltshire. The Neighbourhood Plan provides us with a valuable opportunity to build on the area's character and enhance its future through managing the growth of the town and villages over the next ten years or so. Our unique settlement character and landscape setting will be protected and the Plan will balance growth for the benefit of both existing and new residents. The town growth will deliver a range of housing types, including affordable housing for local residents and their children - and will also maintain a balance of facilities by providing new or enhanced open spaces, community facilities, education and healthcare provision. The town will also incorporate much needed employment opportunities within the designated employment land. Our priority is that the lifestyles of every resident will benefit from the new developments and that an appropriate balance will be met between housing development and new or improved infrastructure. We are also about growing the well-being of the community, through encouraging participation in community events, community leadership and the protection of green spaces.	The Calne Community Area will continue to be a welcoming and vibrant place with improved access to facilities and amenities for a community with diverse needs. Improved local employment opportunities, enhanced infrastructure, access to quality and affordable housing and the ability to move around the area using active and sustainable transport will be supported. The beauty of an outstanding landscape will be enhanced and provide diverse habitats for wildlife. Any growth will be from sustainable development that addresses climate change, while mitigating for the effects already being felt. The valued and visually appealing characteristics of the hamlets, villages and the town of Calne will be retained, while allowing for innovative and imaginative additions to both the built and natural environments.

CCNP 1 Objectives	CCNP 2 Objectives
(A)Promote high quality and sustainable growth • Provide for a balance of new homes and jobs to support the economic prosperity of our growing community and reduce the need to travel • Ensure that new development is integrated into the existing community of Calne and Calne Without, whilst preserving the identity and individuality of each settlement and preventing coalescence • Continue to improve the facilities on offer to support the growth of the local population • Encourage high quality and accessible education, medical, youth and elderly provision for all our residents in line with growth in the area • Employment land will be protected and regularly reviewed to maintain a prosperous economy and balanced community to improve local job opportunities • Encourage higher specification of energy conservation in new developments, and supporting new thinking in Renewable Energy generation **(B) Protect and enhance the historic built environment** • Enhance the appearance and historic character of the Calne and Derry Hill Conservation Areas **C) Protect and enhance the natural and built environment, countryside and landscape setting** • Enhance the green infrastructure network through the creation of new open spaces and the protection and improvement of existing open spaces • Protect the countryside from inappropriate development and ensure that the landscape character and local distinctiveness of our rural villages andsettlements are protected • Conserve and enhance the NorthWessex Downs AONB and itssetting • Improve attractive andaccessible spaces for residents to live, work and play • Ensure that new development does not increase the risk of flooding and every opportunity available to minimise the risk of pluvial (surface) water flooding is taken • Create attractive approaches to the town and villages from every	**Economic Objectives** 1. A place with a productive and balanced economy: Provide for a balance of new homes and jobs and support the introduction of new communication infrastructure and technologies to support the economic prosperity of our growing community and reduce the need for long distance travel for both work and leisure. Support localisation of low carbon alternatives, e.g. renewable power, and low carbon heat. Support a green economy by supporting business and supply chains that form part of the transition to net zero. 2. A town centre that is a focal place both socially and economically: Deliver a connected, accessible, inclusive, attractive, and vibrant town centre that is at the heart of Calne's community social and economic life, for both townsfolk and the rural communities around. 3. A creative and adaptive place: Changed shopping and working patterns will be accommodated by adapting/converting existing premises and offering new possibilities to encourage current businesses to thrive and create a fertile environment for start-ups. This will include the leisure potential of our beautiful countryside. Homes should also be capable of being adapted to changing needs. 4. A vibrant place: Encourage social, cultural and leisure focal points within the town centre, within distinct areas of the town, and within the villages, this includes local shops. **Social and Health Objectives** 5. An inclusive place: Give members of our community a meaningful voice in the decision-making process. Where any development takes place it should embed the principle of giving people equal and better access to homes, services, facilities, transport, outdoor spaces and nature. The pace of new development should ensure that the well-being and prosperity of new and existing communities are enhanced and promote an inclusive and integrated wider community. 6. A healthy place: Ensure that new places are designed, and where possible older areas improved, to facilitate physical activity, mental wellbeing and healthy lifestyles on an everyday basis and in the face of a changing climate. Local air quality must be improved (particularly in the Air Quality Management Area) achieved by supporting active travel and ensuring that future developments within the plan area, minimise

