

Chirton & Conock

Neighbourhood Development Plan
Referendum Version - May 2019



SCOPING REPORT

Chirton & Conock Parish 2018-2026

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Glossary of Terms

Acronym or Term	Definition
AONB	<i>Area of Outstanding Natural Beauty</i>
BAP	<i>Biodiversity Action Plan</i>
DPD	<i>Development Plan Document</i>
HER	<i>Historic Environment Records</i>
HRA	<i>Habitat Regulations Assessment</i>
HSAP	<i>Housing Site Allocation Plan</i>
JAM	<i>'Just About Managing'</i>
LPA	<i>Local Planning Authority (Wiltshire Council)</i>
NDP	<i>Neighbourhood Development Plan</i>
NLUD	<i>National Land Use Statistics Database</i>
NPPF	<i>National Planning Policy Framework - 'The Framework' sets out planning policies for England</i>
Qualifying Body	<i>Body authorised by law to create a Neighbourhood Plan. Normally the Parish Council.</i>
SA	<i>Sustainability Appraisal – Appraisal of the impacts of a plan to include socio-economic and environmental factors.</i>
SEA	<i>Strategic Environmental Assessment: European Directive.</i>
SAC	<i>Special Area of Conservation (Part of the HRA)</i>
SFRA	<i>Strategic Flood Risk Assessment</i>
SHLAA	<i>Strategic Housing Land Availability Assessment</i>
SHELAA	<i>Strategic Housing and Employment Land Availability Assessment</i>
SSSI	<i>Site of Special Scientific Interest</i>
SPA	<i>Special Protection Area</i>
VDS	<i>Village Design Statement</i>
WCS	<i>Wiltshire Core Strategy</i>

Chirton & Connock NDP Scoping Report

1.0 Introduction

- 1.1 While Scoping Reports are normally only undertaken for Neighbourhood Plans where SEA (Strategic Environmental Assessment) is required, in the case of the Chirton and Connock Neighbourhood Plan it was decided to begin with a separate Scoping Report, supporting and ancillary to the NDP (Neighbourhood Development Plan), at the outset.
- 1.2 This was because the Steering Group felt that significant research would be needed and that it was best to keep this separate from the main plan in order to keep the final plan volume slimmer and easier to read. Additionally, such a Scoping Report could be subsequently adapted to become an SEA Scoping Report to satisfy the initial requirements of *the 'Environmental Assessment of Plans and Programmes Regulations 2004'* (The SEA Regulations), should subsequent screening of the draft plan find that SEA was necessary. In the event SEA was not required (see Consultation Statement for Screening Decision Notice).
- 1.3 This Scoping Report therefore simply contains the factual the research done to establish the evidence base for the NDP. It goes further however, in drawing from this conclusions on what the main issues are, what the Vision and Objectives of a Plan might be and what policies might be suitable. In this way, the Scoping Report provides an explanation of how policy ideas were selected and demonstrates clearly how they sprang from an understanding of the evidence.



1.4 The topics used by Wiltshire Council in the development of their Core Strategy 2012- 2026 were as follows:

- Biodiversity
- Land and soil resources
- Water resources and flood risk
- Air quality and environmental pollution
- Climate Change
- Historic environment.
- Landscapes
- Population and housing
- Community Wellbeing and Health
- Education and
- Service Centre Provision
- Transport
- Economy and enterprise.



To aid comparison and comprehensiveness, the Chirton and Conock NDP uses the same topic headings when assessing evidence.

2.0 Development of the Evidence Base

- 2.1 Alongside early community engagement (see Consultation Statement for details) the Steering Group and volunteers worked with the consultant to put together a credible evidence base. This was intended to have a number of functions including:
- Establishing a clear understanding of the baseline regarding key issues
 - Establishing objectively issues and problems that a plan could tackle
 - Starting to formulate plan Objectives
 - Building up a credible evidence base demonstrating that policy flows from a good understanding of local circumstances.
- 2.2 Using the Wiltshire Core Strategy topic headings, topics were allocated to individual volunteers and the work coordinated by the Steering Group chairman. Internet and documentary research therefore complimented the evidence obtained from community engagement. Since the evidence base of a Neighbourhood Plan needs to be 'proportionate', full use was made of the Wiltshire Council Core Strategy evidence base as there was little point in duplicating effort.
- 2.3 On the other hand, efforts were made to obtain additional and more specifically local information, not least from the experience and records of the parish council. A (non-exhaustive) list of sources of information is given as Appendix 1.

3.0 Context and Scope

- 3.1 One of the main tasks of this Scoping Report is to set out the baseline information to establish the local environmental, demographic, social and economic context which the plan will reflect and impact upon. This is considered to be an essential first step in identifying areas for policy development.
- 3.2 A comprehensive review has been carried out of those relevant policies, plans and documents which have an influence on the production of a Neighbourhood Plan for Chirton and Conock, including those published by statutory bodies such as the Environment Agency, English Nature and English Heritage.
- 3.3 National Planning Policy and the saved policies of the extant Local Plan were studied. However, arguably the most important planning document affecting the Chirton and Conock NDP is the Wiltshire Core Strategy (WCS). The NDP reflects, interprets and takes forwards the policies and priorities of the Wiltshire Core Strategy. These policies are already backed by extensive research including a Sustainability Appraisal (SA).

4.0 Methodology

- 4.1 The methodology adopted for completing this report is broadly similar to that needed for SEA, since that methodology is clear, established and thorough. Guidance for the approach can be found in information set out by the Department for Communities and Local Government and provided by the Planning Advisory Service. Advice has been taken from Wiltshire Council, including their 'Neighbourhood Planning: A guide for Parish and Town Councils', 'Environmental Assessment of Neighbourhood Plans' and their 'Sustainability Appraisal Scoping Report' for the Wiltshire Core Strategy; a similar methodology has been used to the latter.
- 4.2 In order to establish the key issues, priorities and objectives for the plan area, all of the documents listed in Appendix 1 were read and noted. These include the relevant plans, policies and programmes identified and suitable sources of baseline information. For each topic the information so gathered was expressed in a table which shows the baseline information source, the local issues and problems of the area. Written summaries generally accompany these quick-reference section. There may be some variation in precise procedure and writing style as the data gathered is the result of a large team made up of individuals.
- 4.3 Once created, the Baseline Data Summary was then used, alongside public consultation inputs, to understand the issues and problems, both environmental and otherwise, that the NDP would have to deal with. More formally, the issues and problems, were used in sections of this Report to work out possible Vision, Objectives and Policies. They were also re-read as and when policy ideas emerged in the Steering Group. This report therefore leaves a clear evidence trail as to how policy was created and the evidence foundations on which it rests.



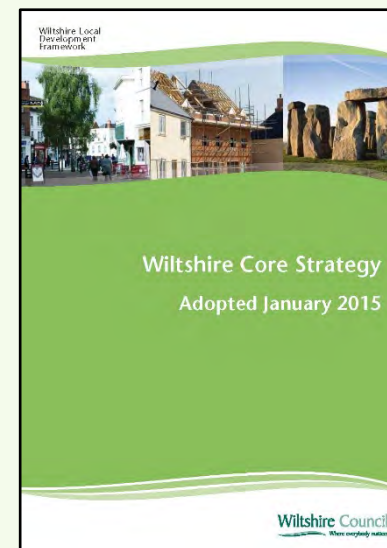
5.0 Planning Policy Context Summary

- 5.1 As part of the Development Plan, the NDP will sit within an established planning context. Clearly this context needs to be understood before devising further complimentary policy. An analysis of the policy background is also given in the NDP itself. What follows is a brief summary to establish a general context and familiarity with local policy issues. While the Steering Group is familiar with all policies identified below and others that are not specifically mentioned, this section includes only the most relevant polices and sections of policies. This is to provide a valid context while keeping the document of manageable size.
- 5.2 The planning context for the NDP includes:
- Planning Law: (For example the Town and Country Planning Act 1990 (as amended), Listed Buildings and Conservation Areas Act 1990, the Planning and Compulsory Planning Act 2004, The Localism Act 2011, The Neighbourhood Planning Act 2017).
 - Planning Regulations: (For Example the Neighbourhood Planning (General) Regulations 2012 (as amended in 2015 and 16) and the Environmental Assessment of Plans and Programmes Regulations 2004).
 - National Policy including the National Planning Policy Framework and Planning Practice Guidance (online resource) published by the Department of Communities and Local Government (DCLG)
 - Development Plan Policy including the Wiltshire Core Strategy and Saved Policies of the Kennet Local Plan 2011.
 - a draft Housing Sites Allocation Plan Document (HSAP) exists. The WCS is under review.
- 5.3 The National Planning Policy Framework (NPPF or 'The Framework') * sets out principles governing a number of key areas of the Neighbourhood Plan including the following:
- Delivering a wide choice of quality homes (Section 6)
 - Nature, quantity and type of housing (47-55)
 - Design Standards (58)
 - Conserving and enhancing Heritage (137/38)
 - Planning for flood risk (99/100)
 - Conserving biodiversity (117/8)
 - Preserving green infrastructure (74)
 - Designating Green Space (76/77)
 - Ensuring viability and deliverability of sites (173)
 - Encouragement of sustainable transport (29-41)
 - Employment and jobs in rural areas (28).



* Version pertaining at May 2018.

5.4 Although some policies of the old Kennet Local Plan have been saved, The Wiltshire Core Strategy (2015) (WCS) is at present the key planning document covering Chirton, although Wiltshire Council is currently preparing a Sites DPD to cover the whole of Wiltshire (the HSAP). The WCS establishes the overall planning strategy for the area, stating that Chirton is a Small Village' with no settlement boundary (a boundary appears in the Kennet Local Plan but was removed by the WCS). Small Villages are defined in Core Policy 1 as having ... 'a low level of services and facilities, and few employment opportunities.' The Policy continues: 'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.'



