

Chirton and Conock

NEIGHBOURHOOD PLAN
Referendum Version - May 2019



CONSULTATION STATEMENT

Chirton & Conock Parish 2018-2026

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GLOSSARY OF TERMS

Acronym or Term	Definition
HRA	Habitat Regulations Assessment
LDF	Local Development Framework
LPA	Local Planning Authority (Wiltshire Council)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework - 'The Framework' sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
PPG	Planning Practice Guidance (online guidance from the Government)
Qualifying Body	Body authorised by law to create a Neighbourhood Plan. Normally the Parish Council.
Reg. 14 / 15	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be submitted.
SA	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
SFRA	Strategic Flood Risk Assessment
SEA	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects. In the UK compliance with the SEA Regulations can be achieved through SA or Sustainability Appraisal which takes into account socio-economic as well as environmental factors.
WCS	Wiltshire Core Strategy

Chirton and Conock Neighbourhood Plan

Consultation Statement

1.0 Introduction and Methodology

- 1.0 This Consultation Statement has been created primarily to demonstrate compliance with regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012, but also as an analysis exercise that has been of great value to the evolution of the Neighbourhood Plan (NDP). The Statement was started at the very beginning of the plan, and has been the means by which the plan making team has been able to collect, analyse and make sense of all community engagement and consultation data. These inputs have then been used to directly shape Plan policy in response. This Consultation Statement goes beyond the minimum requirements of the Regulations and attempts to show how the wishes of the community led directly to policy formulation. Exactly how this happened is explained later in the Statement.
- 1.1 It can be seen from this report that engagement with the community has been critical in determining what the plan contains. In order to reach all sections of the community a range of methods were employed and the Steering Group is confident that the resulting plan broadly reflects the wishes of the community as a whole.
- 1.2 The Consultation Statement acts as a record of all of community engagement, including early informal meetings, the tea and cakes and Cheese and Wine events, an initial and follow up questionnaire, as well as formal Regulation 14 pre-submission Consultation that has been carried out during the course of the preparation of the NDP.
- 1.3 The Area Application consultation is not covered in detail by this Consultation Statement – however this took place in November 2016 and was managed by the LPA in accordance with the Regulations. That is to say, the neighbourhood area was designated on 5th December 2016 in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. As the area specified in the application consists of the whole of the parish council's area it was designated without consultation in accordance with Regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016. This regulation 5A states amongst other things that where this regulation applies, regulations 6 and 6A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016 do not apply. No public consultation took place for this due to delays by the LPA. A decision notice was issued on 5th December 2016 formally approving the Neighbourhood Area as the whole parish. The Decision Letter is available as a separate document accompanying the NDP.

1.4 SEA and HRA Screening for the NDP took place in summer of 2017 and a SEA Decision Notice was issued on 28th September 2017. This concluded that SEA was not required. The Notice is given here as Appendix 6. An HRA decision letter was issued on 3rd October 2017 raising no concerns and stating that:

'It is therefore concluded that the plan would not have any likely significant effects upon any European designations and as such an appropriate assessment is not required'. The HRA notice is also located in Appendix 6.

1.5 The two main stages of consultation recorded by this report were:

Early Stages Community Engagement (September 2016- June 2017), and,

Regulation 14 Formal Six-Week consultation (29th January – 18th March 2018).

1.6 The Steering Group regard the outputs from the consultation exercises as the natural counterpart to the evidence base created by the plan's scoping exercise. Community opinion, inputs from specialised consultees and documented facts therefore form a fused core of the Neighbourhood Plan's underlying evidence base.



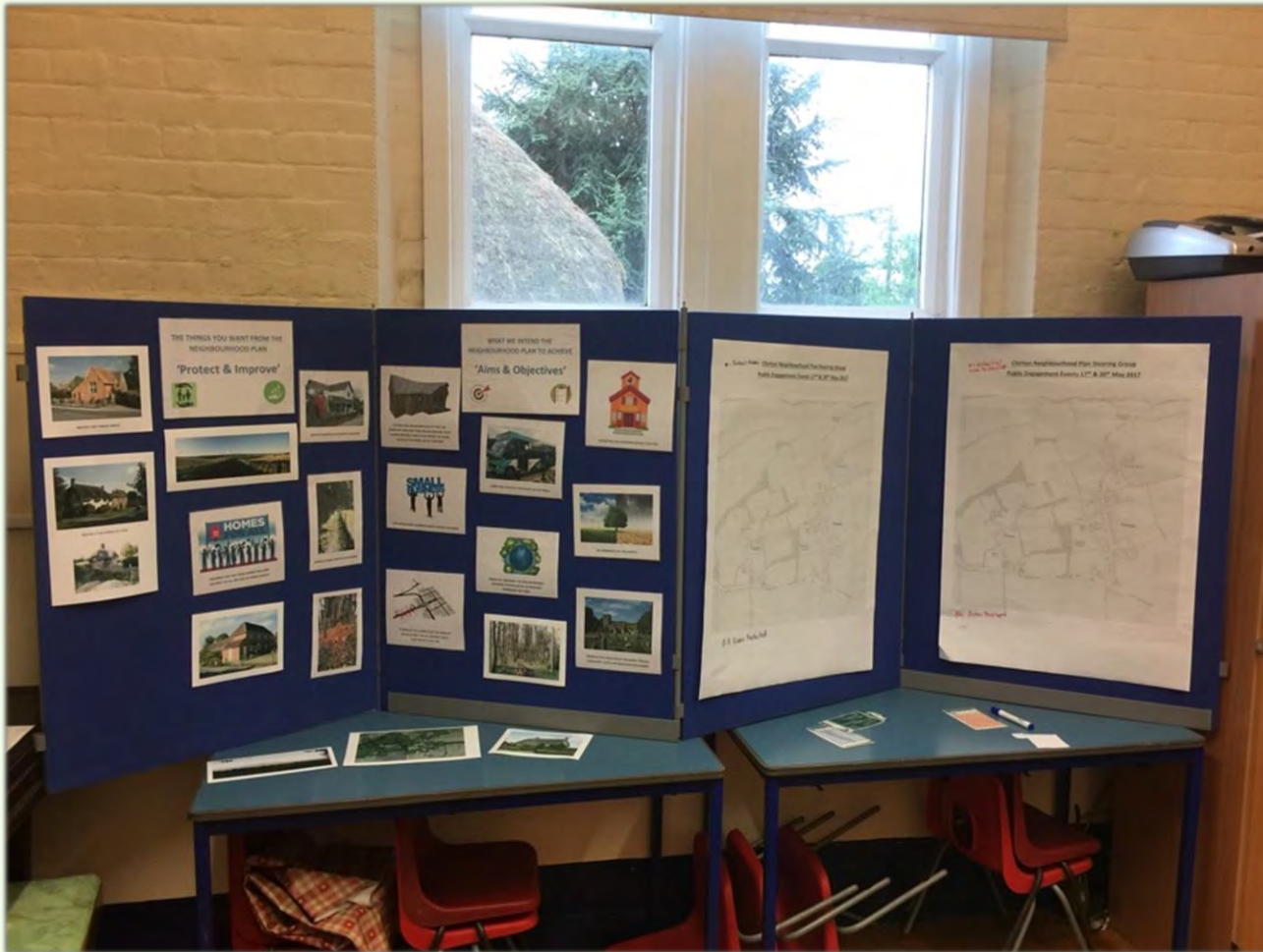
1.7 The consultation methods used by the Steering Group included:

- Public meetings
- Events: Tea & Cake on a Saturday Afternoon and a Cheese and Wine event on a Wednesday evening (May 2017) to reach as many parishioners as possible.
- Direct Consultation: Initial questionnaire (February 2017)
- Second Questionnaire (Feedback Form at events) May 2017
- Direct Consultation by e-mail (Statutory Bodies – See Appendix)
- Creation of a dedicated section on the Parish Council’s website (May 2013) with regular updates and response facility
- Bulletins on Local Councilor’s website
- Parish Council meetings and minutes published online.
- LPA Consultation via Link Officer on key policy points
- Regulation 14 Event at Old School on 24th February 2018
- Direct consultation of Statutory Consultees by e mail during Regulation 14 consultation
- Direct consultation of the LPA Wiltshire Council during Regulation 14 consultation
- Response form / questionnaire to all homes during Regulation 14 (7 weeks: Monday 29th January to Sunday 18th March 2018).

1.8 The results of these main phases of consultation carried out by the NDP Steering Group are given separately below, in each case an analysis section follows, showing overall themes and indicating how the plan has responded to inputs. A number of appendices give more detailed information including all individual responses and comments both from early community engagement and from the formal Regulation 14 ‘Pre-Submission’ consultation.

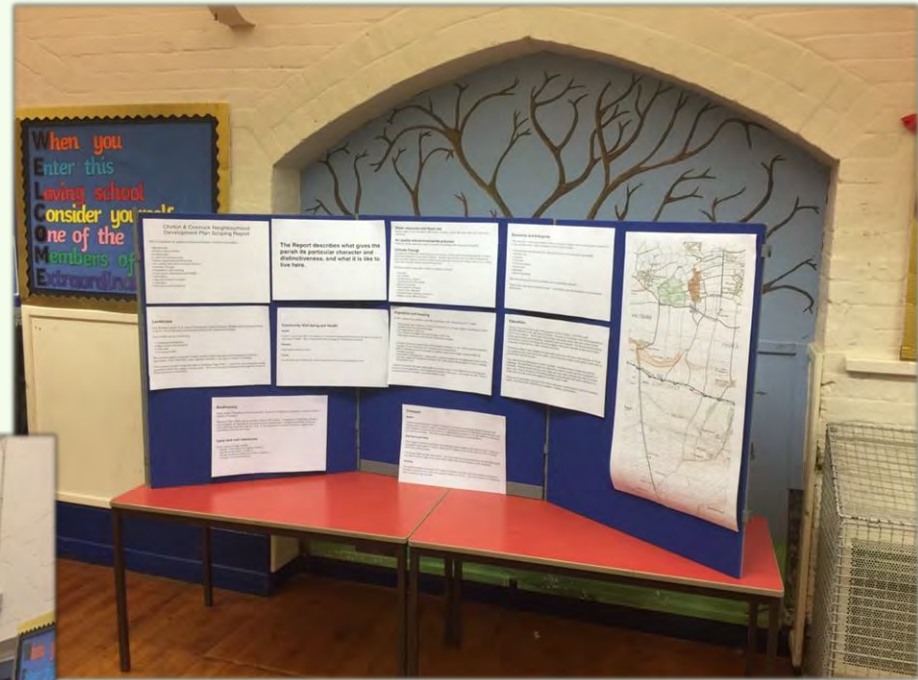
2.0 Early Community Engagement

- 2.0 The parish council had been considering a neighbourhood plan for some time and the matter had been discussed a number of times with local residents in the context of issues like replacing the village hall and responding to possible developments in the area. It was clear that such a plan would be a big undertaking and that a priority would be to establish whether a group of volunteers would be willing to serve on a Steering Group and carry out other related tasks such as research.
- 2.1 Accordingly, a public meeting was held in the village school on 13th September 2016 attended by 13 residents and the Parish Council team. The issue that initially built interest in the process, namely Future Farms and their development intentions, was also discussed although there had not been anything definite put forward to specifically comment on. The concept of a Neighbourhood Plan was explained further, and volunteers were asked for to serve on the Steering Group and to carry out other tasks. The response was positive and so this meeting was followed up by a Parish Council meeting on 19th September, when it was formally decided to embark on the Neighbourhood Plan.
- 2.2 Employment of a planning consultant ('PlanningStreet') was also approved as was the creation of a website. It was also approved that the Parish Council would pay for the distribution of the Redhorn News (magazine covering our parish & others) to all households in Chirton & Conock from January 2017. This would act as a reliable information conduit.
- 2.3 The most important thing was to get the views of the community, as their thoughts would essentially be the core of any plan. Accordingly, an initial questionnaire was devised and distributed by hand to every address in the parish w/c 23rd January 2017. Two copies were supplied per house and two weeks were allowed for responses. The replies were collated and analysed in February 2017 (see section 3 below and Appendix 3).
- 2.4 As a follow-up to the initial questionnaire and to ensure that as many of the community as possible engaged with the process, two events were held; a Wine and Cheese event on Wednesday 17th May between 6.30 and 8.30 (attendance 24) and a tea and cakes event on Saturday 20th May (attendance 23). The events were advertised on the Parish Council website & Facebook page, Chirton Community Life Facebook page and in the Redhorn Magazine (which every household receives). Additionally, flyers were posted through every door in the parish and put on all of the noticeboards (examples attached for reference). The feedback forms acted as a second questionnaire at these events and the outputs of these events are described in Section 3 below and in Appendix 4. Copies of the Core Strategy, 2008 Design Statement and the NDP were available for reference at all events.