• Direction • Ensure that both new and existing communities are fully integrated **(D)Improve Calne Town Centre** • Develop the role, function, public realm of Calne Town Centre • Facilitate the opportunities in the Town Centre for new development	any additional traffic to the already congested roads. 7. A connected place: Encourage a reduction in car based travel by creating a well-connected, safer and attractive sustainable transport network, which links neighbourhoods and facilities. Safe pavements to link developments to local facilities should be prioritised. Preserve existing walking and cycling routes, and promote use of leisure, tourism and recreation routes so the mental and physical health benefits of exercise and green spaces are accessible to all. All communities should have robust high-speed data access. Environmental Objectives 8. A resilient and future facing place: Promote the use of technologies so that future development is zero carbon and sustainable. In addition, developments must ensure they are built with features that make them resilient to climate change. 9. A biodiverse place: Conserve and enhance our key natural areas such as the River Marden and local green spaces. Endeavour to protect and extend key wildlife habitats and the connectivity between them, including the open countryside. Through sensitive development, local habitats will be created, restored, and improved, thus increasing biodiversity. 10. A nature-based place: Development needs to deliver solutions to the inherent problems it creates. Nature based solutions, such as green roofs and sustainable drainage systems, that encourage an abundance of biodiversity should be sought to address these problems. Development should seek to be an integral part of a living nature network with the Marden Valley and River at its heart. 11. A distinct place: Deliver locally distinctive design that will enhance the character of different places in our town, villages and countryside. Create attractive approaches to Calne from every direction. Protect our locally valued heritage assets, including enhancing the appearance and historic character of the area in particular those in the Calne, Derry Hill and Sandy Lane Conservation Areas.

3.5. During the redraft, the Steering Group also agreed that the Plan chapters be re-ordered to reflect content and matters of local importance, as follows:
1. Climate Change and Sustainability (New chapter reflecting the need to address the climate emergency at the local level)
2. Natural Environment

3. Built Environment
4. Community Facilities
5. Getting Around
6. Working and Shopping,
7. Housing and Infrastructure

3.6. There were 21 policies in CCNP1. Many of these are retained and updated. Some are deleted or adapted into updated policies. New policies have been added into CCNP2. On the next pages, there are two tables to set out an overview of the modifications to the policies, and the introduction of new policies.

Table 1: Modifications Summary – Overview of CCNP1

	Housing & Infrastructure	
1.	Policy H1 – Housing Allocation	Deleted
2.	Policy H2 – Affordable Housing	Updated
3.	Policy H3 – Housing Mix	Updated
4.	Policy H4 – Settlement Boundaries and Housing Sites	Updated
5.	Policy H5 – Phasing of Development	Deleted
	Getting Around	
6.	Policy GA1 – Sustainable Transport	Updated
7.	Policy GA2 – Highway Impact	Updated
	Working and Shopping	
8.	Policy WS1 – Employment	Updated
9.	Policy WS2.1 – Calne Town Centre	Updated
10.	Policy WS2.2 – Calne Town Centre Masterplan	Deleted
11.	Policy WS3 – Local Neighbourhood Shopping	Updated
	Community Facilities	
12.	Policy CF1 – Health, Leisure and Wellbeing	Deleted
13.	Policy CF2 – Community Assets	Updated
	Built Environment	
14.	Policy BE1 – Integration and Landscaping	Deleted
15.	Policy BE2 – Design Principles for Local Distinctiveness	Updated
16.	Policy BE3 – Parking Provision	Updated
17.	Policy BE4 – Heritage Assets	Updated
	Natural Environment	
18.	Policy NE1 – Local Green Space	Updated
19.	Policy NE2 – Setting of Calne and Calne Without	Updated
20.	Policy NE3 – Biodiversity	Updated
21.	Policy NE4 – Energy Conservation	Deleted