5.5 As noted above, Chirton no longer has a settlement boundary. However, 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 areas of development related to the settlement.*

5.6 WCS Core Policy 3 (as expanded on by the guidance in Wiltshire Planning Obligations SPD May 2015) states:

'All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development'.

5.7 Chirton is located within Pewsey Community Area. This area is covered by the WCS's Core Policy 18. The policy does not foresee or require significant amounts of new housing to be found. Indeed, of the original Core Strategy requirement of 600, only 137 were still required to be found over the entire community area until 2026, when the document was first published in 2015. More recent evidence, the Wiltshire Housing Land Supply Statement (November 2016), indicates that this level of housing has already been delivered with a zero requirement therefore remaining. The HSAP takes forward additional housing requirements but allocates no sites in the parish. The 2017 SHELAA includes two sites in the parish however the analysis by Wiltshire Council in the SHELAA indicates that they regard these as unsuitable as does the Steering Group. The East Housing Market Area (HMA) in which the village is located can currently demonstrate a land supply of 8.27 years – well over that required by Government.

5.8 Core Policy 18 goes on to state:

'Development proposals in the Pewsey Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.95 will be addressed'. This paragraph reads as follows:

5.9 Specific issues to be addressed in planning for the Pewsey Community Area include:

- *the level of housing and employment growth in Pewsey will be appropriate to its role; in particular, it lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment. In retail and employment terms, the village is overshadowed by Marlborough and Devizes*
- *all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics*
- *development associated with the Kennet and Avon Canal will need to protect and enhance its wildlife value, landscape setting and recreational use*
- *development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites*
- *development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made towards the maintenance of the Stone Curlew Management Strategy⁴¹ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Special Protection Area (SPA).*
- *the loss of small employment sites in Pewsey has been an issue in recent years. To mitigate this loss, opportunities to bring forward the saved Local Plan allocation for employment at Marlborough Road should be investigated through the neighbourhood plan process.*

5.10 Other relevant WCS policies follow:

Core Policy 34 Additional employment land

Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.....

Core Policy 39

Tourist development

Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.*
- ii. No suitable alternative existing buildings or sites exist which are available for reuse.*
- iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iv. The building is served by adequate access and infrastructure.*
- v. The site has reasonable access to local services and a local employment base.*

Extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business, including farm diversification schemes. Proposals for camping and touring caravan sites (including extensions) will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape and meet criteria iii to v above.

Core Policy 40

Hotels, bed and breakfasts, guest houses and conference facilities Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:

- i. Principal Settlements and Market Towns*
- ii. Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole*

Core Policy 41

Sustainable construction and low-carbon energy

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes⁸⁶. Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved....

Core Policy 42

Standalone renewable energy installations

Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site-specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i. The landscape, particularly in and around AONBs*
- ii. The Western Wiltshire Green Belt*
- iii. The New Forest National Park*
- iv. Biodiversity*
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*
- vi. Use of the local transport network*
- vii. Residential amenity, including noise, odour, visual amenity and safety*
- viii. Best and most versatile agricultural land.*

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.

Core Policy 43

Providing affordable homes

Provision On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. (Chirton and Conock is in the 40 % Zone)

Core Policy 44 Rural exceptions sites

At settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with parish councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

- i. the proposal has clear support from the local community*
- ii. the housing is being delivered to meet an identified and genuine local need*
- iii. the proposal is within, adjoining or well related to the existing settlement*
- iv. environmental and landscape considerations will not be compromised*
- v. the proposal consists of 10 dwellings or fewer*
- vi. employment and services are accessible from the site*
- vii. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement*
- viii. the affordable housing provided under this policy will always be available for defined local needs, both initially and on change of occupant.*

Core Policy 45

Meeting Wiltshire's housing needs

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

Core Policy 46

Meeting the needs of Wiltshire's vulnerable and older people

The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Core Policy 48

Supporting rural life

Dwellings required to meet the employment needs of rural areas Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence

Core Policy 49

Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use

Core Policy 50

Biodiversity and geodiversity

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

Core Policy 51

Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the 2 objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. retain and enhance existing on-site green infrastructure*
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire...*

Core Policy 53

Wiltshire's canals

The restoration and reconstruction of the Wilts and Berks and Thames and Severn canals as navigable waterways is supported in principle. The historic alignments of the Wilts and Berks, including the North Wilts Branch, and Thames and Severn Canals, as identified on the policies map, will be safeguarded with a view to their long-term re-establishment as navigable waterways. These alignments will be safeguarded by:

- i. not permitting development likely to destroy the canal alignment or its associated structures, or likely to make restoration more difficult*
- ii. ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided.*

Core Policy 57

Ensuring high quality design and place shaping A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Core Policy 58

Ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Core Policy 60

Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. This will be achieved by:

- i. planning developments in accessible locations*
- ii. promoting sustainable transport alternatives to the use of the private car*
- iii. maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community*
- iv. promoting appropriate demand management measures*
- v. influencing the routing of freight within and through the county*
- vi. assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.*

Core Policy 61

Transport and new development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:*
 - a. Visually impaired and other disabled people*
 - b. Pedestrians*
 - c. Cyclists*
 - d. Public transport*
 - e. Goods vehicles*
 - f. Powered two-wheelers*
 - g. Private cars.*

Core Policy 62

Development impacts on the transport network...

Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

Core Policy 64

Demand management

Demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

(This policy includes parking standards, which could be relevant to C and C given parking issues) ...

Core Policy 67

Flood Risk

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.,.

Core Policy 69

Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the riverbanks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory....

- 5.11 In terms of housing, the evidence base at Wiltshire Council includes the 2015 SHLAA as updated by the Housing Land Supply (HLS) Statements of November 2016, March 2017 and March 2018. When the WCS was published in 2015, it identified 600 houses being required in addition to allocated strategic sites, across the entire community area up until 2026. The latest data (Wiltshire Council, Housing Land Supply Statement November 2017, updated March 2018) shows that this has already been delivered, leaving a residual requirement of zero. Housing land supply is robust at 8.77 years. But, the Housing Site Allocations Plan (HSAP), which is still in draft stage, argues that more housing is required in order to secure a workable housing land supply over the remaining plan period, due to relatively poor housing delivery, which has been lower than anticipated.

- 5.12 However, the HSAP does not anticipate more housing being required by Large or Small Villages. In the case of Chirton and Conock this is reinforced by the results of the Housing Needs Survey (HNS) of May 2017, which is given as an appendix to this report. This found that only one affordable house was required to meet local need. Nevertheless, the local community will no doubt wish to 'plan positively' for new housing. While this may not require housing sites to be allocated and identified, a criteria-based policy could help provide certainty and clarity for developers by indicating how new housing might be delivered and what would be acceptable to the community. The 2017 SHELAA includes no new sites deemed suitable by Wiltshire Council.
- 5.13 Some policies of the old Kennet Local Plan 2011 (pre-Wiltshire Core Strategy) have been saved and carried forward. **The ones relevant to Chirton's Neighbourhood Plan are as follows:**

Policy HC25 - REPLACEMENT OF EXISTING DWELLINGS

In the countryside, the replacement of an existing dwelling which has not been abandoned will be permitted where: -

a) the siting is closely related to the footprint of the dwelling it replaces, unless the re-siting of the dwelling would remove a road safety hazard; and:

b) the scale of the replacement dwelling is not significantly larger than the original structure. In cases where a dwelling is re-sited to remove a road safety hazard careful attention will be given to the potential impact of the proposed development on the wider landscape, particularly where the site is located within the North Wessex Downs Area of Outstanding Natural Beauty or the Special Landscape Area.

Policy HC35 RECREATION PROVISION ON SMALL HOUSING SITES

New residential developments of between 5 and 19 dwellings, which do not form part of a larger scheme or potential scheme, will be expected to provide land for children's recreation on the basis of 0.72 ha/1000 people.

Policy HC37 DEMAND FOR EDUCATION

In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the Local Planning Authority will need to be satisfied (having regard to advice from the LEA) that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A contribution towards improvement of the existing school infrastructure will be sought where there is evidence that demonstrates that the need for the improvement is a consequence of the new housing development. The contribution will be related to the education needs generated by that development.

Policy HH10 AREAS OF MINIMUM CHANGE (This covers several properties at the North-Western edge of Chirton village – see **Heritage section following**). Within 'Areas of Minimum Change' planning permission will not be granted for development which would materially damage the character of the area.

6.39 The Plan defines Areas of Minimum Change within settlements with a Limit of Development, as shown on the Inset Maps. The designation is intended to protect those areas of land within, or at the edge of built-up areas which make an important contribution to the character and appearance of the settlement. The areas defined include significant areas of public and private open space, gardens and churchyards.

Policy TR2 FACILITIES FOR BOAT USERS ON THE KENNET & AVON CANAL

With the exception of the proposals at Caen Hill Flight and Martinslade/Upper Foxhangers, proposals for facilities for boat users will be restricted to the redevelopment, improvement or modest extension of existing canalside infrastructure at Devizes Wharf, Devizes Marina, Horton Bridge, Honeystreet Wharf, Pewsey Wharf, Burbage Wharf and Great Bedwyn Wharf.

TR17 EXISTING OUTDOOR SPORT AND RECREATION SITES

This policy effectively protects existing recreational facilities from conversion to other uses. One site is identified in Chirton on the proposals map.