At both events a wealth of material was provided to help explain what a Neighbourhood Plan was, what it could do and then to explore the local issues, which had been flagged up by both the initial questionnaire and the scoping research.

The Steering Group worked hard to illustrate technical aspects of neighbourhood planning. Graphics complemented text and volunteers were on hand to explain and discuss topics with visitors.



Attendance at the events was very good for a small community like Chirton and Conock



There was a lot of discussion based on the display boards.

And some heads scratching and soul-searching when it came to filling in the feedback forms.



2.5 A Rural Housing Needs Survey (HNS) was undertaken together with Wiltshire Council and completed in May 2017. Wiltshire Council delivered questionnaires to the Parish Council for distribution on the 2nd March 2017. To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies a data protection policy to responses, ensuring that all survey responses remain anonymous. Residents were asked to return the completed surveys in the pre-paid envelopes by 31st March 2017. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council. A total of 177 questionnaires were distributed to the parish (one to every home). There was a good response rate of 39% with 62 replies received. The HNS can be found as an appendix in the Scoping Report.

2.6 To summarise: Initial community engagement included the following methods.

Who was Consulted or Involved?	Method?	When?	Numbers?
Parish Councilors	Parish Council Meetings	Monthly	Quorum
Potential volunteers	Public meeting Invitation e mail	13 th September 15 th Nov 2016	13 plus PC.
Residents	Questionnaire	January 2017	68
Residents	Community Engagement Events	17 th and 20 th May 2017	47 Total
Residents (assisted with research)	Scoping Research Exercise	January 2017	6
Residents	Redhorn News Magazine	January 2017 on	all
Residents	Rural Housing Needs Survey	March-May 2017	62
General Public	Parish Website	Ongoing	Unknown
General Public	Facebook	The events poster was first advertised on the Chirton Community Facebook page on 8th May	Seen by 92 and advertised again on 17th May when it was seen by 106.
LPA Link Officer	Meeting with Georgina Clampitt-Dix	27/03/16	N/A

3.0 Early Community Engagement – summary of issues & themes from responses

- 3.0 Early Community Engagement was designed to include a mixture of means, times and methods to ensure that as many people from the community was involved directly with the formation of the early ideas behind the plan. The following is a summary of the feedback received.
- 3.1 **Themes from Initial Meeting**
The initial meeting did not delve too deeply into the content of a possible plan. The proposed development at Future Farms had been seen as a wake-up call and there had also been concerns about loss of facilities (e.g. the pub recently sold off for housing). There was a growing realisation that action was required in order to ensure that future development preserved what was best and improved what was not about Chirton and Conock. The decline of the old Drill Hall which in recent years had acted as the village hall, and creation of a new village hall was also on people's minds. The possibility of using development to help improve infrastructure such as the village hall was discussed, although it was recognised that both the landscape and villages themselves were sensitive areas.
- 3.2 **Themes from Initial Questionnaire**
The initial questionnaire was designed by the Steering Group together with the planning consultant. Questions were informed by the local knowledge of the Group, and were aimed at probing known issues, yet also giving some flexibility to ensure that the community was able to really set the agenda. A copy of the response form is given as Appendix 1.
- 3.3 The questionnaire was distributed by hand to every address in the village and two weeks were allowed for responses. The questionnaire was also publicised in the Redhorn News (that all parishioners receive FOC), on the Parish Council Website, the Parish Council Facebook Page and the Chirton Community Life Facebook page. There were three designated return addresses – 1 at the top, 1 in the middle and 1 at the bottom of Chirton village.
- 3.4 A total of 68 responses were received, from the population of 406 giving a response rate of just under 17%. This is considered to be reasonable for this type of survey at this stage of the process, and likely to give a reasonable indication of what issues people were most concerned with. The age range of respondents was fairly similar to the age profile of the village population – the largest number being in the over 55 age group, but with very creditable numbers in the lower age ranges, including one respondent under the age of 10. This is considered to be a good achievement, and helps to ensure an inclusive and representative response.

- 3.5 The first step was to count not only answers to the closed ended questions, but to also list the issues raised under the more open-ended ones. The results, as a spreadsheet, were then provided to the consultant, who carried out a basic analysis which was then discussed and modified by the Steering Group. The spreadsheet is given as Appendix 3.
- 3.6 The consultant used the spreadsheet to sort basic issues, but this exercise was greatly aided by reading through all of the responses to cross reference. The process identified the following themes:

Rural Delight

The community enjoys living in what is, on the whole, a peaceful, rural area, with close proximity to open space. They relish the relative lack of traffic compared with Wiltshire in general (with the exception of the Andover Road) and tend to spend a significant amount of time walking, riding, cycling and enjoying 'things outdoor'. They feel safe here and tend to enjoy good and rewarding social relationships. The local school and church are important parts of the community.

Shutting up Shop

By far the biggest problem is perceived to be a lack of local facilities. Not only is there no longer a shop or post office, but the local pub has closed, the Drill Hall is no longer functional as a village meeting place, and there are few local clubs or societies. There is a need for a children's play area. It is frustrating to have so little available when the parish is a pleasant place to be. Many would rather not travel once they get home, but stay and enjoy the local atmosphere. However, it is now necessary to travel for shopping, entertainment and services.

Transport Woes

Transport issues were mentioned 110 times in the 68 Responses. In order of number of mentions, these were:

Speeding / All road safety issues	(34)
Parking problems, especially near the school	(29)
Footpaths (protect and improve, add path along main streets)	(26)
Poor Public Transport service / bus shelter	(12)
Inadequate road maintenance	(3)
Road Noise	(2)

Initial Questionnaire Themes Continued >

Wish List

Non-transport related 'wants' were (in approximate order of mentions):

- New village hall / meeting place
- Village pub / shop / Post Office
- Play park for children / football field
- Affordable housing.

Home Sweet Home

Interestingly, every respondent had an opinion on this issue. The majority of respondents wanted no more housing (65%), however 35% disagreed or were undecided. If housing were to be built, the largest response scores were for a mixture of homes, including some that were small or medium sized. Thirty percent of people who answered this question felt that there should be no affordable housing provided, while 60% felt that a proportion of between 1-50% would be appropriate.

The World of Work

Sixty-one percent of those responding to this question felt that no additional employment opportunities were required in the Parish, but 27% disagreed. Possibilities were thought to include the running of local, amenities or any small business with low impact on the surroundings.

Protecting What You Love

Again, this question drew a 100% response rate, suggesting that this is an important issue in people's minds. A large majority (72%) felt that protecting the character of the village was important. Only 10% had no opinion or disagreed. In terms of valued nature sites or green spaces, the list (in order of number of mentions) included:

- Everything (all)
- Surrounding farmland
- Paths, walks and rights of way
- The school
- Conock woods
- The space around Chirton church.

Initial Questionnaire Themes Continued >

Wired for Sound

Mobile and broadband service was variable. A range of providers were used, but most people were with EE, O2 or Vodafone. Most residents seem to get a workable, if not excellent service, with % of those that replied to this question rating their mobile service as 'good' or 'fair'. Mobile speeds were mainly between 6 and 74 mbps – a wide range.

Vision of the Future

Retaining the good things about the village - such as the school, the church, the characterful buildings and roads, and the leafy, rural environment, was a strong theme in this response. Few wanted significant change. However, it is clear people also felt that improvements could be made, especially in terms of creating places for people to meet and tackle a perceived decline in community engagement and spirit.

- A more thriving, community conscious parish
- A place with better amenities; shop, pub and village hall – places to meet.
- A better transport network including improved, extended and new paths, better bus service and some off-road parking, especially near the school.
- A place with more young people and families.

Writing the Agenda

People felt that the Neighbourhood Plan should include a range of issues, most prominent of these were:

- Deliver a village hall
- Deliver improved amenities
- Improve parking at the school
- Reduce traffic speed (including tractors)
- Appropriate 'village' housing (not too much and the right kind)
- Protect green spaces.

3.7 **Community Engagement Events: Tea and Cakes, Cheese and Wine**

Two community engagement events were held: - a tea & cake event on a Saturday afternoon and a cheese and wine event on a Wednesday evening. Different days and times were used to try and catch as many parishioners as possible. A response form was used to collect feedback as well as a map of the parish and this, along with a summary is given as appendix 4 to this report. Attendance was good - 24 people came on 17th and 23 on the 20th May. Broadly speaking the responses confirmed similar attitudes and thoughts to those of the initial questionnaire.

3.8 **What the Community Likes and Wants**

Things most valued by the community included:

- The closeness to countryside, green open spaces, friendly people and the safeness of the location.
- Lack of a village hall was the most significant downside of living in the parish, closely followed by the lack of shops. However, the parking problems at the school and speeding vehicles also scored highly. The provision of a new hall was a priority over other new infrastructure.

3.9 **Working in the parish**

As in the earlier questionnaire, opinion was divided on this issue – probably reflecting a wish to retain the peace and quiet of the village and not add to traffic problems. Local amenity jobs were the most favoured category.

3.10 **Homes in the parish**

In contrast to the earlier questionnaire and the responses to the Housing Needs Survey, there was a narrow majority (of 1) opposed to new housing, although those undecided amounted to almost the same number as both the ‘yes’s and no’s’ combined. This probably reflects the uncertainty of a relatively open ended question. In terms of housing numbers that would be acceptable, the result (5-12) was strikingly similar to the initial questionnaire, as was the preference for small and medium sized homes. A majority of respondents suggested that some of the housing should be affordable (the proportion is already set by Wiltshire Core Strategy policy and national guidance, so levels suggested are not relevant).

3.11 **Keeping it green**

There was support for protecting green areas – although no specific sites were suggested by name. However, it is clear that the school is valued and there is a demand to protect green spaces generally and also to improve ‘things for children to do’. Accordingly, it may be appropriate to allocate the school playing fields / playground as a Local Green Space as this would be consistent with the comments made.

3.12 **Life in the parish**

a large majority of people thought it important to increase the number of young families within Chirton and Conock. Four times as many people said that they thought that young people should have more opportunities in the parish. This has implications for housing, employment and provision of recreation within the plan area. However, people also felt that a social gathering place was important for adults.

3.13 **Issues & topics for the Neighbourhood Plan** to address were, in order:

Lack of parish hall	30
Protect parish green space	26
Reduction of speed within the parish	19
School parking issue	18
Housing issue, maintaining a parish	10

3.14 In addition to completing the response form, people were also asked to indicate on maps of the village where development could occur and where it should not. One map of each type was produced at each meeting. These maps are given as part of Appendix 3. The results produced interesting patterns with some contradictions as might be expected. However:

The most preferred sites were **Plummer's Farm and Manor Farm**, though an area to the north of the Andover Road was also popular. Both Plummer's Farm and Manor Farm had detractors, however in each case an overall majority preferred development there.

The areas most people wanted to protect were scattered around the village, which confirms many people's love of Chirton and Conock generally and as it is. However, **Coster's Ground** and the field to the south of it were prime candidates for preservation, while **the area to the west of Park View** was also suggested (probably because of its beautiful landscape – part of a listed historic park and garden - Conock Manor). This concurs with the research of the Scoping Report. This area is already protected by virtue of saved Kennet Local Plan Policy HH10 – the area being one of 'Minimum Change'. It would also be protected by virtue of being the setting for the Listed Manor and by being part of a listed park and garden.

3.15 **The shape of things to come**

The response form discussed the shape of the settlement, with most people preferring a nucleated rather than linear settlement form. However, the shape of the settlement is already controlled by WCS Policy. Chirton is a linear settlement and policy effectively aims to keep it that way. Core Policy 2 states:

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit area of development related to the settlement.*

Some latitude is allowed because Neighbourhood Plans are free to change settlement boundaries and development above and beyond infill is permitted if justified by evidence. The community response indicates that this could be acceptable in terms of impact on settlement shape.

3.16 **Getting around**

Transport was a popular issue, although many concerns cannot be dealt with directly in a Neighbourhood Plan as they are outside the Planning System (such as speeding which is the concern of the police and Highway Authority). Specific issues for Chirton and Conock residents included:

- Speeding
- Traffic Calming
- Footpaths
- Public Transport improvements.

These are very similar to the issues raised in the initial questionnaire.

3.17 **Rural Housing Needs Survey (HNS)**

A rural Housing Need Survey was carried out by Wiltshire Council (the original report can be found in the Scoping Report as an appendix). This involved a postal questionnaire - a total of 177 questionnaires were distributed to the parish. There was a good response rate of 39% with 62 replies received.