Table 2: Modifications Summary – CCNP1 Deleted Policies

Policy Title	Summary of Modifications	The Change of Nature of the Plan Test
Policy H1 – Housing Allocation	This allocation of housing is now built out and the policy is therefore no longer relevant.	**This policy has been deleted.**
Policy H5 – Phasing of Development	This policy has been integrated into policy CF2 (Community Infrastructure and Phasing of Development)/	**This policy has been deleted but the content has been integrated**

		into as part 2 of policy CF2 with minor text updates.
Policy WS2.2 – Calne Town Centre Masterplan	The Masterplan is now considered to be out-of-date.	**This policy has been deleted. A single policy - WS4 (Calne Town Centre) now addresses town centre matters).**
Policy CF1 – Health, Leisure and Wellbeing	This policy was not considered to add any relevant local detail. Matters of health and wellbeing are covered in the updated Plan objectives and therefore in policy C1.	**This policy has been deleted.**
Policy BE1 – Integration and Landscaping	The Calne Design Guidelines and Codes document provides detail on this topic and it is therefore covered in policy BE2 (Design Principles for Local Distinctiveness).	**This policy has been deleted but the evidence base that underpins delivery of policy BE2 provides detail relating to this topic.**
Policy NE4 – Energy Conservation	Energy conservation is now covered in a more detailed and updated policy – C2 (Sustainable Construction).	**This policy has been deleted but the aims have been retained and updated in the form of the new policy C2.**

Table 3: Modifications Summary – Updated and New Policies in CCNP2

Policy Title	Summary of Modifications	The Change of Nature of the Plan Test
Climate Change and Sustainability		
Policy C1 – High Quality Sustainable Development in the Calne Area	This policy sets out the criteria which each development proposal should seek to address sets the scene for a proactive approach to sustainable development to maximise multiple benefits for people and the environment, by managing resources wisely for future generations to enjoy.	**This is a new policy. In light of this, the policy introduces a change to the nature of the Plan.**
Policy C2 - Sustainable Construction	The policy contributes to the achievement of sustainable development and encourages highest possible standards of energy efficiency and low/zero carbon energy. This is a proactive approach to mitigating and adapting to climate change in the Plan Area which avoids increased vulnerability to climate change and helps to reduce greenhouse gas emissions.	**This is a new policy, though it does update the 2018 Plan policy aims set out in NE4, it is however regarded as a new policy as it covers a wider range of issues. It therefore introduces a change to the nature of the Plan.**
Policy C3 – Retrofitting the Existing Built Environment	This is as suggested by Wiltshire Council at Regulation 14. The retrofitting of existing buildings and places is an important topic as people seek to reduce their energy demand and carbon footprints in existing buildings.	**This is a new policy. In light of this, the policy introduces a change to the nature of the Plan.**

Policy C4 – Calne Community Energy	This policy supports local ambitions to deliver renewable community energy.	**This is a new policy. In light of this, the policy introduces a change to the nature of the Plan.**
Natural Environment		
Policy NE1 – Local Green Space	This policy has been updated to identify additional areas of green space that are considered to meet the criteria for Local Green Space Designation are identified.	**As this policy is updated to designate additional land as Local Green Space, the policy modifications are not considered to change the nature of the Plan, but the proposed designations are significant additions and updates to the Plan.**
Policy NE2 – Biodiversity	This is an updated policy. It now references Biodiversity Net Gain, in line with national legislation (Environment Act 2021) and updates to the National Planning Policy Framework. It adds local detail to the national and Wiltshire context by referencing to important local species and habitats as detailed in an accompanying Topic Paper prepared as part of the review process, as well as the Calne Area Design Guidelines and Codes, prepared as part of the review of the 2018 CCNP, which contains detail to enable policy implementation.	**The modifications to this policy add greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not considered to change the nature of the CCNP.**
Policy NE3 – Green and Blue Infrastructure	This is a new policy which identifies the existing GI network. It also references the Calne Area Design Guidelines and Codes, prepared as part of the review of the 2018 CCNP, which contains detail to enable policy implementation.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy NE4 – Trees, Woodland and Hedgerows	This is a new policy which identifies trees hedgerows and woodland as a key aspect of the local environment, making an important contribution to wildlife, people and place as well as helping to mitigate the effects of climate change. Specific local detail and targets for future tree canopy coverage are referenced in the policy, and link to a Topic Paper which has been prepared in 2023 setting out the context and local evidence to support implementation of the policy.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy NE5 – Setting of Calne and Calne Without	This is an updated policy. It closely aligns with CCNP1 version of the policy, adding detail to the policy through a referenced map which now illustrates key aspects, and identified specific views which have identified during the drafting of Calne Area	**Formerly policy NE2. This policy has been updated. The modifications to this policy add greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not**