Development of existing outdoor sport and recreational space for other uses within the Limits of Development of towns and villages, as identified on the Inset Maps, will only be permitted where it can be demonstrated that: -

- a) the development of a small part of the existing facility provides improvements to the remaining facilities and provides for their greater use; or
- b) a suitable alternative site, of comparable size and facilities, is provided in an acceptable location; or
- c) the proposal is for an alternative recreational or community use of benefit to local residents. In this case, the overall recreational value of the open space available to local residents must be maintained.

Policy TR20 PROTECTION OF ALLOTMENTS

Development that would result in the loss of allotments or land last used as allotments, as identified on the Inset Maps, will not be permitted unless replacement allotments are provided. In order to be acceptable to the Local Planning Authority the replacement allotments will:

- a) be comparable in terms of size, accessibility and convenience;
- b) have a soil quality and condition comparable or superior to that of the existing allotments; and
- c) avoid detrimental impact on landscape character and landscape features.

- 5.14 A Village Design Statement (VDS) was produced in 2008 and subsequently adopted by the then Kennet District Council as a Supplementary Planning Document (SPD). This is an important material planning consideration. The VDS records the elements and features that make the village special and create its quintessentially English rural character. The research is still valid today and could form a useful basis for policy to build on.
- 5.15 The VDS notes that the village developed in the 18th and 19th centuries, although the origins are much earlier – the Church of St, John the Baptist, extensively overhauled in 1850, dating from around 1170. Some modern housing development took place in Chirton in the 1980's. The VDS describes Chirton's location as:

'...near the centre of Wiltshire, just off the A342 Andover Road 5 miles from Devizes and 3.5 miles from Upavon. It lies about 1 mile from the north scarp slope of Salisbury Plain set on the southern edge of the Vale of Pewsey.... Chirton, population circa 300, is a medium sized village of linear form based on three farmyard groups and a church. In the south a lane off the A342 leads to The Street where a large active farmyard, cottages and houses are well spaced along the road. A particular feature is the wide green verges continuous up to the churchyard where mature trees, hedges and mellow brick walls form an attractive enclosure. The central farmyard has been redeveloped as a residential group, and along The Street former orchards and meadows in the south and east have been filled with residential development. To the north, the former Plummer's Farm extends east into meadowland, and adjacent cottages are set into one side of a steep banked narrow lane leading down to the clay vale and across the narrow river Avon.'

- 5.16 The statement continues:

'The village though originally evolving east-west along the lane between Conock and Marden has developed since the 18th century between the three farmsteads beside the lanes that lead to Patney in the north, and to the turnpike road in the south. The principal farm is Manor Farm in the south, that occupies a long frontage on The Street. In the centre the former Chirton Farm is included in the main historic group with the Parish Church, the Old Manor, the school and several pre-Victorian houses and cottages including the two former vicarages. to the north is the former Plummer's Farm.'

5.17 The document identifies some key elements of local character of the main village of Chirton:

- Grass verges rather than pavements giving a strong rural character
- A number of large and a few grand houses and key public buildings such as the School and the Church.
- Significant elements of rural buildings such as barns and granaries – many of which are of great character and quality with many old features surviving.
- Small farm worker's cottages
- Some modern housing on the site of former orchards and along the roads to the south and outside of the Conservation Area.
- Construction is in brick, stone and cobb – although many brick buildings were originally wattle and daub on timber frames. The brick construction is of an unusually high-quality incorporating plait bands of 2 or 3 course and vitrified blue grey bricks around the windows.
- Roofing materials in thatch, clay tile (including pantiles), slate and concrete tile. Often with strong brick chimneys.
- Fenestration: Casements of various sizes in the smaller buildings and classically proportioned sashes in the grander homes – although some of the villa style properties have stone mullions.
- Boundaries – wonderfully aged brick and stone walls – a few with stone ball finials. Some iron railings. Beech hedges and earth banks. Some mature trees including willow, yew and beech.'

5.18 Conock is a small hamlet separated from Chirton by fields and woods. The VDS says of it:

'Conock a site of some 43 hectares, lies in the parish of Chirton, to the south east of Devizes along the A342 between Wedhampton and Chirton. The site lies on a gently sloping mound surrounded by farmland and bounded to the south by the A342...A large part of the hamlet of Conock is designated as an historic park and garden, and much of the remaining part is farmland...in total there are 16 houses in the hamlet'. Nine of the 16 houses are Listed, making the Hamlet something of an historic and architectural gem.

5.19 The hamlet is unusual in having two grand houses – Conock Manor and Conock Old Manor, both surrounded by parkland – part of the Historic Park and Garden Recorded by English Heritage in the Register. Both are listed Grade II. Of Conock Manor the VDS states:

'The 2-storey manor house is built of stone ashlar and has a slate roof with three dormers. The west front has a central bay which is slightly set forward, with a central door set within in a portico supported by fluted Ionic columns, and the nine windows overlook the west parkland. The east front has a central door and gothic windows from which there are views to the garden and the stable block to the east. To the north and south are the early 19th century wings designed by Richard Ingleman, which include an open loggia to the south and a thatched dairy with a veranda to the north. From the rustic dairy, a brick garden wall runs in an easterly direction, linking the manor with the adjacent grade II listed stable block'.

5.20 Of the Old Manor:

‘Conock Old Manor is an L-shaped house built of red brick with stone dressings, consisting of two storeys’ plus basement and attics. Its earliest features suggest that it was built by Gifford Yerbury, circa 1710 – a date stone of 1699 is still extant on a cottage in the stable yard, which may indicate the date of the house itself. Surviving features of that date include a stone plinth and quoins, mullioned and transomed windows (mostly blocked) at the south end, and a bolection-moulded window at the centre of the west front. Many alterations were carried out in the middle of the 18th century - sash windows were inserted, and the hipped roof with attic dormers was apparently raised’.

5.21 The broad aim of the NDP is to take forward, interpret and add detail to the land use policy framework in ways that have community support and that are in general conformity with the Development Plan. This will add certainty and clarity for both developers and the local community. The general principle is to deliver sustainable development: development that will be within environmental limits and appropriate for the location, which has limited local facilities and employment and includes a conservation area, numerous listed buildings and is located in an AONB, close to a SAC and SPA.

5.22 There is a Chirton Conservation Area Statement, produced in 2003 which gives a further description of townscape and heritage.



6.0 Baseline Data Summary

6.1 Baseline data includes the characteristics of the current environment issues and trends in the area to be covered by the neighbourhood plan. The collection of this information ensures that the process is based on sound evidence and, as well as identifying areas for policy, provides the basis for prediction and monitoring of environmental and sustainability effects of the plan.

6.2 Biodiversity

The LPA issued an HRA Screening Decision on 3rd October 2017 which concluded:

“I note that the proposed plan site is on the edge of the Salisbury Plain SAC and SPA, however the plan does not allocate 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”. (See Consultation Statement for Notice)

6.3 At the European level, the EU **Biodiversity** Strategy 5 was adopted in May 2011 in order to deliver an established new ‘Europe-wide target to halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020’.

6.4 The National Planning Policy Framework (NPPF) has much to say on this topic.

- Development should stop the overall decline in biodiversity by minimising impacts and achieving net gains wherever possible.
- Plans should promote the ‘*preservation, restoration and recreation of priority habitats, ecological networks*’ and the ‘*protection and recovery of priority species.*’
- They should set criteria-based policies for the protection of internationally, nationally and locally designated sites
- We need to take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks.
- We must plan positively to create ‘green infrastructure’.

6.5 The Natural Environment White Paper describes the importance of a healthy natural environment to economic growth, and personal well-being. The White Paper includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

- 6.6 In Wiltshire, the Wiltshire Biodiversity Action Plan (BAP) sets out Habitat Action Plans for a range of habitats. The BAP has now been complimented by a new Wiltshire and Swindon Landscape Conservation Framework. To deliver conservation and enhancement of biodiversity, a number of Landscape Biodiversity Areas have been identified. These are shown on the Lnk2Nature website. In terms of the Landscape Map of the latter, Chirton and Conock lie within the Pewsey Vale area.
- 6.7 Pewsey Vale is an undulating greensand valley that lies between the high chalk plateau of the Salisbury Plain to the south and the Marlborough Downs to the north. The Vale starts at the town of Devizes on the western edge and then narrows and towards the Hampshire border. It is mainly a lowland landscape of pasture and meadow, small and medium sized fields enclosed by hedgerows being the norm. Sadly, many hedgerows are in disrepair and most of the traditional orchards have been removed.
- 6.8 The main habitats in Chirton and Conock are:

1. **Farmland**

Much of the land in the parish is farmed– mainly arable, though the far south lies in the chalk grassland landscape of Salisbury Plain Site of Special Scientific Interest (SSSI). In the East and South field sizes are large - typical of modern intensive agriculture. However, to the West of the main village and all around Chirton field sizes are smaller, with more pronounced hedgerows as well as woodlands. Most of this is a survival of an idealized rural landscape of farm and parkland laid out more than a century ago for Chirton Manor. Farmland is typically home to a range of species from plants, fungi, butterflies, mice, birds, hares and rabbits. The majority of these are likely to be in the west of the parish on the least intensively farmed land.