3.18 Broadly speaking the HNS concurred with both the scoping research and early community engagement in that:

- Most respondents (80%) were in favour of some new housing in the village. Twenty percent were opposed.
- A limited quantity was preferred (40%, the largest category of respondents, stated 4-10 homes as a suitable figure)
- The preference was for smaller 1- and 2-bedroom homes.
- There was little proven need for traditional social housing (rented). The desire and need was for discounted market housing or shared ownership.

3.19 The overall affordable housing need found by the HNS was:

- | | |
|---|-----------------------------|
| • Subsidised rented housing | None |
| • Shared ownership / discount market homes | 1 x two-bedroom home |
| • Sheltered housing for older people | None. |

The Housing Register was consulted in April 2018, but this indicated no applicants wanting to live in Chirton and Conock (see Scoping Report Appendix 6b).

3.20 **Overall Summary of findings of early community engagement**

A consistent range of issues and concerns was reflected right across the various aspects of early community engagement, giving some confidence that the following analysis does represent a valid account of the community's views.

Engagement

Attendance / responses to the NDP so far had been generally good (see above) and a number of consultations using different methods have taken place from the HNS postal survey to the initial questionnaire and finally the community engagement events. This suggests an acceptable level of engagement has been achieved. It is hoped that this will increase with the publication of definite proposals in the Regulation 14 consultation.

Local People love the area

The countryside, views, green spaces within the settlements and biodiversity were all highly valued. Residents love where they live and seek to protect it. Much protection is in fact already in place in the form of Wiltshire Core Strategy, saved Kennet Local Plan (e.g. Policy HH10) and National Policies (e.g. AONB protection). The VDS adds another layer of defence.

Lack of facilities

The main bugbear is the lack of facilities – something that is relatively recent in the history of the Parish. There is a strong desire to improve this by bringing back a pub / shop and, most of all, a **Village Hall** or multi-function meeting place. However there seems to be a disconnect between this ambition and the willingness to accommodate sufficient new development to bring it about.

Vitality

There is a desire to increase the number of young families living in the village in order to maintain the vitality of the parish. This has clear implications for housing, education and recreation.

Housing

Although some are opposed to all housing, the majority are in favour of developments in the approximate range of 5-10 new homes. This is within the growth parameters one would expect in a village of this size it is to comply with the Wiltshire Core Strategy. However, this level of building is much lower (about half) of that Chirton and Conock has experienced over the last 20 years.

Unless the number of homes proposed is increased contributions are unlikely to be enough to build a new village Hall. However, a meaningful contribution could be made, not only through CIL but also through normal Planning Obligations.

Two clear messages about housing are that the real need is for 2-bedroom starter homes and that discounted market housing or shared ownership is preferred.

It would be possible to deal with the housing issue through the allocation of sites. On the other hand, a criteria-based policy could leave the actual site location open, but specify matters of design and type. It is not possible to use a policy to put a numerical cap on development.

Transport problems include:

- Parking at the school
- Speeding / enforcement / traffic calming
- Footpath and pavement improvement / pedestrian safety
- Public transport improvements including bus shelter
- Maintenance / Noise

Employment

There was a mixed response on this issue. However, encouraging some limited local employment would help improve the overall sustainability for the settlement, especially if housing is proposed. Employment would also be consistent with maintaining the vitality of the parish and would benefit the young families the plan would seek to attract.

Connectivity

In common with most rural areas there are problems with mobile and broadband reception. However, this is a matter being addressed at a national and county level (for example Wiltshire Council's Digital Inclusion' project and is not within the scope of a land-use Neighbourhood Plan.

Local Infrastructure

Various small items of local infrastructure were mentioned – the maintenance of the culvert amongst them. These non-land-use matters are ideal for informal policies of the plan.

3.21 The following table attempts to draw together all of the above sources of early community engagement into a condensed form – summarising the main issues. The table then indicates how these might be reflected in policy.

Theme or Issue	Possible Policy / Notes
Protecting the Area	<p>Much protection already exists and the NDP cannot duplicate this. However key Local Green Spaces could be protected if they satisfy the criteria of the NPPF.</p> <p>A Formal Local Green Space Policy is therefore proposed to protect the school playground field / recreation area. The policy would be worded to permit the future development of the school for educational use including a car park.</p> <p>A Formal Design Policy for new development linked to improving specific local habitats (e.g. traditional orchards) could add local detail to framework provided by WCS Core Polices 50., 51 and 52 – e.g. by highlighting local priorities for action.</p> <p>A Design Policy aimed at maintaining high standards of design especially in the conservation areas via the VDS.</p> <p>Informal policy coordinating local action (volunteers and landowners) to resort habitat (tree and hedgerow planting etc.)</p>
Lack of facilities	<p>A Formal Developer Contributions policy is proposed to specify the local infrastructure that the community needs from future development. This would include contributions to a new village Hall.</p> <p>Although, with the quantum proposed this would be unlikely to fund and entire hall it could be expected to make a significant contribution, not only through CIL but also through Section 106 Planning Obligations.</p>
Vitality	<p>A Formal Housing Policy is proposed (see below)</p>

Theme or Issue	Possible Policy / Notes
Housing	<p>A Formal Housing Policy is proposed. This could take the form of a sites policy, or a criteria-based policy to specify type (2 bedroom), design, tenure (discounted market and part-ownership in the mix) etc. It would be possible for such a policy to set an indicative level but not an absolute numerical cap on development as this could impose an unfair restriction and might even prejudice the achievement of sustainable development and lead to the failure of the Plan.</p> <p>The Policy could include a Self-Build Policy – encouraging self-build as an alternative means for people to access affordable housing. This is an increasingly popular method and is common in Europe and the US.</p>
Transport	<p>A Formal Developer Contributions Policy could require contributions to local pavement and footpath improvements, provision of a bus shelter or creation of new parking for the school. It is unlikely that there would be sufficient funds to improve the bus service.</p> <p>An Informal Policy could co-ordinate community actions (e.g. Speedwatch) to deal with the matter of speeding and any other non-planning issues.</p>
Employment	<p>A Formal Employment Policy could encourage small scale business's by permitting conversion or part conversion of homes, subject to acceptable impacts on neighbours. There is probably little else an employment policy could add to the existing policy framework unless it specified sites.</p>
Connectivity	<p>This is not an issue for a Neighbourhood Plan. No Policy.</p>
Local Infrastructure and Maintenance	<p>Informal policy coordinating community and land-owner action to tackle problems of drainage and other village maintenance.</p>

3.22 Influence of initial Community Engagement on the NDP

It can clearly be seen from the process followed in this report that community engagement has been a major driver in policy creation. The Consultation Report provides a clear evidence trail linking eventual policy with community-based evidence. This report sits alongside the Scoping Report (which includes some of the same evidence base as the WCS) as the twin pillars of the NDP's evidence base. The combining of evidence from the community and the Scoping Report into draft policy is described in the NDP itself.

4.0 Vision

4.0 Vision

The Vision represents a view of what the community wants Chirton and Conock to be like in 2026. It is aspirational, not obligatory, yet achievable. The proposed Vision based on the initial community engagement is as follows:

'In 2026, the historic and landscape character of Chirton and Conock will have been preserved and if possible, enhanced. Development, should it occur, will be modest in scale and quantity and of high quality in terms of design and materials. The rural character of the conservation area and the surrounding landscape will be unharmed.

Any development will have contributed towards the maintenance and upgrading of facilities such as the village hall, recreation area and footpath network. New housing will be of modest quantity and include homes aimed at first time buyers and those currently struggling to get onto or progress along the property ladder, with discounted market housing and shared purchase 1- and 2-bedroom units featuring strongly in any development mix. Self-build will be encouraged as a means of enabling more affordable owner occupation.

Facilities to replace the lost pub, perhaps including a village shop are an aspiration, as is the achievement of will modest levels of appropriate local employment, for example small, low-impact businesses including home-based working. These gains would help to reduce the need to travel and improve the overall sustainability of Chirton and Conock.

Community action will have continued to benefit the parish in terms of maintaining and enhancing both the built and natural environment, including adapting to climate change, whether by restoring and enriching habitats, maintaining drainage or lobbying to improve road safety and public transport services and infrastructure.'

5.0 Objectives of the NDP

5.0 Planning Objectives were suggested by the preceding community engagement. However, writing them took place with reference to the Scoping Report. The Objectives are therefore driven by a combination of community wishes and objective evidence.

Issue	Objective Number	Plan Objective and Notes
Biodiversity (Habitat enrichment)	1	Improve local habitats, both if development occurs and through informal community action in any event. (Takes forward WCS Core Policy 50 as well as comments from the initial questionnaire).
Water Resources, Flood Risk and Climate Change (Manage drainage to cope with climate changes)	2	Adapt to climate change by maintaining and if necessary, improving local drainage. Reduce net emissions if possible, by encouraging sustainable transport and planting trees and hedgerows. (Supports WCS Policy 55 and reflects consultation responses from community engagement).
Historic Environment (Preserve and enhance)	3	Protect the character and quality of the built historic environment and preserve archaeology (Takes forward comments from Initial Questionnaire and adds local detail to WCS Core Policy 58)
Landscapes (Preserve and enhance)	4	Preserve and if possible, enhance landscape, through informal community action formal Local Green Space Policy and whenever development occurs or is likely to occur. (Reflects community engagement and takes forward Wiltshire Core Policy 51).
Population and Housing (Permit modest new development for all the community)	5	Modestly increase housing over time including innovative means for meeting local affordable housing need (e.g. self-build / discounted market housing) in order to maintain the vitality of the community. Reflects community wishes and acknowledges framework established by WCS Policies 43 and 45 (e.g. delivers homes for local need).

Planning Objectives Continued

Issue	Objective Number	Plan Objective and Notes
Community Wellbeing and Health (Preserve and enhance)	6	Preserve, protect and enhance recreational facilities Reflects Community wishes and WCS Policies 48 and 49
Education (Support and enhance the school and pre-school)	7	Support and enhance facilities at both Primary and Pre-School including the provision of a new car park (Reflects priority attached to school as a remaining facility as expressed in community engagement).
Service Centre Provision (Improve facilities where possible)	8	Restore or create facilities for the parish such as a multi-function village Hall, pub and or shop. (Expresses the strong wishes of the community and takes forward WCS Core Policy 49, adding detail)
Transport (Improve services, infrastructure and road safety)	9	Improve bus services, upgrade footpaths, reduce speeding and improve road safety. (Local Community engagement feedback supports this. Also adds detail and helps fulfill WCS Core Policies 60, 61).
Economy and Enterprise. (Encouraging small businesses and home working)	10	Encourage and support small businesses in the parish and facilitate home working Support expressed in community engagement. Scoping research also indicates a number of successful business's already; building on this base would balance housing development with employment recuing the need to travel and therefore improving the overall sustainability of Chirton and Connock. Links with WCS Policy 48

6.0 Reg. 14 Formal 6-Week Consultation January 29th – March 18th, 2018

6.0 Summary table

Who was Consulted?	Consultation Method?	When?	Numbers?
General Public	Advertising in parish magazine 'Redhorn News' ... Parish Website, Facebook	January – February 2018	All readership
Local Residents	Questionnaire to each household * Event at Old School February 24 th , 2018 Parish Website, Facebook	29 th January-18 th March 2018	All residents
Local Planning Authority	Direct via e mail to several recipients including head of planning and link officer.	29 th January-18 th March 2018	LPA departments
Statutory Consultees**	Direct via e mail	29 th January-18 th March 2018	16

6.1 The formal Pre-Submission 'Regulation 14' consultation was advertised in the Redhorn Magazine, February and March issues, on the parish noticeboard throughout February and March and on Facebook (PC and Chirton Community pages) during the same period. The documents went live on the Parish Council's website on 29th January 2018 and ran for 7 weeks to 18th March 2018. Flyers and response forms were delivered to every household in February.

