

Colerne Parish Council planning policy meeting 7/9/16

In attendance: Councillors: Jacqui Bradburn, Gary Brain, Bob Child, Bob Jones, Tom Hall

This working party felt that the Council needs a localised planning policy that will

- acknowledge and respect development boundaries
- protect against over-development
- maintain the character of our community
- provide a clear design statement
- provide a planning tool to help guide and influence development within our community
- prepare us for the possible closure of Azimghur Barracks

Options

Corsham Community Area Framework (CCAF). This provides an advisory background for the economic development of the area, which includes provision for Colerne. However the principles are somewhat brief and could do with some elaboration from community level. It has no formal planning status, but it is expected that eventually it will be adopted by the Area Board and ultimately by Wiltshire Council as a 'supplementary planning document', when it would acquire planning status.

Wiltshire Local Plan (Core Strategy). This was formally adopted last year, but the absence of a detailed plan for the Chippenham area means that the document fails the so-called '5-year Housing Supply test'. This means that developers and planning officers may only need to satisfy the much more general terms of the National Planning Policy Framework (NPPF) and it would allow developers to use that framework to appeal a negative decision .

Neighbourhood Plan (NP). Such plans have a reputation for being cumbersome, time-consuming and expensive. Completed plans have often been over-elaborate in an attempt to keep a tight control on all aspects of development, from the big picture to the minute details. It is still the Government's intention that NP's should play an important part in the planning system, however it has recently been agreed that the process can be simplified to enable communities to produce a much more succinct document at a significantly reduced cost. Such a document will still have significant clout and will need to be taken into consideration by developers and the planning department.

Proposal

The working party would like to recommend to Council that we agree to undertake the formulation of a Neighbourhood Plan, which will

- be consistent with the Wiltshire Core Strategy
- build upon the principles set out in the CCAF
- encompass a design statement
- involve community consultation throughout
- concentrate on the broad but strong development issues without going into the minutiae

If Council is in favour of this proposal, we will need to

- form a steering group from members of the Parish Council and volunteers from the community
- ask for a liaison officer from Wiltshire Council to advise on procedure
- produce a budget for the project
- look into available grant monies
- allow for this project when we consider the next precept