2. **Hedgerows**

There are many hedgerows in the parish, but not all in the best of condition - the better ones tend to be in the north west of the parish where the land is less intensively farmed. The Wiltshire BAP says:

'Hedgerows are important not only for biodiversity, but also for farming, landscape, cultural and archaeological reasons. Hedgerows act as wildlife corridors for many species, allowing dispersal and movement across the landscape between other habitats.... There has been a dramatic reduction in the total UK hedgerow resource since 1945, and it is estimated that between 1984 and 1990, 23% of English hedges were lost. However, the Countryside Survey of 2000 estimates that hedgerow loss has now been halted. This is partly as a result of the Hedgerow Regulations (1997), which make it illegal to remove "important hedgerows" without permission. Ancient and/or species rich hedgerows are concentrated in southern England, especially in the south-west. Species associated with hedgerows include over 600 plant species.... 1500 insects, 65 birds and 20 mammals (including bats and Dormice). Hedgerows can act as an essential refuge for many woodland and farmland plants and animals, and as important links between different habit.'

3. **Woodland**

While there are many trees in the conservation area., true woodland is found only in the North-Western part of the Parish, between Chirton and Conock and around Conock on virtually all sides. This occurs in several small belts or woods of mainly deciduous trees, which are the remains of deliberate planting as part of the landscaping of the area for the Manor in the eighteenth and nineteenth centuries.

The BAP says:

'Species characteristic of Woodland Habitats ..include a ..diversity of vascular plants, lichens, mosses, liverworts, butterflies, moths, birds and mammals. Woodlands are also important for bats, as they provide shelter and cover and a wide diversity of insect food. Dead trees are often valuable in providing roost sites for bats. The dramatic decline in many familiar farmland birds has been well documented over recent years, however many woodland species are now also exhibiting similarly worrying trends. For example, Lesser Spotted Woodpecker numbers decreased by 81%, Spotted Flycatcher, 71%, Nightingale, 63%, and Woodcock, 74%, between 1980-2005 (Common Birds Census). The Wiltshire BAP Woodland HAP contains separate actions for Willow Tit and Nightjar, as well as the Dormouse'.

4. **Rivers and Associated habitats**

The upper reaches of the Salisbury Avon run through parts of the north and north west of the parish, both as a main channel and as a number of small branching streams forming an important wildlife habitat. The river and streams help create localised floodplain meadows, small marshes along some of its length. The Wiltshire BAP:

'Rivers and their associated habitats provide important wildlife corridors, linking fragments of semi natural habitat in intensively farmed or built up areas and facilitating the movement of species. Given the value of these systems to us and the complexity of issues affecting them, coordinated action is vital to ensure that their wildlife value is conserved and enhanced. Water Voles can still be found in good numbers along the majority of rivers and streams in Wiltshire, and Otters are beginning to recolonise the area. The native White-Clawed Crayfish still survives on the By Brook and in the Upper Bristol Avon, but it is thought to be virtually extinct in the Salisbury Avon, which is at least in part due to the presence of non-native crayfish'.

5. **Urban habitat**

Most people forget that built up areas, with their trees, gardens, buildings and drainage systems are also habitats for animals. In Chirton and Conock these include hedgehogs (an endangered species), sparrows (also endangered), mice, owls, bats, Swallows, Starlings, House Martins and Swifts. Churchyards, road verges, allotments and private gardens – especially those with ponds – are an important part of this habitat. Both Chirton and Conock have a particularly rich urban habitat because of the numbers of trees, hedges and farm buildings present.

6. **Orchards**

The parish used to have a number of orchards, but these have been removed to make way for housing and other crops. From a biodiversity point of view this is a shame. As the BAP says:

'...Orchards are hotspots for biodiversity in the countryside, supporting a wide range of wildlife including many BAP species. The wildlife of orchard sites depends on the mosaic of habitats they encompass, including fruit trees, scrub, hedgerows, hedgerow trees, non- fruit trees within the orchard, the orchard floor habitats, fallen dead wood and associated features such as ponds and streams.'

The plan could consider whether the restoration of some orchards, perhaps as a community orchard, even on a small scale and perhaps around a new village hall, would be a worthwhile objective.

7. **Salisbury Plain SSSI**

The Salisbury Plain SSSI covers the far south of the parish. This is mainly an area of unimproved calcareous grassland that owes its survival to the fact that the Plain was acquired by the Ministry of Defence for military training early this century, and this prevented loss of this habitat through intensive farming. As a result, 12933 ha. of chalk downland remains which supports 13 species of nationally rare and scarce plants, 67 species of rare and scarce invertebrates, including butterflies, and forms an internationally important site for birds. A rich population of small mammals, reptiles and amphibians also thrives there.



Biodiversity

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Habitats	WCS Policies 50, 51, 52, 53	<p>Baseline Information: Wide range of habitats in a deeply rural area that is rich in biodiversity: farmland, hedgerows, woodland, rivers and urban habitat all present. Orchards used to be present.</p> <p>Problems and Issues: Intensive farming, especially in southern half of parish has increased field size and reduced hedgerows and trees. Re-instatement of orchards would benefit species such as dormice.</p>
SSSI	WCS Policies 50, 52	Salisbury Plain SSSI covers southern third or so of the parish. 13 species of nationally rare and scarce plants, 67 species of rare and scarce invertebrates, including butterflies, forms an internationally important site for birds. A rich population of small mammals, reptiles and amphibians also thrives there.
Biodiversity and ~development	WCS Policies 50, 51, 52 and 53	<p>Baseline Information: Core Policies 50-53 already gives substantial protection to biodiversity in Wiltshire. However, these rely on effective development control.</p> <p>There is relatively little development pressure.</p> <p>There is a role also for local action (for example in re-planting hedgerows, maintaining riverbanks and beds, and making gardens serve as better habitats). Improving Green Infrastructure * would take forward WCS policy.</p> <p>Problems and Issues: Intensive agriculture Lack of direct action to maximise potential for all habitats Is development control effective?</p>

* Green infrastructure is a network of multifunctional green space, urban and rural, capable of delivering a range of environmental and life benefits for local communities. This can include parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens. It can also include streams and canals.

6.09 Land and soil resources

6.10 Land and soil are finite resources, and control of land use is a major aspect of both planning and sustainable development. This can be seen in the Wiltshire Core Strategy to concentrate development onto brownfield land where possible. Core Policy 2, referring to the strategic housing target of 42,000 homes;

'This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land'.

6.11 The National Planning Policy Framework (NPPF) requires the planning system to:

- Protect and enhance soils. The quality of agricultural land should also be taken into account
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or instability
- Encourage the effective use of land through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'
- While there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local needs'.

6.12 '*Safeguarding our Soils: A strategy for England*', sets out a vision for soil use in England. The Spatial and Market Intelligence section of the Homes and Communities Agency keeps the National Land Use Statistics (the NLUD database). However, the latest entries are from 2012 and the data is raw and unsorted. A pilot scheme has been set up for LPA's to compile Brownfield Land Registers – however Wiltshire Council is not a participant. The best data available is therefore the 2014 Strategic Housing Land Availability Assessment (SHLAA).

6.13 In 2015 the Government confirmed its wish that 90% of suitable brownfield sites have planning permission for housing by 2020 and to inform that target legislation was brought forward to require local authorities to hold a Register of available brownfield land. The new brownfield registers will soon become a *statutory requirement* aiming to improve the availability and transparency of brownfield information, providing certainty and encouraging investment, plus help to measure progress in delivering planning permissions on the sites listed.

6.14 Chirton and Conock is a joint civil parish on the southern edge of the Vale of Pewsey. The parish is approximately 3.5 miles long north/south and about 1.5 miles wide at its widest part. The parish adjoins the upper reaches of the River Avon on its northern boundary and includes an expanse of Salisbury Plain to the south at Chirton Bottom. The north of the parish is circa 350 feet above sea level, and this rises to around 700 feet on the scarp of Salisbury Plain.

6.15 **Land quality**

The Vale of Pewsey is renowned for the quality of its soil and the soil type found in the village is typical of the area. To the north alongside the Avon the soil is from the Thames series being a calcareous clay mainly stoneless soil possibly affected by groundwater. This is classified by the Land Classification maps as Grade 4. Most land is in agricultural or residential use.

6.16 North of the A342 road however, the soils are principally Grade 1 from the Ardington series and is a fine deep and well drained fine sandy loam. Easy working land and rarely affected by drought or heavy rainfall. Immediately south of the A342 the soil changes to Grade 2 to a fine silty loam overlying chalk. These are generally shallower than the soil to the north of the road. Closer to and on Salisbury Plain the soil becomes chalkier and are classified as Grade 3. The soils are well drained from the Icknield series and being part of the training area are largely uncultivated providing natural grassland with some herb rich flora worthy of conservation in places.

6.17 **Land values**

The price of land has long been determined by supply and demand and in recent years not only has there been a lack of supply, but demand has been high particularly from non-farming individuals looking for a house in the country, a particular lifestyle and some tax advantages as well. This demand has slowed down and currently (winter 2016/2017) arable land values in the area are around £9500 - £10500 per acre but demand is much more price sensitive than it was. For pastureland values are lower and with little livestock in the area demand is relatively low. However, "pony paddock"/amenity paddocks will command a premium sometimes well in excess of these figures. However, there is still uncertainty in the marketplace as to the future following the vote to leave the European Union (EU). This is particularly the case with agriculture.