	Design Guidelines and Codes. These minor updates are intended to enable the implementation of this policy.	**considered to change the nature of the CCNP.**
Built Environment		
Policy BE1 – Design Principles for Local Distinctiveness	This is an updated policy. It now references the Calne Area Design Guidelines and Codes in order to enable policy implementation and the protection and enhancement of local distinctiveness as promoted at a national level. The Design Guidelines and Codes is a document prepared in 2023 as part of the review of the CCNP, with the aim of enabling the delivery more beautiful and sustainable places, providing guidance to developers and the local community, as well as Wiltshire Council as decision makers, about the distinct local character, and detail on what constitutes 'good design' at the Plan Area level.	**Formerly policy BE2. The modifications to this policy add greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not considered to change the nature of the CCNP.**
Policy BE2 – Heritage Assets	This is an updated policy. It now adding detail to the policy through a referenced map which now illustrates the location of designated heritage assets. It also now includes 'locally valued non-designated heritage assets' which have been identified through the plan modification process, informed by guidance from Historic England, to add local detail to the Development Plan as detailed in a Topic Paper prepared as part of the process.	**Formerly policy BE4. The modifications to this policy are adding greater detail and clarity, rather than contradicting or changing the principles of the original policy. However, due to the inclusion of a locally identified list of valued non-designated heritage assets, the policy is considered to have the potential to change the nature of the Plan.**
Community Facilities		
Policy CF1 – Community Facilities	This is an updated policy. It has been updated to provide more locally specific information as set out in the Neighbourhood Area Facts and Figures paper, and to safeguard specific local community assets. These minor updates are intended to enable the implementation of this policy.	**Formerly policy CF2 – Community Assets. The modifications to this policy are simply adding greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not considered to change the nature of the CCNP.**
Policy CF2 – Community Infrastructure and Phasing of Development	This is an updated policy. This policy has been updated to support the delivery of local infrastructure priorities.	**Formerly policy H5 – Phasing of Development. This policy now covers a wider range of issues. It therefore introduces a change to the nature of the Plan.**

Policy CF3 – Burial Space	This is a new policy. It reflects a local need for additional burial space, and sets out criteria that would need to be met to support proposals for a burial space.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Getting Around		
Policy GA1 – Highway Impact	This is an updated policy. It adds more local detail within the body of the policy and links to a detailed Topic Paper prepared as part of the process of updating the CCNP.	**Updated. Formerly policy GA2. The modifications to the original policy are not significant and it is therefore considered do not change the nature of the Plan in respect to this modification.**
Policy GA2 – Public Realm	This is a new policy. It references the Calne Area Design Guidelines and Codes, prepared as part of the review of the 2018 CCNP, which contains detail to enable policy implementation.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy GA3 – Sustainable Transport and Inclusive Active Travel	This is an updated policy. It now adds locally specific detail, drawing from work done by the Steering Group as detailed Topic Paper prepared as part of the process of updating the CCNP, as well as linking to the Calne Area Transport Strategy (2021) to enable Strategy and policy implementation.	**Updated. Formerly policy GA1 Sustainable Transport. The title now includes 'and Inclusive Active Travel'. The modifications to this policy add greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not considered to change the nature of the CCNP.**
Policy GA4 – Electric and Ultra Low Emission Vehicles	This is a new policy. It supports the transition to a low carbon future in a changing climate and takes a proactive approach to identifying potential locations for public charging points.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy GA5 – Parking Provision	This is an updated policy. Design Guidelines and Codes document provides detail on this topic in section Dc.02 2d. This policy therefore references this updated evidence base material and is updated to address cycle parking and provision.	**Updated. Formerly policy Policy BE3 – Parking Provision. The modifications to this policy add greater detail and clarity, rather than contradicting or changing the principles of the original policy. The modifications to this policy are therefore not considered to change the nature of the CCNP.**
Policy GA6– Walking and Cycling for Leisure and Recreation	This is a new policy. It highlights key routes and features and supports the protection and enhancement of the walking and cycling for leisure network.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Working and Shopping		
Policy WS1 – Protecting and Promoting Sustainable, Low Carbon Local Employment	This is an updated policy. The updates are significant and seek to reflect changes in national planning policy and add more detail to the ways in which the local employment offer can be protected and expanded.	**Updated. Policy title formerly WS1 Employment, now amended to reflect the local ambitions for increased local employment opportunities. The modifications to this policy add greater detail and**