6.2 Copies of the plan, Scoping Report and Consultation Statement to date were made available:

- Online: <https://www.chirtonandconock-pc.org.uk/neighbourhood-plan/>
- In Chirton: St John the Baptist Church
- In Marden: The Millstream pub
- In Devizes: The Town Hall and Library

* See Appendix 5

** See table below

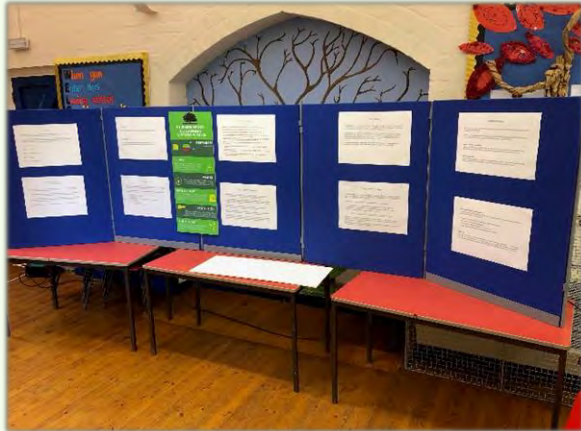
6.3 Statutory Consultees

Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 sets out a list of Statutory Consultees (bodies or persons that must be consulted at the Regulation 14 Stage). Not all of these applied to Chirton and Conock (for example there is no railway nearby so no need to consult Network Rail, nor any sea, so no need to consult any Marine Authority). E-mails were sent to the Statutory Consultees on 26th and 29th January. Detailed responses are discussed elsewhere in this section of the CS. However, a summary is as follows:

Consultee	Plan Section	Comment	Response of the NDP
Aster affordable Housing Management	All	No response	N/A
Ayelle Construction	All	Developers of Old Yeoman Pub site. No response	N/A
British Telecom	All	No response	N/A
Chirton School	All	No response	N/A
Environment Agency	Section 5.4, page 6	<p>It is mentioned that part of the village is prone to flash flooding. We assume this refers to surface water flooding which is an area shown on the Flood Map for surface water affecting the roads known as The Street, The Hollow, and Small Street. Surface water flooding is the remit of the Lead Local Flood Authority (Wiltshire Council drainage team) therefore we suggest you seek their comments relating to the proposed culvert improvements.</p> <p>We note the intention to include climate change adaptation in objective number 2 (section 8, page 13). We suggest this could be expanded to include water efficiency within buildings (existing and new). One of the potential effects of climate change is extreme weather events, including prolonged dry spells, which increases the risk of drought. By widely reducing the domestic consumption of water we can mitigate the impacts of drought, which means we adapt to new/altered water availability scenarios.</p>	<p>Noted. Amend informal policy,</p> <p>Noted. Will do.</p>

Consultee	Plan Section	Comment	Response of the NDP
Highways England	All	No response	N/A
Historic England / English Heritage	All	No comment	N/A
Homes and Communities Agency	All	No response	N/A
Hutchinson's (Local Business)	All	No response	N/A
MB Joinery (Local Business)	All	No response	N/A
Natural England	All	No comment	N/A
PCC (Church) / Salisbury Diocese	All	No response	N/A
Saville's Estate Agent	Policy 1 Housing	Agent selling Manor Farm Note: meeting held with Steering Group Chairman 2nd Feb – Meeting with Justin Kennedy (present: David Harmes, Paul Mills, Tim Reeve & Joe Coole). General discussion on site. No response from Saville's, but response from agent representing site purchaser. Positive regarding plan but suggestions about scope of Manor Farm policy.	Make minor change. See 6.8 below.
SSE Electricity and Gas	All	No Comment	N/A
Wessex Water	All	Omitted in error and re-consulted by e mail 31/03/18 with 6 weeks allowed.	No response
Wiltshire Council	All	Local Planning Authority. Detailed comments.	See paragraph 6.7 below

6.4 An event was held at the Chirton Old School House on Saturday, February 24th. Volunteers were available to answer questions; copies of documents were available, and tea and cakes were served. Response forms were available. It was held at the Old School in Chirton on the 24th February between 2-5pm. It was advertised in the Redhorn magazine (which is delivered free to all houses in Chirton & Conock), on the Parish Council Website & Facebook page and on the Chirton Community Facebook page. Additionally, it was posted on the noticeboards.



An exhibition of relevant material was provided.

Chirton & Conock Neighbourhood Development Plan
Public Consultation Event at Chirton Old School, Chirton
on 24th February 2018

ATTENDANCE SHEET

NAME (Please Print)	ADDRESS
1. J. L. JONES	17, THE STABLES, CHIRTON
2. M. JONES	17, THE STABLES, CHIRTON
3. J. JONES	17, THE STABLES, CHIRTON
4. J. JONES	17, THE STABLES, CHIRTON
5. J. JONES	17, THE STABLES, CHIRTON
6. J. JONES	17, THE STABLES, CHIRTON
7. J. JONES	17, THE STABLES, CHIRTON
8. J. JONES	17, THE STABLES, CHIRTON
9. J. JONES	17, THE STABLES, CHIRTON
10. J. JONES	17, THE STABLES, CHIRTON
11. J. JONES	17, THE STABLES, CHIRTON
12. J. JONES	17, THE STABLES, CHIRTON
13. J. JONES	17, THE STABLES, CHIRTON
14. J. JONES	17, THE STABLES, CHIRTON
15. J. JONES	17, THE STABLES, CHIRTON
16. J. JONES	17, THE STABLES, CHIRTON
17. J. JONES	17, THE STABLES, CHIRTON
18. J. JONES	17, THE STABLES, CHIRTON
19. J. JONES	17, THE STABLES, CHIRTON
20. J. JONES	17, THE STABLES, CHIRTON
21. J. JONES	17, THE STABLES, CHIRTON
22. J. JONES	17, THE STABLES, CHIRTON
23. J. JONES	17, THE STABLES, CHIRTON
24. J. JONES	17, THE STABLES, CHIRTON
25. J. JONES	17, THE STABLES, CHIRTON
26. J. JONES	17, THE STABLES, CHIRTON
27. J. JONES	17, THE STABLES, CHIRTON
28. J. JONES	17, THE STABLES, CHIRTON

The event was well attended (32 people).



Visitors dropped in throughout the afternoon to discuss the plan and sample the tea and cakes.

6.5 **Response Forms:** The following table summarises all of the responses to the various questions on the Questionnaire / Response Form

Plan Section	Comment	Plan Team Response
I am generally in favour / Not in favour of the Plan	Agree: 30, Disagree: 2 In favour of 'a plan' 1	It is gratifying to know that the plan is supported by the vast majority of those who responded.
I would like to see changes to the Plan	1	Changes will be made in response to comments received see below.
Specific Comments Housing Pages	Need for affordable housing - first time buyers Adequate parking essential -e.g. for the school School parking is a real problem. Hope that Manor Farm will be developed No more than 5 houses Small amount of development keeps village alive Formally allocate Manor Farm? Manor Farm policy should state no encroachment onto farmland/ green spaces Preserve village character when building Build on existing farms (e.g. Manor and Plummer's) Prefer infill not greenfield development.	Noted. Noted. This is dealt with in the Developer Contributions policy. Noted. Cannot impose a limit as policy would not be flexible enough to pass Examination Noted Can consider Cannot impose such a blanket restriction. Most such land is already protected by being in the AONB. Noted. Noted. The plan takes this forward Noted, the plan takes this forward.
Specific Comments Developer Contributions	Developers should contribute to the needs of the village Community building / hall should be the goal Pavements / <u>no pavements</u> – VDS explains role of green verges in local character. Footpath improvement. Typo ' to assist with'. What is off-road parking? School Parking off-road needed	Noted. This is including in the Developer Contributions policy Agree to retain verges and not impose pavements due to conflict with VDS. Change Policy 2. This is already included in Policy 2. Noted. Correct typo. Parking off road / a car park. This is already included in Policy 2.
Specific Comments Design	Protect diversity and local styles Principles of design are not mentioned in the VDS	Noted. Noted. Re-word.

Plan Section	Comment	Plan Team Response
Specific Comments Local Green Space	Should be for all people and not just the school. Support for this policy School parking needed and better playing facilities. Typo: 'or' not 'of' Improve.	Noted Noted Noted. Already included in Policy 2 Noted. Will correct.
Specific Comments Informal Policies	Culvert needs to be maintained Better maintain verges? 20mph past school. Traffic calming Keep village surroundings green – plant trees and hedges? How will community action help with parking? Should say improve existing footpaths and not disturb green verges. Grass verges key part of character and should be retained. Community Orchard – where did this come from	Noted. This is already included in the informal policy section. Noted. This is already covered in informal policy section Noted. Included in informal policy section. This is explained in the policy. For example, by through negotiating with outside agencies. Noted Suggestion by the plan team. This would be good for community cohesion and biodiversity and the village used to have several orchards.
General Comments	The plan is a collection of statistics. What is it proposing? Print of document too small The plan will deliver sustainable development This is a summary of the Scoping Report – it is not a plan.	The respondent may have read the Scoping Report and not the NDP... Noted. However, it can be viewed online where text can be zoomed. Also have to balance print size with overall bulk of document. Noted. No. NDP's have to be based on the evidence. The plan reflects, but does not repeat the SR. It builds on this to create policies. The NDP is not intended to be an 'action plan' but part of the legal Development Plan as provided for in the Town and Country Planning Acts.

6.6 Other Responses

Respondent	Plan Section	Comment	Plan Team Response
Blue Cedar Homes	All	Offer to co-operate with NDP on Provision of homes for the elderly.	No need was shown in the HNS. Could be possible in a plan review.

6.7 Wiltshire Council (LPA)

Despite an extended consultation period, comments from Wiltshire Council were received late, outside the period given. They are nevertheless considered below.

Plan Section	Comment	Plan Team Response
2.1	Refers to the plan running from 2017-2026, which is different to the front cover (2018-2026).	Noted. Will correct.
Planning Policy Context	The Government is in the process of revising the National Planning Policy Framework (the Framework) and Planning Practice Guidance. For clarity, therefore, the date of the current Framework should be provided in this section, so it is clear which version has been considered in the preparation of the Plan.	Noted. Will amend, although this should be self evident based on publication date.
Paragraph 4.5	Use correct title: 'Revised Wiltshire Planning Obligations Supplementary Planning Document (October 2016)' 'HSAP'. For clarity, the full title of the document should be provided here: 'Wiltshire Housing Site Allocations Plan - Pre-submission draft plan (June 2017).	Noted. Will amend.
Paragraph 5.6	HNS is Snapshot in time. Needs could change. Refer also to Housing Register	Noted. This is already understood. But the plan includes a commitment to review which ensuring need and provision balance.
Paragraph 5.11	Version of HNS should be dated	Agreed. Will amend.
5.8	PPG has been revised to reflect the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014 and should be taken into account. This means that a threshold of 11 dwellings would normally now be required for the affordable commitment to kick in. However, this can be lowered in rural areas to schemes of 6-10 units. To apply this lower threshold, a policy should be included within the Neighbourhood Plan. It should be noted that where this lower threshold is applied, local planning authorities can only seek affordable housing contributions from developments of between 6 to 10-units as financial contributions and not affordable housing units on site.	Noted. Will update

Wiltshire Council (LPA)

Plan Section	Comment	Plan Team Response
5.9 (3rd sentence) and Paragraph 10.5	<p>There is reference to the 'SHLAA' in paragraph 5.9 (3rd sentence) and Paragraph 10.5 in the context of the Housing Land Supply Statement. This would benefit from correction.</p> <p>Housing Land Supply Statement (March 2018) and all references in the Plan to the previous statements would benefit from being updated to reflect the current position.</p>	<p>The reference is believed to be correct. Reference to the later SHELAA is also made.</p> <p>Noted.</p>
Paragraph 5.15	Refers to the old-school. This is a listed building and should be stated as such.	The relevance of this is questionable in the context of this paragraph, but agree to add.
With regard to Transport (paragraphs 5.19 and 5.20, Objective 9 etc.) there are matters raised that can be addressed without a neighbourhood plan.	Understood. This is why they are dealt with as informal policies later in the plan.	<p>Consider referring to Pewsey Area Board Community Area Transport Group in informal policy as suggested.</p> <p>Consider school travel plan as suggested.</p>
Vision	The Vision appears to be seeking to restrict any new development of affordable housing in terms of tenure and size.	No. A careful reading shows that this is not the case. The Vision builds on evidence in the HNS and is aspirational, not obligatory. However local priority should be linked to WCS eligibility criteria as suggested.
Formal Policies of the NDP	For clarity remove "formal" from policies and change informal policies to community actions.	Agree.