6.18 Brownfield land

Being a rural area there is very little brownfield land available, other than via demolishing or adapting agricultural buildings.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Land Quality	Agricultural Land Classification Maps – South West http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736 WCS Policies 1,2,18, 34, 35, 50, 56	Baseline Information: Soils mainly of high quality: <ul style="list-style-type: none"> • North of the A342 principally Grade 1 fine deep, well drained sandy loam. Easy working land and rarely affected by drought or heavy rainfall. • South of the A342, Grade 2 - a fine silty loam overlying chalk. These are generally shallower than the soil to the north of the road. • Closer to and on Salisbury Plain the soil becomes chalkier and are classified as Grade 3. Problems and Issues: <ul style="list-style-type: none"> • Land prices relatively high but restrained for agriculture at the moment due to uncertainty over Brexit.
Brownfield Land Availability	National Land Use Database of Previously Developed Land (NLUD-PDL) 2012 https://www.gov.uk/government/collections/national-land-use-database-of-previously-developed-land-nlud-pdl Wiltshire SHLAA 2014 WCS Policies 1,2,18, 50, 56	Baseline Information: <ul style="list-style-type: none"> • Virtually no brownfield land. Problems and Issues: <ul style="list-style-type: none"> • Lack of brownfield land.

6.19 **Water resources and flood risk**

6.20 The only significant body of water in the parish is a stretch of the Kennet and Avon Canal, which partially forms the northern boundary of the parish with Patney but also cuts across the field to the rear of Church Mill House. A number of drains are connected to it and run through the parish at various points. There is a culvert situated along The Street, opposite Small Street. The culvert currently requires maintenance to make it visible & accessible.

6.21 **Surface water or flash flooding.** Though the bulk of the residential parts of the parish are some distance from the designated flood zone, some parts are prone to surface water flash flooding following severe storms. Such storms now occur more frequently, and it is an area which needs more consideration. The causes are yet to be confirmed but are probably a combination of poor storm drainage and the heavy clay subsoil typical of parts of the parish. Flash flooding has been recorded around the culvert and access (along Small Street) once during very heavy rainfall within the last 12 months causing quite a torrent along Small Street. It is not believed that any houses were inundated/damaged. Surface water has also been noted in the field and one residential garden at the end of Yew Tree Close and The Grove at Conock (the house as you turn off from the A 342) is very susceptible to flooding as it comes off the Plain.



6.22 **Designated flood zones.** The only part of the parish designated by the Environmental Agency as a Flood Zone 3 (High probability or 1 in 20 years' chance) is the area along the north border which is close to the Kennet and Avon Canal. No other areas within the parish have a flood risk designation.

6.23 **Drinking water** comes mainly from aquifers located in Wiltshire and Dorset. Wessex Water also has several reservoirs. A water network is currently being constructed which will link all of these supplies enabling water to be transported wherever it is needed by future development. As a result, there will be adequate water supply for present and projected development for the foreseeable future. Wiltshire has one of the 'hardest' waters in the UK due to its geology of limestone & chalk.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Water Supply	<p>Wessex Water website https://www.wessexwater.co.uk/ https://www.wessexwater.co.uk/grid/</p> <p>British Geological Survey http://www.bgs.ac.uk/research/groundwater/shaleGas/aquifersAndShales/maps/aquifers/home.html</p> <p>WCS Policies 69</p>	<p>Baseline Information: Water supply is from mainly underground sources – principally the chalk aquifer to the east of the county. Quality is good although water has significant hardness.</p> <p>Problems and Issues: Water Network project aims to create supply grid based on a range of sources. Unlikely that water supply will be a restricting factor on development.</p>
Flood Risk	<p>Environment Agency Flood Risk Maps http://maps.environment-agency.gov.uk/</p> <p>Wiltshire Strategic Flood Risk Assessment High Level Executive Summary Final Report June 2009</p> <p>WCS Policies 67</p>	<p>Baseline Information: Low risk of flooding for most of parish which is in Flood Zone 1 (low probability). Northern Boundary with Patney is designated Flood Risk 3 as it borders Kennet & Avon Canal. The Environment Agency regularly monitors wells in the Parish & local area to record underground water levels.</p> <p>Problems and Issues: Flooding unlikely to be a major issue for existing or new development in most of the parish. Due to climate change, there is an increased risk of flash or surface water flooding in areas where there is a lot of hard surfacing. This can be mitigated by maintenance of the existing ditch and stream network. Culvert needs attention.</p>

6.24 **Air quality and environmental pollution**

6.25 There are no significant air, ground or water pollution issues in the Parish at present. Water supply and quality for drinking purposes is very good, although it is very hard.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Air Quality	Wiltshire Council Air Quality Strategy for Wiltshire Air Quality Action Plan for Wiltshire 2016 Air Quality Status Report (Wiltshire Council) Air Quality (website) http://www.wiltshireairquality.org.uk/ WCS Policies 55	<p>Baseline information:</p> <ul style="list-style-type: none"> • Wiltshire is characterised by extensive areas of unspoilt countryside and enjoys very good air quality, giving rise to a high-quality environment for residents, visitors and businesses. • There are air quality monitoring stations in Devizes and Marlborough. Levels of pollutants there will be higher than in Chirton and Conock. Even so, the annual mean of the measurements for both Nitrous Oxide and Particulates was below (that is, better than) air quality objective levels in 2015. <p>Problems and Issues: None known.</p>
Water Quality	Wessex Water – Summary Report for Zone 33 - Chirton https://www.wessexwater.co.uk/postcoderesult/?postcode=SN10%203RN Wiltshire JSA WCS Policies 67,69	<p>Baseline information: Water quality is good – though the water is very hard. Wessex Water figures indicate that there were no contraventions of PCV (Prescribed Concentrations or Values) for bacteria or pollutants in 2015. In most cases tests indicated levels of monitored substances well below permitted levels.</p> <p>Problems and Issues: None known</p>

6.26 **Climate change**

6.27 The evidence for climate change is now overwhelming and there is little doubt that rises in global temperature are partly the result of increased human-generated emissions. Predicted global temperature rises range from 1.1 to 6.4 degrees. Even a rise at the lower end of this scale will increase the risk of flood and storm damage in the UK as weather patterns become more unpredictable and extreme weather vents become more intense and frequent. Chirton and Conock will not escape the localised consequences of these wider changes.

6.28 Greenhouse gas emissions

In relation to greenhouse gas emissions, data from the Department of Energy and Climate Change suggests that Wiltshire has had consistently lower per capita emissions than England since 2005, but marginally higher per capita emissions than the South West since 2009. Wiltshire has also seen smaller reductions in emissions per capita between 2005 and 2012 (15%) compared to the South West (18.2%) and England (a 17.7% reduction).

Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO2 emissions

6.29 In its 2007 strategy on climate change, the European Commission recommended a package of measures to limit global warming to 2 degree Celsius. In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

6.30 In 2009 by the UK Climate Projections (UKCP09) issued projections of future changes to the climate are provided, based on climate models. Projections are available at regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction. The effects of climate change for the south west by 2050 for a medium emission scenario are as follows:

- increase in winter mean temperature is 2.1°C and increase in summer mean temperature of 2.7°C
- increase in winter rainfall of 17% and decrease in summer of 20%.

6.31 Chirton and Conock is located in the south west of England an area of higher rainfall and wind speed than much of the rest of the south. Winters are milder, summers are wetter and cooler. Climate change will act on these characteristics mainly by exaggeration. It can be seen from these issues that tackling climate change is an important issue and something that policies at all levels can help with. Given a willingness to plan, per capita emissions are likely to continue to decrease as the effects of this plus energy efficiency, renewable energy production and new technologies become more widely used. However, the proposed rate of housing growth in Wiltshire and nationally represents a challenge. Resulting from the above, a range of problems and opportunities may exist for the parish. These are described in the table below:

Climate change

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Increased winter rainfall and milder temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 50	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Winters variable. Usually featuring sub-zero as well as days of mild temperatures. • Frequent rain, occasional storms. Grey skies. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Increased flash flooding of roads and low-lying ground • Possible soil erosion • increased risk of injuries due to increased number of storms • Reduced risk of hypothermia for the elderly • increase of damp in buildings • Need to better maintain and expand drainage and flood storage? • Generate own power from renewables (but note landscape constraints)
Decreased summer rainfall and higher peak temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 50	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Summers variable. Usually mixture of short sunny periods of up to a few days, and more overcast days with showers. Some days of prolonged rain. Occasional thunderstorm. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • increased incidence of heat related illnesses • increased incidence of insect borne diseases • Uncomfortable sleeping conditions • Ability to grow different crops.
Secondary Wildlife impacts	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 50	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Overall mild climate with fairly frequent rain all year around. Noticeable seasonal variation. Few true extremes of hot /cold or wet/dry. Existing peaks and troughs likely to be exaggerated. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Changes in populations reflecting their natural ranges • Degradation of existing habitats • Species loss and gains (not always welcome) • Need to care for local biodiversity by assisting adaptation (e.g. nature areas, habitat improvement)?

6.32 **Historic environment.**

6.33 Care of the historic environment is an important issue for land use planning. The NPPF for example requires that plans should;

- Recognise heritage assets as an *'irreplaceable resource'* that should be conserved in a *'manner appropriate to their significance'* yet recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a positive strategy for the conservation and enjoyment of the historic environment
- Develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

6.34 The 'The Wiltshire and Swindon Historic Landscape Characterisation Project (2017) * describes the parish as a classic river valley landscape, with settlement in the valley bottom, agricultural fields bordering the settlement and then grazing land further away from the occupied area, on the slopes. The further reaches of the parish are a mix of downland and former rough ground/furze and dense undergrowth. The parish includes one Conservation Area, one Registered Historic Park, thirty-two listed buildings (1 grade I; 1 grade II*; 30 grade II), and three Scheduled Monuments. The area remains much as it was depicted on the first edition Ordnance Survey mapping. There is an earlier arrangement of east-west tracks linking Conock, Chirton and Marden.