		clarity, rather than contradicting or changing the principles of the original policy.
Policy WS2– Supporting Local Farming and Farm Diversification	This is a new policy. It sets out local policy to support a key local business sector, reflecting the rural nature of the Plan Area.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy WS3 – Supporting the Local Visitor Economy	This is a new policy. It sets out local policy to support a key local business sector that is linked to the natural and cultural assets of the Plan area, and beyond.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy WS4– Calne Town Centre	This is an updated policy. As a result of changes to the Town Centre and planning legislation, the 2013 Town Centre Vision and Scoping Study and accompanying Master Plan has been withdrawn by the Town Council. An update of objectives for Town Centre protection and enhancement are set out in a map and text within the Plan.	**This policy us updated to replace both WS2.1 and 2.2. In light of this, the policy has the potential to change the nature of the Plan.**
Policy WS5 – Local, Neighbourhood Centres in Calne and Derry Hill	This is an updated policy. The updates seek to reflect changes in national planning policy and add local detail and protection for identified village and neighbourhood centres.	**Updated. Policy title formerly WS3 - Local Neighbourhood Shopping. The modifications do not contradict or change the principles of the original policy. The modifications are therefore not considered to change the nature of the CCNP.**
Housing and Infrastructure		
H1 –Housing within Settlement Boundaries	This is an updated policy. It references updates policies and therefore links to the Calne Area Design Guidelines and Codes.	**Formerly Policy H4 – and title updated from Settlement Boundaries and Housing Sites. The modifications do not contradict or change the principles of the original policy. The modifications are therefore not considered to change the nature of the CCNP.**
Policy H2 – Affordable Housing	This is an updated policy. It has been updated to reflect evidence base work done to inform the review process of CCNP2 and links specifically to the 2023 Calne Housing Needs Assessment to add local level detail to the policy to enable implementation.	**Updated. The modifications to this policy do not contradict or change the principles of the original policy. The modifications are therefore not considered to change the nature of the CCNP.**
Policy H3 – Housing Mix	This is an updated policy. It has been updated to reflect evidence base work done to inform the review process of CCNP2 and links specifically to the 2023 Calne Housing Needs Assessment to add local level detail to the policy to enable implementation.	**Updated. The modifications to the original policy are not significant and it is therefore considered do not change the nature of the Plan in respect to this modification.**

Policy H4 – Housing to meet the needs of Older People and those Living with Disabilities	This is a new policy. It reflects evidence base work done to inform the review process of CCNP2 and links specifically to the 2023 Calne Housing Needs Assessment which identified the very significantly increased proportion of older people who will continue to be living in the CCNP area in the years to 2038 and beyond.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy H5 – Adaptable and Accessible Housing	This is a new policy. It reflects evidence base work done to inform the review process of CCNP2 and links specifically to the 2023 Calne Housing Needs Assessment.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**
Policy H6 – Rural Exception Sites and Community Led Housing	This is a new policy. It has been added to the CCNP in response to the 2023 Calne Housing Needs Assessment has provided statistical evidence to demonstrate that it is important that the Neighbourhood Plan enables additional opportunities for the delivery of affordable and specialist housing in addition to that secured through developer contributions.	**This is a new policy. In light of this, the policy has the potential to change the nature of the Plan.**

4. Strategic Environmental Assessment

4.1. Wiltshire Council have undertaken a screening on a draft of the CCNP 2 Modification proposals, to determine if, in relation to the modifications, a Strategic Environmental Assessment (SEA) is required under the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The Screening Opinion is appended to the basic Conditions Statement and concluded that a Strategic Environmental Assessment is not required for two reasons:

- Reason 1: the draft Plan does not contain any proposed development site allocations. It seeks to protect and enhance the natural, built and historic environment. Policies supporting new development do not introduce anything that is over and above that supported by the Wiltshire Core Strategy (WCS).
- Reason 2: an Appropriate Assessment under the Habitats Regulations is not required.

5. Conclusion

5.1. The analysis set out in Table 2 and 3 indicates that a significant number of modified or new policies have the potential to change the nature of the Made Plan. Whilst the modifications are in conformity with the spirit and stated intentions of the original principles of the Plan and in some cases this is not so substantial nor so significant to warrant consideration as a change to the nature of the Plan.

5.2. As a result, the Town and Parish Council consider that the modifications are material and significant, and therefore change the nature of the Plan.

5.3. In summary the Modified Plan proposes a range of changes, from deletions, to modification of policies in the Made Plan as well as the addition of new policies. The Plan period now runs to 2038 to align with the Local Plan Review. The proposed modifications

will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The modifications are material, beneficial and change the nature of the Made Plan.