Wiltshire Council (LPA)

Plan Section	Comment	Plan Team Response
Policy 1 Housing	It is considered that the policy would benefit from review to provide clarity over where and how development is expected to take place rather than relying on cross references to Core Policies 1, 2 and 18 of the Wiltshire Core Strategy. It is noted that both Chirton and Conock are identified within criterion (a), when Core Policy 18 of the Core Strategy only refers to Chirton itself as a 'small settlement'.	<p>The policy does not rely simply on Core Policies 1,2 and 18 as a reading of table at 10.11 shows. This clearly sets out the pattern of development expected.</p> <p>The intention is that both Chirton and Conock will adopt the same approach as WCS Core Policies 1 and 2. Clarify in wording.</p>
	Criterion (b), which refers to Core Policy 43 (Affordable Housing_ should be reviewed in the light of the comments above about thresholds.	Noted. Will review.
	"The preferred size of new homes was 2 bedrooms and the preferred tenure was discounted market housing and shared ownership." This statement suggests that the respondents to the HNS were asked what size and what tenure affordable housing they would prefer to see developed; this is not the case.	No. That is not correct. The HNS clearly shows that these questions <u>were</u> asked. Will clarify that respondents were asked what size and tenure they wanted.
	The same point applies to paragraph 10.15 in relation to 'Policy 1 - Housing' concerning the restriction of affordable housing development in terms of tenure and size, and reference should be made to local connection eligibility criteria as set out in Wiltshire Council's Allocation Policy.	<p>No, that is wrong. The size and type reflects objective data from the HNS.</p> <p>Wiltshire Housing Policy is already mentioned.</p>

Wiltshire Council (LPA)

Plan Section	Comment	Plan Team Response
Paragraph 10.10	Refers to Manor Farm and needs clarifying, as there are two Manor Farms – one in Chirton and one in Conock.	Noted.
	The barns, stables and cow house being the older buildings on the site and all Grade II listed - it is not just 'the barn itself' that is listed.	Noted. This is already understood. The text already says 'including' the barn itself.
	Local and national policies are in place, as well as legislation to protect Listed Buildings, therefore conversion to residential would be as a last resort option due to the fact that domestic use often requires the highest degree of intervention into the buildings' form, fabric and character that is sensitive to change. Also, the historic layout of a farmstead is important to the overall significance of the site and any modern infill may not be appropriate if it disrupts this historic pattern of development. The setting of the listed buildings within this historic complex will need to be preserved by any proposals that may be forthcoming in the future. The Council does have a Farmsteads document that should be referenced for all proposals that come forward involving farm buildings:	This is already understood as our consultant is a former conservation officer, However, the available site for development does not include most of the listed buildings other than the barn. Even if it did however two factors weigh heavily in favour of sensitive conversion: the low probability that the original use will be resumed (site vacant for some time) and the difficulty of building elsewhere given constraints like the AONB. Some of the ugly steel farm buildings on site would be removed and this would be a gain for heritage. Agree to check wording. Agree to reference 'Farmstead' document. MAP.
Paragraph 10.11	Refers to 'Impact on listed buildings' and there is a suggestion of removing redundant buildings. This should be used/treated with extreme caution as some buildings may have a heritage value to the area and there should not be a presumption in favour of removing a building because it has fallen out of use	This has been misunderstood. It refers to the large complex of ugly modern steel buildings on the site that currently degrade the setting of the listed barn and other buildings. Clarify wording. Check criterion e.
	Within Appendix 5, the Chirton Conservation Area is shown and the listed buildings. However, it does not show buildings that may be protected by curtilage listing. It is therefore suggested that a note to this effect is attached, stating that curtilage listed buildings are not shown. The map does not show any buildings that are of local interest i.e. heritage assets or unlisted buildings, which is arguably necessary, as they contribute to the character of the area.	This is considered to be a matter for the planning application stage and would automatically be considered at this point. There is therefore no need to include it. The village design statement already sets the wider context for character and buildings and it is not considered necessary to repeat it. However, a reference can be provided.

Wiltshire Council (LPA)

Plan Section	Comment	Plan Team Response
Policy 2 Developer Contributions	<p>It is considered that the Plan takes an ambitious view of the infrastructure and community benefits that development might be expected to deliver.</p> <p>The supporting text could usefully refer to the neighbourhood proportion of the community infrastructure levy being directed to help deliver the local priorities identified.</p>	This is already understood. See paragraph 10.19. Agree to clarify.
Policy 3 Design	The Park and Garden at Conock is briefly mentioned at the beginning of the document but not in relation to policies relating to design, as it needs to be. This is a significant feature and its conservation is a primary consideration and should be given more weight in the Plan. Any new development in Conock has the potential to impact on the significance of the parkland.	This did not feature in community engagement. However, agree to consider.
Policy 4: Local Green Space	<p>Designation of Local Green Space requires consideration and justification.</p> <p>The Council, as strategic landowner, is not supportive of the proposal as this may impede the ability of the school to expand in the future.</p>	<p>The policy is already considered and justified. Will expand.</p> <p>The policy has considerable local support and consent of the landowner is not required.</p> <p>The wording specifically permits the school to expand and will not impede this.</p>

Wiltshire Council (LPA)

Plan Section	Comment	Plan Team Response
Scoping Report	<p>The Scoping Document would benefit from review to address the points raised above about Core Policy 43 and national policy on affordable housing thresholds, as well as these points:</p> <ul style="list-style-type: none"> • Paragraph 6.56, please refer to previous comments in relation to size and tenure of affordable housing. • At paragraph 6.60 replace 'social' with 'affordable'. • At paragraph 7.18 it should be noted that the size and tenure of affordable housing will be governed by Core Policy 45 and based on evidence needed at the time of any development. The HNS provides only a snapshot of need and is not the only source of information used to determine need. 	<p>This document is a Scoping Report', produced when scoping the NDP. It was correct at the time. The plan has since moved on. However, consider incorporating comments.</p> <p>This section of the SR expresses the views of the community and HR.</p>
Paragraph 1.3	<p>would benefit from rewording and clarification, as follows to reflect that the correct procedure was undertaken with regard to the designation of the neighbourhood area:</p> <p>The neighbourhood area was designated on 5th December 2016 in accordance with section 61G of the Town and Country Planning Act for the purposes of Neighbourhood Planning. As the area specified in the application consists of the whole of the parish council's area it was designated without consultation in accordance with Regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016.</p>	<p>This information is already clear from the decision letter which is included in the documentation. However, agree to add.</p> <p>Agree to add.</p>

6.8 Comment from Prospective Purchaser of Manor Farm

Manor Farm	Plan Section	Comment	Plan Team Response
<p>Comment from LPC Trull Agents for Justin Kennedy potential purchaser of Manor Farm.</p>		<p>the Neighbourhood Plan should not have to strictly adhere to the policies of the Wiltshire Core Strategy.</p> <p>Remove reference to compliance with the Wiltshire Core Strategy – especially CP 48</p> <p>Agricultural buildings and the development of farms and farmyards does not fall within the definition of previously developed land (brownfield land) neither does land within residential curtilages</p> <p>In view of the brevity of the comments above, we consider that the Chirton and Conock Neighbourhood Plan will not shape and direct sustainable development within its area, as required by the National Planning Policy Framework.</p>	<p>Noted. However, it must be in general conformity with it and the rest of the development plan as well as Government Guidance.</p> <p>The reference is considered to be appropriate and removing it would not stop its application.</p> <p>Modify text. Make clear that reference is to re-use of land rather than using greenfield.</p> <p>Noted</p>

7.0 Reg. 14 Consultation – Summary of issues and themes from responses and comments, and subsequent changes to the plan

7.0 Overall assessment

The consultation drew a good response from the village – 32 attendees at the meeting being considered to be good in proportion to the small size of the parish. In addition, useful responses were received from direct consultees including the Environment Agency and the LPA, Wiltshire Council.

7.1 Support for the NDP was strong with a very large majority in favour (32 to 2). Modifications suggested were relatively few, nevertheless changes were made. It is the view of the Steering Group and planning consultant that these changes resulted in an overall improvement in the plan.

7.2 In terms of themes emerging these were similar to those from earlier community engagement:

- Support for preserving Local Green Space
- Support for small amount of appropriate housing including affordable if it is infill and of appropriate type and fits in with local character
- Support for policy to ensure developers contribute towards local infrastructure priorities identified in the plan.
- The need for a local meeting place is a priority
- Parking on-road is a problem and policies should aim to ensure any new development does not make this worse.
- Support for community actions to improve surface water flooding, hedgerows and trees etc.
- Preference that pavements should be repaired but not extended at the expense of green verges.

7.3 In terms of Manor Farm, Chirton, development at this location was generally supported, subject to caveats including a sensitive design of appropriate scale. Great care would be needed to avoid harm to heritage. Greater force could be given to a policy if it allocated the site and this was proposed by two responders. However, this would require a comprehensive site selection process.

7.4 Wiltshire Council pointed out changes to PPG that impacted on the ability of the Housing Policy to require affordable housing units to be built in the village and the policy was modified accordingly. However, the local need for homes of small size was retained to ensure better affordability of market housing and to meet local needs and preferences.

7.5 Changes were made to the plan as indicated above to reflect these and other comments.

8.0 Conclusions

8.0 **Conclusion**

Community involvement and input from a wide range of consultees has shaped the plan at every stage and has undoubtedly helped contribute towards an NDP that is robust, inclusive and responsive to both national and local policy as well as reflecting the wishes of the community. A clear evidence trail is presented in this consultation statement showing how inputs from consultation moulded the original draft plan and lead to subsequent changes and improvements.

8.1 While there is a clear link between community engagement and consultation and the policies of the final NDP, the other facet of policy creation – Scoping Research - has also been formative. Both Consultation Statement and Scoping Report should therefore be read together as the twin foundations of the Chirton and Conock Neighbourhood Plan.

Appendix 1: Initial Questionnaire



Chirton & Conock Parish Council

Chirton and Conock Neighbourhood Plan Community Questionnaire

Chirton and Conock Parish Council is creating a Neighbourhood Plan – to do so, we need your help and input. The Plan will contain a vision, objectives and policies to help make Chirton and Conock better and the kind of place we all want it to be in the future. The plan will sit alongside the Wiltshire Core Strategy and will give our community a real say in controlling development locally for the next 10 years. This questionnaire should only take 5 minutes to complete and the more feedback we get, the more representative our Neighbourhood Plan will be. Please answer as many of the following questions as you can. If you would like additional copies, please call David Harmes on 848075.

1. Which age group do you belong to? (please circle one)

0-10 years 11-18 years 19-55 years Over 55 years

2. Which of the following are positives about living in Chirton and Conock? (tick all that apply)

1. Proximity to countryside and nature	4. Convenient for Services	7. Safe place to live	
2. Green Spaces	5. The old buildings and history	8. Good Local Services and facilities	
3. Friendly and welcoming people	6. Peace and Quiet	9. Other: please specify below	

Other:

3. And what would you say are the three worst things?

.....

4. If you could choose 1 or 2 new or improved facilities you'd like Chirton and Conock to have, what would it/ they be?

.....

.....

5. Does the parish need more housing?

Yes No

6. If Yes, how many homes & what size?

.....

7. What percentage of new homes should be 'Affordable Housing'?

.....

8. Should the Parish have more opportunities for employment? Yes No

If Yes, what kind?.....

9. How important do you feel it is to protect the character of the parish? (please circle one)

Very Fairly Neutral Not Very Not at all

10. Which, if any, specific Local Nature sites or Green Spaces need to be protected?

.....

.....

.....

11. What Internet speed do you get?Mbps (<http://www.broadbandspeedchecker.co.uk/>)

12. Which mobile network do you use and how good is your signal?

Provider: Good Fair Bad Very Bad/None

13. In less than 25 words tell us what kind of place you want Chirton and Conock to be in 10 years?

.....

.....

.....

14. What issues or topics would you like our Neighbourhood Plan to deal with? Do you have any more comments?

.....

.....

If you would like to help with the plan, please give your name and contact details below;

.....

**Please return this form to either:
Little Croft, 30 Patney Road / 32 The Street / Downs Cottage,
10 Andover Road by the 9th February**

Thank you for taking the time to complete this questionnaire!