6.35 The Chirton Conservation Area Statement (2003) describes the conservation area in detail, bringing in historic detail from the Victoria County History. Chirton itself remains a small nucleated settlement with demonstrable historic character and origin, but it has been subject to a small amount of expansion in the later post mediaeval and modern period. The Historic England designation record describes similar information for Conock Park (1987) which is the only designed landscape in the area and relates to the parkland associated with Conock Manor. It is of 18th and 19th century date.



10

*This report is now available at [Wiltshire and Swindon Historic Landscape Characterisation \(HLC\)](#)

- 6.36 All the listed buildings, except the milestone on the A342, lie within either Conock Park & Garden (13 listings) or Chirton Conservation area (18 listings). Five listings relate to the church of St John and associated funeral monuments.
- 6.37 There has been large enclosure of land by Parliamentary Acts in 1793, 1808, 1812 and 1816, and some of these formalised fields remain with fossilised traces of earlier open field systems (of potentially mediaeval origin). Many modern fields are large and fairly irregular in shape and their form has been dictated by the local topography. However, the majority of fields are post mediaeval rather than modern creations. Many of the open fields can be perceived by the field form and field boundary morphology and in some cases elements of ridge and furrow survive.
- 6.38 Still large parcels of surviving chalk downland which are locally characteristic, but which are now less common due to land being pressed into agricultural (arable) usage. The creation of the military firing ranges etc. has not diminished the earlier downland character in many cases. However, some areas with considerable shell damage could be perceived as having a modern military character. Traditionally a very open area without much formal enclosure and extensive views over the surrounding landscape. Not a wooded area and the small blocks of wood that do appear are small scale plantation of a late post mediaeval/modern date.
- 6.39 The land in military ownership, on Salisbury Plain in the extreme south of the parish, has been subject to intense archaeological investigation and condition survey. Extensive evidence for boundary and field systems could date back to the Bronze Age. The HLC suggests that this area has acquired its own distinct military character in places, and the HER notes that military activity has had a negligible impact on the wide range of archaeological evidence to be found.
- 6.40 The strip of arable fields, to the north of the military boundary, has produced evidence for Bronze Age barrows, and iron age to Saxon finds. The steep slopes to the north of these fields show evidence for cultivation dating back to the mediaeval period, with several iron age to Roman find-spots at their base. Further evidence for extensive mediaeval ploughing is recorded in the fields to the south of the A342.
- 6.41 There has been little formal archaeological investigation of the parish to the north of the A342 - a watching brief at Chirton Farm in 1999 recorded no archaeological features or deposits. Such low-level investigation reflects the level of development in the parish since the 1990s, but a watching brief on the Chirton Critical Source pipeline (which terminated at the western parish boundary) conducted along the route of a new water main between Strawberry Hill and land south of Market Lavington recovered evidence for mediaeval, post mediaeval and modern occupation. Prehistoric ditches, field boundaries constructed under the Enclosure Act in 1840, and the remains of a post mediaeval or modern chalk quarry were also recorded.
- 6.42 The Historic Environment Record (HER) records evidence for water meadows associated with the river Avon and its tributaries in the extreme north of the parish. These meadows allowed controlled flooding of the fields in the early spring, warming the pasture and exploiting waterborne nutrients to provide early grazing. They are likely to date to the post mediaeval period sometime after the sixteenth century.

Historic environment

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Conservation Area	<p>Kennet Local Plan Conservation Area Statement 2003 Village Design Statement 2008 http://www.wiltshire.gov.uk/chirton_and_conock_village_design_statement.pdf WCS Policies 57, 58</p>	<p>Baseline Information: Rural village character with many listed buildings</p> <p>Problems and Issues: Minor risk of erosion of character from development and decay</p>
Listed Buildings	<p>Historic England: National Heritage List for England. Kennet Local Plan Wiltshire and Swindon Historic Environment Record. Wiltshire Community History Online. https://history.wiltshire.gov.uk/community/getcom_print.php?id=118 Buildings at Risk Register WCS Policies 57, 58</p>	<p>Baseline Information: 32 listed buildings (1 grade I; 1 grade II*; 30 grade II) No historic buildings 'At Risk' (chiefly a measure of neglect)</p> <p>Problems and Issues: Modern Development Pressure</p>
Archaeology and Scheduled Monuments	<p>Kennet Local Plan Wiltshire and Swindon Historic Environment Record Wiltshire Community History Online</p> <p>WCS Policy 59</p>	<p>Baseline Information: Number in Parish: 3</p> <p>Problems and Issues: Modern Development Pressure</p>
Historic Parks and Gardens	<p>English Heritage Register of Historic Parks and Gardens Country Life, 109 (29 June 1951), pp 2040-4 Victoria History of the County of Wiltshire X, (1975), pp 63-5 B Cherry and N Pevsner, The Buildings of England: Wiltshire (2nd edn 1975), pp 173-5.</p> <p>WCS Policy 58</p>	<p>Baseline Information Conock Manor recorded in the English Heritage Historic Parks and Gardens Register (Number: 1001229) 18th and 19th century parkland, tree belts, Cottage Ornee (2), rustic gatehouse, walled kitchen garden.</p> <p>Problems and Issues: Landscape should be preserved as view from Chirton?</p>
General Character	<p>Kennet Local Plan Wiltshire Community History Online Victoria County History - Wiltshire British History Online- Chirton</p> <p>WCS Policies 57, 58</p>	<p>Baseline Information: Classic English southern chalk scarp / vale rural character with a number of fine views in and out. Mixture of grand and humbler historic buildings set in elongated pattern around rural roads and lanes.</p> <p>Problems and Issues: Preservation of character in face of development pressure and ad-hoc alteration.</p>

6.43 **Landscape**

- 6.44 Both Chirton and Conock are in the north of the parish, which is located within the Vale of Pewsey. Very crudely, the landscape can be divided into three main character areas. The northern third of the parish is located within the north Wessex Downs AONB, which washes over and surrounds the village and hamlet, while the centre third is intensively farmed arable land. The southern third is the Salisbury Plain SSSI, an area of chalk grassland.
- 6.45 The northern part of the parish, in which lie the village of Chirton and the hamlet of Conock, is described in the North Wessex AONB Management Plan (2014-19) as 'Vale' (in fact known locally as Pewsey Vale). The Wiltshire Landscape Character Assessment (2005) labels it 'Greensand Vale'. The Vale runs east-west across the middle of Wiltshire, separated by blocks of chalk downland; Salisbury Plain to the south and Marlborough Downs to the north, both of which have visually dominant chalk scarp slopes.
- 6.46 The Vale is an area of rich agricultural lowland, dissected here and there by emerging springs which occasionally collect together in larger streams that go to feed the River Avon. Over time, these have helped deposit rich alluvial soil, interspersed by patches of chalk and clay. The Vale is defined at the edge by the rising chalk scarp to the south but contrasts markedly with this in terms of both scale and softness. Whereas the chalk provides important distant views of grand, open, massive and very solid landscape shapes, the Vale of Pewsey in general, and this character area of Chirton and Conock in particular is itself a far softer landscape of medium-sized fields, meadows, hedgerows, woods and streams. Buildings are generally made of natural materials and contribute rather than detract from landscape character. Trees, hedges and green banks intermingle with buildings even in the heart of the village. This is a definitively English, rural landscape.
- 6.47 The richness of the land and availability of fresh water has led over time to the emergence of numerous 'springline settlement'; villages, hamlets and isolated farms. In so doing, they have left behind a diverse and rich heritage in terms of historic buildings and archaeology. In Chirton the area to the West of the village and surrounding Conock is parkland – 'artistically contrived nature' forming the setting of the Manor house, local fields also feature bronze age burial mounds. Buildings tend to reflect the locally available materials; soft red brick and flint, sometimes decorative, limestone.



- 6.48 Although blest with a green and pleasant landscape, easy on the eye and valued highly by the local community, this area is faced by some challenges including:
- Creeping urbanisation in terms of development, power lines, and the like;
 - Agricultural intensification – leading to loss of traditional orchards, destruction of hedgerows and larger field sizes and loss of biodiversity
 - Tree loss (partly due to elm loss in the 1970's) - this may also occur due to climate change
 - Increased traffic, road engineering / signage and speeding.
- 6.49 The centre of the parish could be described as 'Chalk Foothills'; an area where the chalk is close to the surface and the land is dominated by modern arable agriculture; large field sizes, open spaces and little in the way of trees or buildings. These are wide, almost bleak open spaces. Hedgerows tend to be sparse and in relatively poor condition, often having been replaced with fences rather than being re-planted.
- 6.50 The southern third of the parish is located within the Salisbury Plain SSSI – a vast area of unimproved chalk grassland, almost unique in Europe, cleared of trees in the bronze and iron ages, it has been described as a 'surviving ancient landscape'. Kennet Landscape Conservation Study (2005) says of it:
- 'Large parts of the area are unenclosed and treeless, giving Salisbury Plain a unique, very remote character, with extensive views across the southern half of Wiltshire. The presence of the military ranges on Salisbury Plain is undoubtedly the biggest influence in terms of both visual landscape and the audible presence of the military ranges on Salisbury Plain is undoubtedly the biggest influence in terms of both visual landscape and the audible presence of military training.'*
- 6.51 **Possible actions for a plan would be:**
- Control of development; quantity, location, type and design
 - Policy for renewable energy
 - Policy to protect and enhance heritage
 - New tree planting along watercourses using riparian species such as alder and willow
 - Repair, replanting and extension of the hedgerows
 - Monitor street signage and speeding
 - Measures to boost biodiversity (e.g. nest boxes).

