
Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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19 January 2024

To: Town Councillors S Abbott, N Brakspear, N Farmer, G McCaffery, R Williams
Wiltshire Councillors H Belcher OBE (for information), R Hopkinson, D Walters
Others: C Johnson, J Peeters, P Tapscott, P Whalley.

Dear Councillor/Group Member

A meeting of the Corsham Neighbourhood Plan Delivery and Monitoring Group will take place at the Town Hall on Thursday 25 January 2024, commencing at 7.00pm.

Press and Public – To observe the meeting online, please click [here](#) or email kgilby@corsham.gov.uk for instructions. If you have any questions or wish to petition the Town Council as per Agenda item 2, please refer to the guidance on our website (<https://www.corsham.gov.uk/meetings/fullcouncil.php>).

Yours sincerely



David J Martin
CHIEF EXECUTIVE

AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interest

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

4. Minutes of the Neighbourhood Plan Delivery and Monitoring Group Meeting held on 9 November 2023 - *for approval*.
5. Matters arising from the above Minutes.

6. Neighbourhood Plan Review – the existing vision and objectives of the Corsham Neighbourhood Plan is attached – *for discussion with a view to amending it for the Corsham Neighbourhood Plan to 2038. To include discussion on what to call the new Corsham Neighbourhood Plan.*
7. Draft Consultants' Brief – a draft consultants' brief is attached - *for discussion with a view to engaging consultants and applying for grant funding if and when available.*
8. Draft Project Plan – a draft project plan is attached – *for discussion.*
9. Access to the Railway Station Site – At a recent Council (Planning) Meeting an application was discussed which could impact our longer-term aims for an access road to the Corsham Railway Station site. Concerns were raised that discussions (within the Town Council and with Wiltshire Council Strategic Planners) were not filtering through to Planning Officers at Wiltshire Council and opportunities for the Town Council to have early input into proposals were missed as the Town Council is not party to Wiltshire Council's pre-application process. A map from the proposal and a map from the Local Plan Review are attached – *for discussion.*
10. Changes to the National Planning Policy Framework

In December 2023 the government published its delayed new National Planning Policy Framework (NPPF). This sets out the government's planning policies for England and how these should be applied.

The Society for Local Council Clerks has produced a summary of the changes:

- Plan Making – It emphasises that preparing and maintaining up-to-date locally prepared plans (Local Plans, Neighbourhood Plans etc) is a priority and providing for sufficient housing and other development in a sustainable manner is a main objective of this.
- Calculating Housing Need – It confirms that the standard method for calculating housing need in a local authority is an advisory starting point but adds that exceptional circumstances will be required for using an alternative method. Local authorities with an up-to-date Local Plan will no longer need continually to show a deliverable five-year housing land supply.
- Housing Land Supply Buffers – The 5% and 10% buffers that can be applied to local authority housing land supply calculations have been removed, but where there is a history of under delivery of housing a 20% buffer may be applied.
- Housing Need – Older people have been added to the list of specific groups for which local authorities must consider meeting their housing need.
- Neighbourhood Plans – Includes some greater protection for them where proposed housing development conflicts with a Neighbourhood Plan.
- Green Belt – The previous requirement that their boundaries should be reviewed or changed when Local Plans are being prepared or updated has been replaced. Local authorities may now choose to review and alter Green Belt boundaries in exceptional circumstances, with changes made through the plan-making process.
- Affordable Housing/Community-led Development – All references to entry-level housing exception sites or similar have been replaced with community-led developments or similar. The glossary accompanying the NPPF includes a definition of community-led development, which it is assumed includes town and parish councils. Other text has been amended to encourage community-led development not only in terms of housing.

- Agricultural Land – Emphasises that its availability and quality should be considered when allocating agricultural land for development.
- Density of Development – Significant uplifts in the average density of residential development are inappropriate where it would be wholly out of character with the existing area.
- Design and Local Design Codes – Emphasises the use of Local Design Codes prepared in line with the National Model Design Code as well as beautiful and well-designed places.
- Planning Conditions – They should refer to clear and accurate plans and drawings.
- Energy Efficiency – Significant weight should be given to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic.
- Implementation – Where plans reach pre-submission consultation after 19 March 2024, the policies in the new NPPF will apply. Plans that reach pre-submission consultation on or before this date will be examined under the previous version of the NPPF.

Also,

- Several changes which were proposed in the consultation version of the NPPF have not been carried through into the final one. These include amending the ‘soundness’ test for the preparation of Local Plans and that the past “irresponsible planning behaviour” by applicants could in future be taken into account when determining planning applications.
- There are further consultations to follow including on climate change adaptation and flood-risk management, provision of social homes and electric vehicle charging points.
- The government will be issuing guidance clarifying some aspects of the reforms. For example, it has just issued guidance on where brownfield development in the Green Belt can occur, provided the openness of the Green Belt is not harmed.

More information about the revised NPPF, supporting documents and the review process can be found at [National Planning Policy Framework](#).

- *For information/comment.*

11. Date and time of next meeting.