Appendix 2: Count and Summary of initial questionnaire responses

		Chirton & Conock Neighbourhood Plan Community Questionnaire analysis Feb 2017					
Number of questionnaires returned =		68					
1	Age Group	0-10 yrs	11-18 yrs	19-55 yrs	Over 55 yrs		
		1	5	27	35		
2	Positives?						
	Proximity to countryside & nature	68					
	Green Spaces	60					
	Friendly & welcoming people	55					
	Convenient for services	8					
	Old buildings & history	35					
	Peace & quiet	63					
	Safe place to live	39					
	Good local services & facilities	8					
	Other, please specify						
		Good school & Pre School	3				
		Plenty of places to walk	1				
		Lovely village - access to Salisbury Plain	3				
		Convenient to get to work - no traffic jams	1				
		Limited Traffic	1				
3	Three worst things?						
		No local Shops, Post Office or Pub	40				
		Andover Road very busy / noisy	2				
		Army training/bombs can be noisy	2				
		Poor school parking facilities	10				
		Poor road maintenance - Village & A342	2				
		No Community village hall	27				
		Car parking along The Street	3				
		Lack of Community Spirit / joining in and helping	1				
		No footpaths/pavements along the main streets	5				
		Mobile phone signal	1				
		Speed of some motorists (Village & Main Road A342)	10				
		No Childrens play area	3				
		Lack of community activities/clubs	2				
		Lack of pride in certain areas	1				
		Distance from town	1				
		Lack of street lighting	1				
		Bus service	6				
		Culverts / drains - can't cope with significant downpours & f	1				
		Lorries using village as a 'rat run'	2				
		Unnecessary litter	1				
		Damaged Grass verges	1				
		Lack of housing	1				
		Lack of affordable housing	1				
		Not many young people	1				
		Manor Farm development uncertainty	2				
		No indication of a junction notification sign on the A342 from Devises	1				
4	What 2 new or improved facilities would you like?						
		Village Hall/Meeting place	41				
		Village Pub and/or Shop	29				
		Shop inc Post Office	6				
		Village school	1				
		Play park / Football field / Trim Trail	6				
		Railway Station	1				
		Village speed limit reduced to 20 mph	1				
		A342 speed limit reduced	2				
		Extend A342 40mph to Wedhampton	1				
		More frequent bus service	2				
		Improved parking provision	4				
		Church footpath & village footpaths/pavements	3				
		School car parking	3				
		Traffic calming measures	2				
		More Street lights	1				
		Bus Shelter	1				
		Affordable housing	2				
		Litter Picking (twice a year)	1				
5	Does the Parish need more housing?	Yes	17	Maybe	7		
		No	44				
6a	How many houses needed ?	None	1 to 5	6 to 12	13 or above	Not Sure	
		14	6	3	9	10	
6b	If yes, what size?	Small	Medium	Large	Not Sure	Variety	
		5	5	2	4	6	
7	What % should be 'affordable'?	None	0-24%	25-50%	51-75%	76-100%	Not Sure
		15	9	10	5	6	5
8a	Should the Parish have more employment opportunities?	Yes	17	Maybe	7		
		No	38				
8b	What kind?						
		In local amenities - Pub / shop	9				
		Any small business	6				
		Parishioners to communicate their requirements	1				
		Small Industrial / Agricultural	2				
9	How important to protect the Parish character?	Very	Fairly	Neutral	Not very	Not at all	
		48	12	6	1		
10	Which, if any, Nature Sites or Green spaces need to be protected?						
		Paths, walks & rights of way	16				
		School site (inc playground)	10				
		Designated special interest sites	1				
		Grass Verges	2				
		The Green at Small Street	1				
		Costers Wood	7				
		All	23				
		Salisbury Plain	1				
		Conock Woods	7				
		The Drovers	1				
		Surrounding fields	18				
		Green space around Chirton church	6				

11	What internet speed (Mbps) do you get?	0 to 5	6 to 15	16 to 30	30 to 74	75 & above	
		5	17	10	11	4	
12a	Which mobile network do you use?	Three	EE	BT	O2	Talk Mob	Claranet
		5	13	5	19	1	2
12b	How good is your signal?	Good	Fair	Bad	V. Bad/None		
		24	20	12	6		
13	In less than 25 words what kind of place would you like Chirton & Conock to be in 10 years time?	Remain peaceful & attractive but with Village Hall & have improved community engagement					13
		Thriving village with an assortment of amenities and a wide ranging age mix					4
		A Village of friendly people with lots more young families					1
		Thriving village with green spaces, more affordable homes, a new school and Village Hall.					2
		Thriving village with good community spirit & engagement, a mix of ages, a thriving school and Community Hall					5
		As they are now					18
		As they are now but with a Village Hall, shop and better bus service					1
		Green & pleasant but with amenities, village hall & more off-street parking					2
		Bigger school building all on one site & Village Hall for community activities					1
		Slightly larger than present with a Village Hall, permanent school, improved footpaths					1
		Similar level of green spaces & a supported village shop					2
		Better footpaths, improved street lighting & traffic calming measures					1
		Welcoming, Safe and comfortable with some basic local amenities eg Shop, Pub					4
		Still to have the freedom that people have					1
		Thoughtful careening/no rubbish in the streets or areas where people walk/green spaces, woodland, farmland, paths, lanes and drive on to Salisbury Plain					1
		Village that continues to evolve with school & church remaining the focal points					1
		Character village with a school of no more than 80 and improved parking through the village (cars taken off The Street)					1
Would like farming to prosper					1		
Small village community with history of villagers intact & in village - not forced out because of cost of housing					1		

14	What issues/topics would you like Neighbourhood plan to address?	Providing local amenities	3
		Providing housing for the younger generation	1
		Small school building used as Village Hall	2
		Poor local services / parking for school/road maintenance	1
		Parking outside school & better maintained grass verges	1
		Village Hall/future site of village/Manor Farm development/permanent school building	1
		Parking - tractors & cars do not mix	1
		Lack of Village Hall	10
		No pavement along the main streets	1
		Reduce speed of traffic through the village	6
		Protect village from 'unnecessary' / green space development (houses or businesses)	4
		Housing - Keeping it a village	5
		School parking (currently dangerous)	9
		Speed of tractors during harvesting	2
		Why street lights turned off at night?	1
		Traffic & speed & low cost starter homes	1
		improvements to A342 junction for pedestrians and vehicles	1
Speed limit on A342 reduced to 30 mph and extended to Conock	1		
Set defined areas for potential new housing	1		
Affordable Housing	1		
Better internet speeds	1		
Bus Shelter	1		

Appendix 3: Community engagement events; flyer, notice, feedback form, summary and maps

Flyer



Chirton & Conock Parish Council

Needs you!



To come to the Old School Hall in Chirton
so we can update you on the
Neighbourhood Development Plan

Play a part in deciding the future of your
villages...

Wednesday 17th May 2017
Between 6.30 and 8.30pm
Free wine, cheese & biscuits!

Or

Saturday 20th May 2017
2.00 to 4.00pm
Free coffee, tea, and cakes!

Enjoy the refreshments, share your views, find
out what's happening and hopefully go home
feeling positive about the future of the Parish



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Notice



Chirton & Conock Parish Council

Chirton & Conock Parish Council cordially invites all of our parishoners to one of the following events at Chirton Old School Hall:



A wine & cheese evening

Wednesday 17th May 2017
any>me between 6.30 & 8.30pm

A tea & cake afternoon

Saturday 20th May 2017
any>me between 2 & 4pm



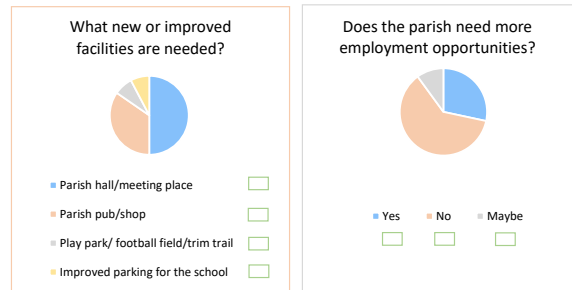
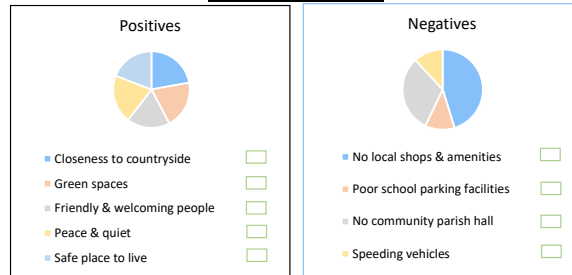
We are hosting these events as part of our Neighbourhood Plan. We would like to update you on Plan progress, the results of recent community questionnaire and get your thoughts and ideas on the visions and objectives that will form a key part of our plan & future.

Please come along, enjoy the free refreshments, gain knowledge and share your views and shape our Neighbourhood Plan!

Feedback Form

PUBLIC ENGAGEMENT EVENT MAY 2017

FEEDBACK FORM



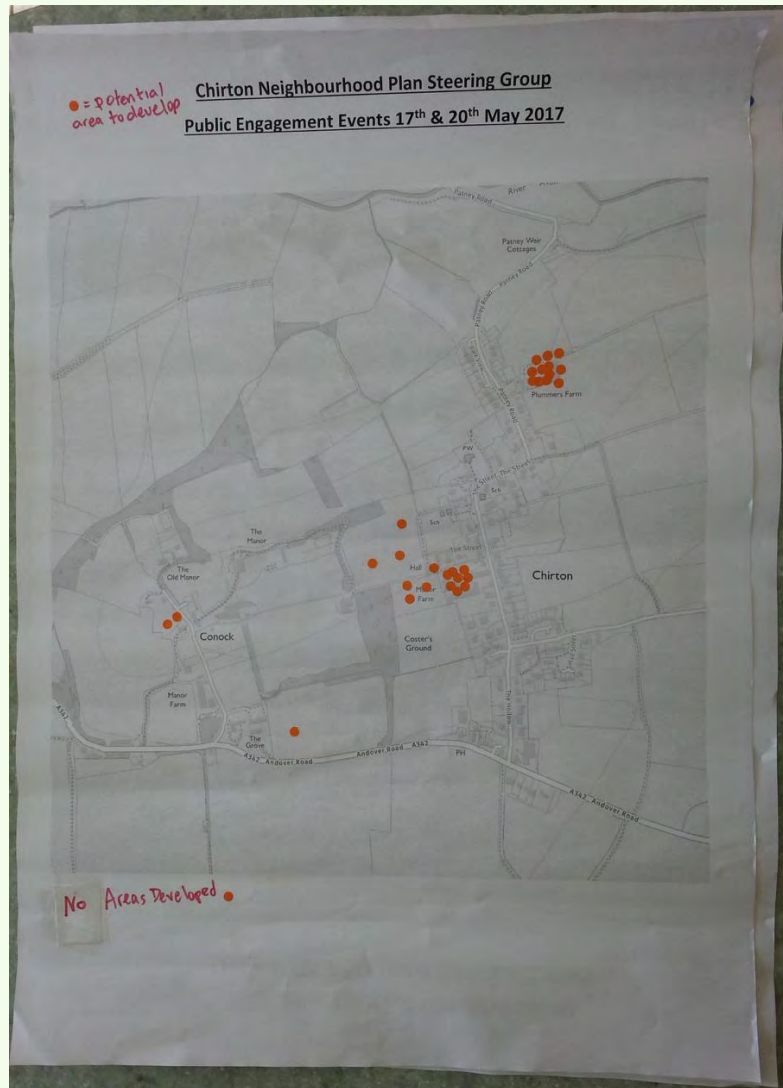
Chirton & Conock Parish Council

Initial Analysis of Feedback Form

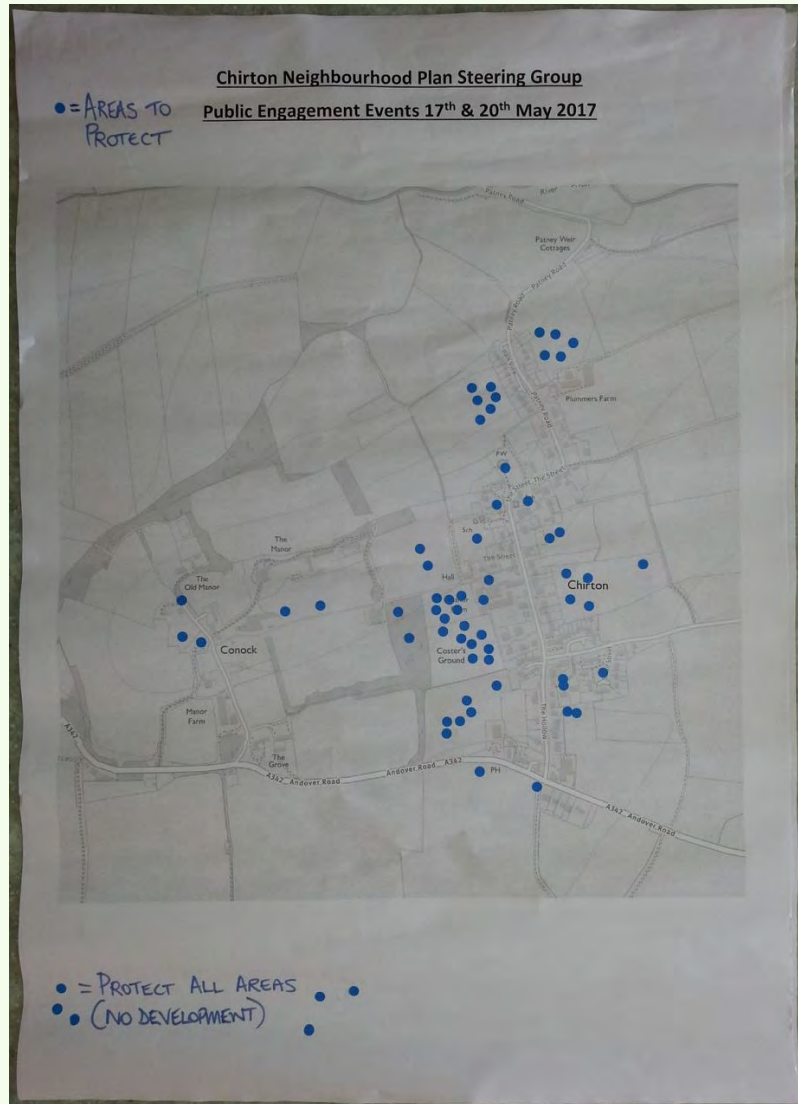
Positives	
Closeness to countryside	30
Green spaces	22
Friendly & welcoming people	22
Peace & quiet	21
Safe place to live	22
Negatives	
No local shops & amenities	21
Poor school parking facilities	17
No community parish hall	24
Speeding vehicles	19
What new or improved facilities are needed	
Parish hall/meeting place	35
Parish pub/shop	15
Play park/football field/trim trail	4
Improved parking for the school	20
Should the Parish have more employment opportunities?	
Yes	10
No	11
Maybe	25
What type of employment is needed?	
Local amenity jobs	22
Small businesses	11
Small industrial/agricultural employment	6
More housing needed?	
Yes	11
No	13
Maybe	22
How many houses needed?	
None	11
1-5	11
6-12	13
13 or above	5
Don't know	6
What size houses should be built	
Small	11
Medium	10
Variety of sizes	21
What proportion of any new development should be affordable housing	
None	8
0-4%	17
25-50%	16
What green sites need to be protected?	
Paths, walks & rights of way	19
School site	14
All areas	25
Surrounding fields	17
Issues & topics for the Neighbourhood Plan to address	
Lack of parish hall	30
Reduction of speeding within the parish	19
Protect parish green space	26
Housing issue, maintaining parish	10
School parking issue	18