Landscape

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Northern Character Area	<p>British History online Wiltshire Community History Kennet Landscape Conservation Study (2005) North Wessex AONB Management Plan (2014-19) Village Design Statement WCS CP 18, 50, 51, 52 Wiltshire Landscape Character Assessment (2005)</p>	<p>Baseline Information: AONB Mainly farmland Traditional buildings compliment landscape Quintessentially English rural landform</p> <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Creeping urbanisation in terms of development, power lines, and the like; • Agricultural intensification – leading to loss of traditional orchards, destruction of hedgerows and larger field sizes and loss of biodiversity • Tree loss (partly due to elm loss in the 1970's) - this may occur from climate change • Increased traffic, road engineering / signage and speeding
Central Character Area	<p>Kennet Landscape Conservation Study (2005) North Wessex AONB Management Plan (2014-19) WCS CP 18, 50, 51, 52 Wiltshire Landscape Character Assessment (2005)</p>	<p>Baseline Information: 'Chalk Foothills'. Area where the chalk close to the surface and the land dominated by intensive agriculture; large field sizes, open spaces and little in the way of trees or buildings.</p> <p>Problems and Issues: Need to improve biodiversity, re-instate hedgerows. Soil erosion (climate change)?</p>
Southern Character Area	<p>Kennet Landscape Conservation Study (2005) North Wessex AONB Management Plan (2014-19) Village Design Statement WCS CP 18, 50, 51, 52 Wiltshire Landscape Character Assessment (2005)</p>	<p>Baseline Information: Salisbury Plain SSSI – a vast area of unimproved chalk grassland</p> <p>Problems and Issues: None. Protected landscape. Noise of firing impacts on tranquilly</p>

6.52 **Population and housing**

6.53 According to the 2011 Census, the population of the parish is 406, comprising 171 inhabited dwellings. Over the last twenty years Chirton has grown by some 60 houses. The majority are detached and semi-detached. There is also a small development of some 14 houses originally built in 1951 for the local district council.

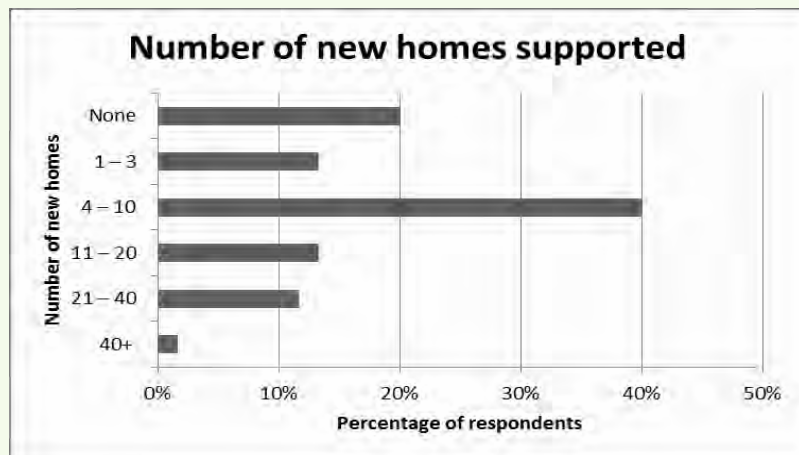
6.54 Although the average age of people in the parish is slightly lower than the Wiltshire average, Chirton and Conock is a parish with a larger proportion of older residents than the national average. This suggests a mixed age population with a number of families with children yet significant number of retirees. Overall the population is overwhelmingly better off financially than the national and Wiltshire averages, but some small quantities of deprivation do still exist. The population is likely to grow during the plan period.

6.55 Existing housing stock in of mixed sizes, with the majority being owner occupied. There will be a need to convert or adapt existing homes if older residents are to remain and, in order to enable younger people to stay, some affordable housing will be required.

6.56 The local community believes that new housing should take the form of discounted market housing as well or instead of more conventional affordable rented housing. The requirement in either case would be for smaller units – perhaps 1 and 2-bedroom semi-detached or terraced. This wish is supported by evidence from the Housing Needs Survey of May 2017 (See Appendix 6).



- 6.57 The WCS does not expect significant housing to be delivered in Chirton and Conock. The main village is described as a ‘Small Village’ suitable only for development suitable to *‘meet housing needs of settlements or provide employment, services and facilities...’* (Core Policies 1 and 2). The evidence base at Wiltshire Council includes the 2015 SHLAA as updated by the Housing Land Supply (HLS) Statements of November 2016 and March 2017. When the WCS was published in 2015, it identified 600 houses being required in addition to allocated strategic sites, across the entire community area up until 2026. Later data (Wiltshire Council, Housing Land Supply Statement updated March 2017) shows that this has already been delivered, leaving a residual requirement of zero. Additionally, a large number of homes will be delivered through applications known now but not appearing in the published data until after the April 2017 data point.
- 6.58 However, the Housing Site Allocations Plan (HSAP), which is still in draft stage, argues that more housing is required in order to secure a workable housing land supply over the remaining plan period, due to relatively poor housing delivery, which has been lower than anticipated. But the HSAP does not anticipate more housing being required by Large or Small Villages. In the case of Chirton and Conock this is reinforced by the results of the Housing Needs Survey (HNS) of May 2017, which is given as an appendix to this report. This found that only one affordable house was required to meet local need. Nevertheless, the local community will no doubt wish to ‘plan positively’ for new housing. While this may not require housing sites to be allocated and identified, a criteria-based policy could help provide certainty and clarity for developers by indicating how new housing might be delivered and what would be acceptable to the community.
- 6.59 The Housing Needs Survey (HNS) found that most local people (80% of the sample) supported some new housing. The numbers and types supported were as follows:



- 6.60 The HNS found that income levels locally were sufficient to afford discounted market homes and that the need for affordable housing was low. It recommended:

'This survey's recommendations concentrate on households unable to afford accommodation on the open market. The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish.'

Subsidised rented housing 10 None

Shared ownership / discount market homes 11 • 1 x two-bedroom home

Sheltered housing for older people • None'

The full Housing Needs Survey is given as Appendix 6a of this report. Appendix 6b is the result of an enquiry about the Housing Register. This showed a zero demand for affordable accommodation in Chirton and Conock. The Housing Register was also consulted in April 2018 and this showed no one asking to live in the parish.

- 6.61 Wiltshire Core Strategy, Core Policy 43 requires affordable housing to be provided at a percentage rate – the rate for Chirton and Connock is 40% affordable houses per scheme of 5 or more dwellings. However, since the WCS was published, 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. 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
- 6.62 It is known that Manor Farm, within the built-up area of Chirton is available for development, and this farm may be suitable for small scale re-development in a similar way to Cherrington Field. However, the site is highly constrained, being in the conservation area, containing and adjacent to listed buildings, in the AONB and near to the Salisbury Plain SAC and SPA. The parish council does not wish to formally allocate this site; however, a criteria-based policy may be created. Development would need to be restricted to the present area of farm buildings and it is thought unlikely that a scheme of more than 5-10 homes would be possible. Design would have to be of particularly high quality given the sensitive context, remoteness from facilities and lack of safe local on-road parking.
- 6.63 The agent acting for the owner of Manor Farm confirmed in an e mail that the site was available (see appendix 7).

Population and housing

Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Population (Age structure, mortality etc.)	Wiltshire Council Topic Area Estimates & Projections 2001 to 2026. Census 2011	<p>Baseline information: The population of the parish peaked around the middle of the 19th century, with 467 recorded at the 1851 census, declining to 261 by 1901. In the 2011 census the population of Chirton & Conock was 406 and is made up of 53% females and 47% males.</p> <ul style="list-style-type: none"> • The average age of people in Chirton & Conock is 41. It has a higher percentage of older residents than the national average. • The total population of the Pewsey Community Area is made up as 21% Children (0-17), 56% Working Age (16-64) and 23% Retirement age (65+). It is one of the lesser populated areas, having less than 55 persons per square kilometre. • Life expectancy is 83.0 yrs. • The number of people of retirement age in the Pewsey Community Area is set to rise by 35% from 3860 in 2016 to 5220 in 2026. • Deprivation levels are lower than the Wiltshire averages. However, in 2011 there were 11 lone pensioner households without use of a car and 3 households with children but no adult in employment. <p>Problems and Issues: Population likely to grow. Provision & care for older members of the community, plus current facilities for the younger working age population and children. Facilities for healthy recreation, community meetings and space.</p>
Housing	Wiltshire Council Topic Area Estimates & Projections 2001 to 2026. Census 2011 WCS Policies 44, 45	<p>Baseline information:</p> <ul style="list-style-type: none"> • Chirton & Conock currently has 178 inhabited dwellings with 2 more to be added in early 2017. The 2011 Census noted a total of 171, made up of 92 detached, 57 semi-detached, 20 Terraced and 2 maisonettes • 68% of homes are owner occupied, a slightly higher percentage compared with the Wiltshire average. • The Pewsey Community Area has a total of 6355 dwellings made up as 48% detached, 31% semi-detached, 15% Terraced with 4% being shared accommodation, flats or temporary structures/caravans. • Of these, 37% are owned outright, 29% owned with a mortgage and 3% shared ownership or Socialrented. • Household composition is: 1 person 27%, married couple with no dependent children 36%, married couple with dependent children 18%, lone parent households 8% and co-habiting households 10%. <p>Problems and Issues: Over the core strategy timeline of 2006-26, housing development in Pewsey was expected to be a total of 600. The latest evidence, the Wiltshire Housing Land Supply Statement (November 2016), indicates that this level of housing has already been delivered with a zero requirement therefore remaining.</p> <p>The East Housing Market Area (HMA) in which the village is located can demonstrate a land supply of 8.27 years. Chirton & Conock has been designated as a small village in the Wiltshire Core Strategy and as such, would not, under any circumstances, be expected to take significant amounts of housing – and what did occur mainly as infill. Despite this, there is a perceived lack of smaller, more affordable homes among the community. As large-scale development to provide affordable housing as a percentage of units seems unlikely and inappropriate, other possibilities for providing some affordable local housing could be considered. These could include self-build and reduced-price market housing.</p>