Do you think it is important to increase the number of young families within the neighbourhood plan?	Yes	39			
	No	9			
Do you think the parish requires more opportunities for young people?	Yes	32			
	No	14			
If a site for a parish hall (if funding was available) was identified, do you think it should be part of an existing structure or a separate structure?	Within existing structure	23			
	Separate structure	17			
What are the most important uses of a parish hall (if funding was available) to you? Rank them in the order of preference	Adult social gathering place (first choice)	23	Clubs and groups (first choice)	24	Youth meeting place (first choice)
	Adult social gathering place (second choice)	5	Clubs and groups (second choice)	17	Youth meeting place (second choice)
	Adult social gathering place (third choice)	14	Clubs and groups (third choice)	1	Youth meeting place (third choice)
If there was low and small scale development within the parish area, what type of development would you like to see? Rank them in the order of preference	Agricultural (first choice)	16	Small industries (first choice)	5	Housing (first choice)
	Agricultural (second choice)	10	Small industries (second choice)	14	Housing (second choice)
	Agricultural (third choice)	9	Small industries (third choice)	15	Housing
If housing development occurs, what is more important to include within the development?	Affordable housing	28			
	Small retirement properties	15			
Do you think that if the parish had low and small scale development it would lead to further development resulting in the loss of the parish identity?	Yes	20			
	No	22			
Are you concerned that with the potential increase of the parish, the current issues regarding lack of social places, parking and the potential loss of green spaces will be compounded even further?	Yes	36			
	No	6			
If development occurs, it will affect the shape of the parish settlement. How would you like the shape of the parish to develop in the future?					
(Nucleated - Nucleated settlements are ones where the houses are grouped closely together, often around a central feature like a church, pub or village green.)	Nucleated	26			
(Linear - Linear settlements are settlements where the buildings are constructed in lines, often next to a geographical feature like a lake shore, a river or following a road.)	Linear	16			
What are the main issues to you relating to transport? Rank them in the order of preference	Speeding (first choice)	24	School parking (first choice)	13	Footpaths and pathways (first choice)
	Speeding (second choice)	15	School parking (second choice)	11	Footpaths and pathways (second choice)
	Speeding (third choice)	4	School parking (third choice)	16	Footpaths and pathways (third choice)
Do you think the parish's public transport needs are sufficiently met?	Yes	18			
	No	25			
Would you like to see a lengthening of the 30mph zone in the A342?	Yes	32			
	No	13			
Would you like to see parts of the parish as 20mph zone?	Yes	35			
	No	8			
Do you think traffic calming measures would improve the safety of the parish?	Yes	28			
	No	15			

Areas that could be developed



Areas that should not be developed



Appendix 4: Attendees at Community Engagement Events

17th May: -

Jean Oliphant, Mike Russell, Sharon Straker, Mathew Smith, Jane Hollings, Pam Rowles, Gaye Mather, Anthony Mather, Lyn Rowles, John Reeves, Colin Dixon, Fran Morris, Gordon Morris, Geoff Barfoot, Sue Power, John Clarkson, Rob Evans, Glad Anderson, Sue Lippiatt, John Lippiatt, Ray Wright, Beryl Wright, John Cummings & Vanessa Litherland David Harmes, Joe Coole, Steve Power, Charles Lucas, Paul Mills, Guy Salkeld, Jane Whatley, Julia Moore, Tim Reeve, Howard Prince
Total 44

20th May: -

Philip Bennett, Diane Bennett, Jonathan Powell, Rod Priddie, Brian Moore, Nigel Bishop, Naomi Bishop, Sam Barton, David Conibeer, Margaret Conibeer, Peter Whatley, Cecil Withers, Sarah Withers, Jonathan Baird, Lesley Harmes, Emma Harmes, Karen Hobbs, Nick Hobbs, Louisa Reeve & daughter, Barry Newton, Rosemary Hanlin, Diane Hitchcock, Victoria Morris David Harmes, Joe Coole, Steve Power, Charles Lucas, Paul Mills, Guy Salkeld, Jane Whatley, Julia Moore, Tim Reeve, Howard Prince
Total 34

Appendix 5: Regulation 14 Consultation: Questionnaire / Response Form

Chirton & Conock Neighbourhood Plan Statutory Consultation



Dear Parishioner,

A Neighbourhood Plan (NDP) is an important tool for our community to shape the development and growth of our parish in the future. Once adopted, any planning application in the parish will be judged against this Neighbourhood Plan. It is an important part of the process that we keep our community informed and seek the views of various people at each stage.

The Chirton and Conock Neighbourhood Development Plan is now being published for Statutory Consultation as the Pre-Submission draft in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012. We want and need to know your views.

The Consultation period runs for a period of 7 weeks:
From Monday 29th January to Sunday 18th March 2018

The draft Neighbourhood Development Plan and supporting documents: Consultation Statement and Scoping Report (*along with response forms for completion*) can be viewed:

Online: <https://www.chirtonandconock-pc.org.uk/neighbourhood-plan/>
In Chirton: St John the Baptist Church
In Marden: The Millstream pub
In Devizes: The Town Hall and Library

The Neighbourhood Development Plan committee will also be holding an event at:

Chirton Old School House on Saturday 24th February 2 - 5pm

where the documents can be viewed, and we can answer any questions that you may have regarding the consultation documents and the Neighbourhood Development plan overall. There will also be tea & cakes!

Please complete the feedback forms and return them by hand or post to:

Jane Whatley, 6 Yew Tree Close, Chirton, SN10 3RN by midnight on the deadline date.

If you would like to return your Response Form electronically or have any questions, please send by email to: neighbourhoodplan@chirtonandconock-pc.org.uk

Thank you in advance for your input and feedback.

Joe Coole

Joe Coole, Chair, Chirton and Conock NDP Steering group

Chirton & Conock Neighbourhood Plan

Public Consultation on the Draft Plan

from: 29th January 2018

to: 18th March 2018

RESPONSE FORM



This pre-submission consultation is a continuation of the consultation to date, which has led to the current draft Neighbourhood Plan. We want to hear from you, please give your views on any of the policies in the draft Plan and any other comments you would like to make.

It is very important to the process that you (*and any other members of the household or community over the age of 16 years*) indicate acceptance or otherwise of the Plan and if you wish changes to be made, to make those known to inform the final Plan to be sent for Examination.

The closing date for responses is: 18th March 2018

Name *	Signature*
Address*	
Organisation/Client* (<i>where appropriate</i>)	
Telephone number (<i>optional</i>)	
Email (<i>optional</i>)	

***Please complete, including minimally, your name and contact email and if you are not an individual, which organisation or body you are representing. This is most important and is to ensure that you can be kept informed of how your comments have been dealt with.**

Additional information is optional, but will greatly assist us in analysing responses to the consultation. If you are responding in more than one capacity, please complete a response form for each one.

To download a copy of this form and view our Neighbourhood Plan documentation, please visit the Chirton & Conock Parish Council website at:

<https://www.chirtonandconock-pc.org.uk/neighbourhood-plan/>

Further copies of this form can be collected from the Chirton Information Point (Telephone Box).

Please submit your response/s in one of the following ways:

Scan & email as an attachment to clerk@chirtonandconock-pc.org.uk, Post or hand deliver to: 'Chirton & Conock Neighbourhood Plan', 6 Yew Tree Close, Chirton, SN10 3RN

I am generally in favour of the Plan I would like to see changes to the Plan	AGREE / DISAGREE AGREE / DISAGREE
---	--------------------------------------

General Comments:	
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Specific Comments:

Policy	Para No	Agree	Comments & Suggested Changes
1 – Housing Pages:		Yes / No	
		Yes / No	
		Yes / No	
2 – Developer Contributions Pages:		Yes / No	
		Yes / No	

Policy		Para No	Agree	Comments & Suggested Changes
3 – Design Pages:			Yes / No	
			Yes / No	
4 – Local Green Space Pages:			Yes / No	
			Yes / No	
			Yes / No	
11 - Informal Policies Pages:			Yes / No	
			Yes / No	

Thank you for your assistance and input into the Chirton & Conock Neighbourhood Plan.

Joe Coole

Joe Coole, Chair, Chirton and Conock NDP Steering group

Appendix 6: SEA and HRA Decisions

Wiltshire Council

Strategic Environmental Assessment – Screening determination for the Chirton and Conock Neighbourhood Plan

September 2017

Contents

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3. The Chirton and Conock Neighbourhood Plan	5
4. SEA Screening assessment	5
5. SEA Screening decision	10
6. Statutory consultee response to screening decision	10
Appendix A - Consultation responses from statutory consultation bodies	



1. Introduction

- 1.1 This document provides a screening determination of the need to carry out a Strategic Environmental Assessment (SEA) of the Chirton and Conock Neighbourhood Plan.
- 1.2 Wiltshire Council, as the 'Responsible Authority'¹ under the SEA Regulations², is responsible for undertaking this screening process of the Chirton and Conock Neighbourhood Plan. It will determine if the plan is likely to have significant environmental effects, and hence whether SEA is required.
- 1.3 This process has been carried out in accordance with the requirements of European Directive 2001/42/EC³, often known as the Strategic Environmental Assessment (SEA) Directive, which has been transposed into English law by the SEA Regulations.

2. Legislative requirements

- 2.1 The Localism Act 2011 requires neighbourhood plans to comply with EU legislation. The screening procedure outlined in this report meets the requirements of the SEA Directive and Regulations, as introduced in Section 1 of this document.
- 2.2 Regulation 5 of the SEA Regulations requires an environmental assessment of plans which:

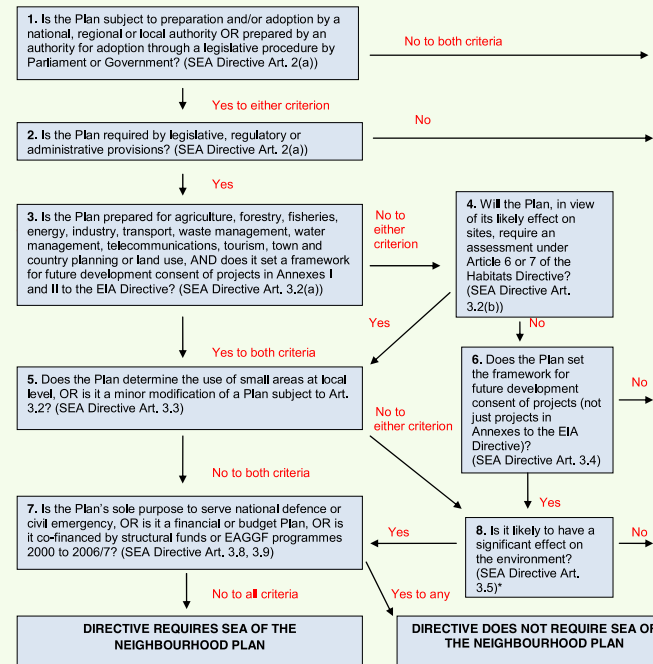
- 1. are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use (Regulation 5, para. (2)(a), and which set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment (Reg. 5, para. (2)(b))
- 2. in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC) (Reg. 5, para. (3))
- 3. set the framework for future development consent of projects⁴ (Reg. 5, para. (4)(b))
- 4. are determined to be likely to have significant environmental effects as determined under regulation 9(1) (Reg. 5, para. (4)(c))

An environmental assessment need not be carried out for:

- a) plans which determine the use of a small area⁵ at local level (Regulation 5, para. (6)(a); or b) plans which are a minor modification⁶ to a plan or programme (Regulation 5, para. (6)(b) unless it has been determined under regulation 9(1) that the plan is likely to have significant environmental effects.

¹ The organisation which adopts the neighbourhood plan (this is described in Wiltshire Council's guide *Neighbourhood planning – a guide for Wiltshire's parish and town councils* (June 2012) as 'makes the plan').
² The Environmental Assessment of Plans and Programmes Regulations 2004
³ European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'
⁴ European Commission guidance states that plans and programmes which set the framework for future development consent of projects would normally contain 'criteria or conditions which guide the way a consenting authority decides an application for development consent'. Development consent is defined in the EIA Directive as 'the decision of the competent authority or authorities which entitled the developer to proceed with the project' (Article 1(2) of the EIA Directive).
⁵ European Commission guidance suggests that plans which determine the use of small areas at local level might include 'a building plan which, for a particular, limited area, outlines details of how buildings must be constructed, determining, for example, their height, width or design'
⁶ 'Minor modifications' should be considered in the context of the plan or programme which is being modified and of the likelihood of their having significant environmental effects. A modification may be of such small order that it is unlikely to have significant environmental effects.

2.3 The diagram⁷ below shows the SEA Directive's requirements and its application to neighbourhood plans:



* Plans falling in this category (No.8) will be screened by Wiltshire Council to determine if they are likely to have significant environmental effects. This determination will be made on a case by case basis for neighbourhood plans coming forward in Wiltshire.

NB This diagram is intended as a guide to the criteria for application of the Directive to neighbourhood plans. It has no legal status.

⁷ Taken from *A Practical Guide to the Strategic Environmental Assessment Directive* ODPM, 2005)

3. The Chirton and Conock Neighbourhood Plan

- 3.1 The parish of Chirton and Conock is preparing a neighbourhood plan under the provisions of the Localism Act 2011.
- 3.2 The designation of the Chirton and Conock Neighbourhood Area was made on 5th December 2016. For the designation notice see <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>
- 3.3 A Draft Neighbourhood Plan accompanies this screening decision, setting out the proposed policies of the Plan.

4. SEA Screening assessment

- 4.1 Wiltshire Council, as the 'Responsible Authority', considers that the Chirton and Conock Neighbourhood Plan falls within the scope of the SEA Regulations on the basis that it is a plan that:
- a) is subject to preparation or adoption by an authority at national, regional or local level (Regulation 2);
 - b) is prepared for town and country planning or land use and it is a plan that sets the framework for future development consent of projects generally (Regulation 5, para. 4); and
 - c) will apply to a wider area other than a small area at local level and is not a minor modification to an existing plan or programme (Regulation 5, para. 6).
- 4.2 A determination under Regulation 9 is therefore required as to whether the Chirton and Conock Neighbourhood Plan is likely to have significant effects on the environment.
- 4.3 The screening requirements set out in Regulation 9 and Schedule 1 of the SEA Regulations includes two sets of characteristics for determining the likely significance of effects on the environment. These relate to i) the characteristics of the Chirton and Conock neighbourhood plan and ii) the characteristics of the effects and of the area likely to be affected by the Chirton and Conock Neighbourhood Plan. In making a determination, Wiltshire Council will take into account the criteria specified in Schedule 1 of the Regulations as follows:

1. The characteristics of the plans and programmes, having regard in particular to:

- (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- (d) environmental problems relevant to the plan or programme; and
- (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- (a) the probability, duration, frequency and reversibility of the effects;
- (b) the cumulative nature of the effects;
- (c) the transboundary nature of the effects;
- (d) the risks to human health or the environment (for example, due to accidents);
- (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
- (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

The screening assessment of the Chirton and Conock Neighbourhood Plan is set out below:

Criteria (Schedule 1 SEA Regs.)	Significant environmental effects likely?	Justification and evidence
1. The characteristics of plans , having regard, in particular, to:		
(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	The neighbourhood plan covers the parish area only. It sets a new policy framework for the parish to allow only in-fill development (in harmony with the current look of the parish and in accordance with the adopted Wiltshire Core Strategy policy). The village of Chirton is designated as a 'Small Village' in the Wiltshire Core Strategy. The neighbourhood plan is not proposing any new site allocations for development. Infill development is described in the Core Strategy as ' <i>the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling</i> '
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy	No	The neighbourhood plan is produced by the local community to influence development at the local level. A neighbourhood plan must be in general conformity with Local Plans and national planning guidance.
(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The neighbourhood plan is a land-use plan that promotes sustainable development, in general conformity with the Local Plan and national planning guidance. It is not a Plan specifically for the integration of environmental considerations. However, the Plan recognises (Policy 3) the sensitive landscape setting and high quality historic townscape of Chirton and Conock and that this must be respected by the design of any new development, especially in relation to the Conservation Area and AONB. Local environmental and heritage features will continue to be protected and enhanced through this Plan but also through the Core Strategy and national planning policy e.g. NPPF. The Plan seeks to protect a number of important areas of open space through Local Green Space designations.
(d) environmental problems relevant to the plan	No	There are no specific environmental problems relevant to this neighbourhood area.

(e) the relevance of the plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	No	The neighbourhood plan is not relevant as a plan for implementing community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects	No	Any environmental effects are not considered to be significant judging by the proposals in the neighbourhood plan. The Plan is not proposing any sites for development and seeks to give further protection to areas of environmental and cultural importance. Any development that does take place will be in accordance with the Wiltshire Core Strategy and national planning guidance. Effects of the limited amount of infill development expected are likely to be localised and short-term.
(b) the cumulative nature of the effects	No	No cumulative effects are considered likely to be significant.
(c) the transboundary nature of the effects	No	No transboundary effects with other EU countries are considered likely to be significant.
(d) the risks to human health or the environment (for example, due to accidents)	No	There are no significant environmental effects considered likely to risk human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	No	The neighbourhood plan covers a rural parish which includes small settlements and the 'Small Village' of Chirton. Significant environmental effects due to the geographic size of the area and population size are not considered likely.
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use;	No	The neighbourhood area contains European and national level biodiversity designations, the North Wessex Downs AONB, a conservation area in the village of Chirton and various listed buildings. There is an area of Flood Zone 2 and 3 between the villages of Patney and Chirton. Because the Plan is not proposing any sites for development and any future infill development will be in accordance with policies of the Wiltshire Core Strategy and national planning guidance, no significant environmental effects are considered likely on areas of special natural or cultural significance. Environmental quality standards or limit values are not likely to be exceeded and land-use is not likely to be intensified as a result of this neighbourhood plan.

<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>The neighbourhood area contains the North Wessex Downs AONB, a conservation area and a number of listed buildings. In the south of the neighbourhood area, on Salisbury Plain, there are SSSI, SAC and SPA designations.</p> <p>A small amount of infill development i.e. the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling, during the Plan period, to meet local housing needs as the Core Strategy allows, is not considered likely to have significant environmental effects on any of these designations. Any development that is proposed during the Plan period must be in accordance with local and national planning policies.</p>
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5. SEA Screening decision

5.1 Regulation 9 of the SEA Regulations requires that the responsible authority shall determine whether or not a plan is likely to have significant environmental effects. The responsible authority shall —

- (a) take into account the criteria specified in Schedule 1 to these Regulations; and
- (b) consult the consultation bodies.

5.2 Where the responsible authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination.

5.3 Wiltshire Council considers that the proposed Chirton and Conock Neighbourhood Plan is **unlikely to have significant environmental effects** and accordingly **does not require a Strategic Environmental Assessment**. This decision is made for the following key reasons:

1. The neighbourhood plan proposals are considered to be in general conformity with the Wiltshire Core Strategy which has been subject to SEA and HRA assessments. The Core Strategy was adopted on 20th January 2015.
2. The neighbourhood plan is proposing policies that will give added protection and enhancement to environmental and cultural features within the parish, in addition to protection already contained within local and national planning policy.
3. The neighbourhood plan is not allocating any sites for development. Planning permission for future development will need to be in accordance with the Wiltshire Core Strategy and NPPF. Within the 'Small Village' of Chirton, infill development only will be permitted in accordance with Core Policy 2 of the Core Strategy. Development proposals in the rest of the parish, in the open countryside, will only be permitted in accordance with the limited exception policies of the Core Strategy.

5.4 This screening decision has been sent to Natural England, the Environment Agency and Historic England, requesting comments within a 5-week period from 18th August 2017.

6. Statutory consultee response to screening decision

6.1 Natural England, Environment Agency and Historic England, as statutory consultation bodies under Regulation 9 of the SEA Regulations, were consulted on this SEA screening determination between 18th August 2017 and 22nd September 2017. All three bodies agreed with the determination that no SEA is required on the neighbourhood plan.

6.2 The responses received from the three statutory bodies are presented in Appendix A.

Appendix A - Consultation responses from statutory consultation bodies

From: Challans, Ellie [ellie.challans@environment-agency.gov.uk]
Sent: 05 September 2017 09:23
To: Way, David
Subject: RE: Chirton and Conock Neighbourhood Plan - SEA screening consultation

Dear David

Thank you for consulting the Environment Agency. Given that no new development is proposed, we have no objection to your screening decision that no SEA is required for the Plan.

Kind regards,

Ellie

Ms Ellie Challans, Planning Advisor, Sustainable Places, Wessex Area, Blandford
T 02030 259311 (Internal 59311) E ellie.challans@environment-agency.gov.uk
Environment Agency, Rivers House, Sunrise Business Park, Higher Shaftesbury Road,
Blandford, Dorset, DT11 8ST

From: Stuart, David [David.Stuart@HistoricEngland.org.uk]
Sent: 05 September 2017 08:00
To: Way, David
Cc: Vellance, Steven; Neighbourhood Planning
Subject: RE: Chirton and Conock Neighbourhood Plan - SEA screening consultation

Dear David

Thank you for your consultation on the SEA Screening for this neighbourhood plan.

This is our first involvement with this Plan so we also appreciate the opportunity it provides for us to familiarise ourselves with the emerging document and highlight any issues of interest to us for future reference.

I can confirm that, based primarily on an absence of site allocations, we have no objection to the view that an SEA will not be required. Otherwise, we are pleased to see that the community values its historic environment and seeks its protection and enhancement through policies such as Policy 3 – Design.

As the Plan stands there are no other issues we wish to highlight and unless the Plan changes significantly would not anticipate making additional comments as its preparation progresses.

Kind regards

David David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>

From: Routh, Charles (NE) [charles.routh@naturalengland.org.uk]
Sent: 28 September 2017 10:03
To: Way, David
Subject: RE: Chirton and Conock NDP SEA (Wiltshire): NE ref: 223918

David, apologies for the delay – preoccupied with other work, so fell through the net. Yes, I can confirm that Natural England concurs with the conclusions of the screening decision namely that no SEA is required.

Charles Routh
Lead Advisor
Planning & Licencing
Somerset, Avon and Wiltshire Area Team
Natural England. 07990 773630

3rd October 2017

Landscape & Design Team
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Re: Habitats Regulations Screening Assessment of draft Chirton & Conock Neighbourhood Development Plan

The Council has recently reviewed the screening draft of the Chirton & Conock Neighbourhood development Plan 2017 – 2016 (dated July 2017) for potential impacts upon the network of European protected sites known as Natura 2000.

I note that the proposed plan site is on the edge of the Salisbury Plain SAC and SPA, however the plan does not allocated any sites for development, although it is acknowledged that up to ten new homes may be built by 2026 as a result of “infill development”. This scale of development is small, and as such is very unlikely to result in significant adverse effect on the Salisbury Plain SAC or SPA. There is no potential mechanism for effects to occur at any distance from the plan area, likely to result in adverse impact on the conservation objectives of any other Natura 2000 site.

It is therefore concluded that the plan would not have any likely significant effects upon any European designations and as such an appropriate assessment is not required.

Yours sincerely,



Fiona Elphick
Senior Ecologist

Direct line: 01225 713241

Email: fiona.elphick@wiltshire.gov.uk

The Planning Consultant

David King BA (hons.) Dip.TP. MRTPI

hogpos@hotmail.com