6.64 **Community wellbeing and health**

- 6.65 On the whole, the parish population is relatively affluent and seems to enjoy generally good health. However, pockets of deprivation in rural areas can be hard to spot and are likely to exist, even in Chirton and Conock. The elderly and disabled will be most at risk, although single parents and single young people may fall into the 'Just About Managing' (JAM) category. Access to medical facilities can be an issue given the rurality of the location. It seems unrealistic to expect facilities in the village, however visiting services for minor ailments would be welcome.
- 6.66 Affordable housing will be an issue given disparity between local incomes and house prices. Solutions could be more imaginative than simply expecting development to provide as a percentage. Other possibilities include self-build and reduced-price market housing.
- 6.67 Local employment of suitable types would benefit the community and broadband and mobile improvement would benefit everyone and enable more working from home.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
<p>Health Morbidity, obesity</p>	<p>Wiltshire Council Topic Paper 14 Wiltshire JSA 2013-15 Census 2011</p>	<p>Baseline Information: In 2011, more than 85% of residents of Chirton and Conock described themselves as being in 'good' or 'very good' health. This is higher than the average for Wiltshire as a whole.</p> <p>In Pewsey Community Area, 14.6% of Reception aged children were found to be obese or overweight according to data for 2010/11– 12/13 compared to 18.2% in 2007/08 – 2010/11. Pewsey has gone from having the fifth lowest rate out of the 20 community areas to having the lowest rate of any community area.</p> <p>Premature mortality from Cardiovascular Disease (CVD) in Wiltshire continues to decline, with Wiltshire's rate in 2008 – 2010 being lower than the South West and England.</p> <p>In Wiltshire, since 2010/11, the percentage of people aged 65 or over being admitted for falls has decreased and is significantly lower than in England as a whole.</p> <p>Since 2009/10, alcohol-related admissions have increased, although the rate of increase is in line with national and regional trends.</p> <p>25% of adults in the Pewsey Community Area take part in three x 30 minutes of moderate intensity sport and active recreation per week. This is higher than the Wiltshire rate of 23.6%.</p> <p>Problems and Issues: No significant health problems. However, access to facilities could always be improved.</p>

Community wellbeing and health (Continued >)

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
<p>Poverty</p>	<p>Index of multiple Deprivation Wiltshire Council Topic Paper 14 Wiltshire JSA Census 2011</p>	<p>Baseline Information: Deprivation levels in Chirton and Conock are low. However lone parent families and lone pensioners may be at risk. Some in this group may be JAMs (Just About Managing). 2.5% of households in the Pewsey Community Area are deprived in three or four of the dimensions measured in the Census; this is below the Wiltshire average of 3%. The number of benefit claimants in the area has fallen in recent years</p> <p>Problems and Issues: Provision of affordable housing and employment are key issues. The ability of the community to monitor vulnerable neighbours could be exploited and built upon.</p>
<p>Crime</p>	<p>National Crime Survey Wiltshire Council Topic Paper 14 Wiltshire JSA</p>	<p>Baseline information: From August 2012 to July 2013, Wiltshire Police recorded 14,746 Anti-Social behaviour (ASB) incidents in Wiltshire, 213 of which only occurred in Pewsey Community Area. This is an increase on the previous figure, but numbers are still very small. Violence overall has decreased with 64 offences in 2010/11 and 54 in 2012/13. Pewsey Community Area recorded 3.9 violent crimes for every 1,000 residents. This means Pewsey Community Area ranks 17th of the 20 community areas for violent crime, with one being the highest rate.</p> <p>Problems and Issues: As with the rest of Wiltshire, Chirton and Conock is a very safe place to live. However, development could still help to design out crime and make people feel safer. Policing could be more high profile.</p>
<p>Digital Inclusion</p>	<p>Wiltshire Council Topic Paper 14 Residents comments and personal experience.</p>	<p>Baseline information: Broadband speed varies between 80 and 7 mbps throughout the village. Mobile signal is variable and generally poor, although in a Community Survey, 83% of the respondents felt that their mobile signal was either Good or Fair.</p> <p>Problems and Issues: Broadband speed in the village is extremely variable currently. Virgin is not available, so the options are Sky, BT or another provider using the BT infrastructure. There are two BT boxes. One on the Andover Road in a fenced off area in front of MB Joinery and the other is at the other end of the village on a piece of ground in front of 1 Park View. The box along the Andover Road has been upgraded to fibre and serves the entire village currently. The other box has only recently been upgraded and has the extra complexity in that it is sited on land belonging to No 1 Park View. Most of the village seem to be connected to the box on the Andover Road with BT being extremely reluctant to connect those at the bottom of the village to their local box. At best, speed is 76-80Mbps which is received by the majority of homes on the Andover Road & Fussell Close due to their proximity to the upgraded BT box close by. As you move towards the centre of the village and down, speed drops to around 6-7Mbps.</p> <p>Mobile phone services: At the top of the village, EE is patchy, Vodafone is ok. Generally, the signal quality is poor.</p>

6.68 **Education**

6.69 **Pre-school and primary**

The present village primary school grew from a Sunday school founded in 1831. A treasury building grant of £40 was provided in 1846 for the building of a National School. Today the school has 52 children (2016) in two classes. The school has a hall, separate kitchen and technology room in the older building, furthest for the road, and three classrooms. In the grounds, there are a netball court, football pitch and adventure playground. The school has six lunchtime and after school clubs. The school is slowly expanding –it now has 3 mobile classrooms. The school offers pre-school services as well as education for 4-11-year olds.

6.70 **Secondary Schools.**

There are no secondary schools in the parish. A range of state and private schools are available in Devizes and Pewsey, including Pewsey Vale School, Dauntsey's, Devizes Secondary School and Downland.

6.71 **Attainment**

Wiltshire's education attainment levels are broadly at or above the national average. Close to 70% of Wiltshire students achieved 5 GCSEs graded A*-C in 20/14/15. This compares well against the national average (64.9%). The county is ranked 41 nationally out of 152 counties. Wiltshire is ranked 50. This data is sourced from the LAIT (Local Authorities Interactive Tool) September 2016 showing March 2016's data for people aged 19 in 2015.



Education

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
<p>Facilities Pre-School and Primary</p>	<p>Community Childcare Plan Wiltshire Council Chirton School Website WCS Policies</p>	<p>Baseline Information: Chirton Pips Preschool www.chirtonpips.co.uk The Street, Chirton, Devizes, Wiltshire, SN10 3QS A happy little preschool set in the spacious grounds of Chirton School. OFSTED rated OUTSTANDING in the well-being of children. Capacity is 15 children with most progressing to Chirton Primary School</p> <p>Chirton Primary School has a play area, sports field and various mobile buildings, with the latest mobile added in October 2015 which provided a third classroom, staff room with kitchen and an area for staff and governor meetings, together with an office for the head teacher. A fourth mobile is used for administration/reception. Currently there are 46 pupils with the potential over the next few years to grow to around 75 without further classroom development.</p> <p>Problems and Issues: Chirton Pips' building is a mobile built in the 60's/70's and requires costly maintenance. There are toilets for the children and a small lobby area with limited available storage. Staff toilets are off site, across the road in the Old School. There is a separate play area for the pre-school, mainly a grassed area used for play and keeping a couple of chickens. This area becomes muddy in the winter months with no permanent outside dry area.</p> <p>Parking at both schools is an issue with cars often parked two abreast reducing the road to a single lane near a sharp blind bend. Planning permission has recently been given allowing for a small drop of area and a few spaces for primary school staff, however quotes need to be sorted and a contractor selected before any work can commence (budget permitting).</p> <p>The older mobiles of the primary school are costly to maintain. Once / twice a year staff, parents, governors and local residence spend a few hours helping to clean and paint the buildings. The Old School across the road is used as a hall and for school lunch's this is not ideal and is expensive to maintain. Ideally a purpose-built hall and classrooms would be built within the existing school site unlikely to proceed for some years unless there are local housing developments to support a school and Community Hall.</p>

Education (Continued >)

Facilities Secondary	<p>Wiltshire Education, Employment & Skills Strategy 2014-2020</p>	<p>Baseline Information: Wide range of school available locally, although there are no secondary schools in the Parish. Problems and Issues: Transport issues.</p>
Attainment	<p>WCS Policies Wiltshire Education, Employment & Skills Strategy 2014-2020 Wiltshire School Places Strategy 2015-2020 Work Wiltshire Statistics</p> <p>LAIT (Local Authorities' Interactive Tool) https://www.gov.uk/government/publications/local-authority-interactive-tool-lait</p>	<p>Baseline Information: Wiltshire's education attainment levels are broadly at or above the National Average. Close to 70% of Wiltshire students achieved 5 GCSEs graded A*-C in 20/14/15. This compares well against the national average (64.9%). The county is ranked 41 nationally out of 152 counties. 2,995 individuals achieved a level 3 qualification by 19 in 2015. This was above the national average (57.4%), as well as better than Wiltshire's statistical neighbours (57.81%). Wiltshire is ranked 50. This data is sourced from the LAIT September 2016 showing March 2016's data for people aged 19 in 2015.</p> <p>Problems and Issues: None, other than maintaining standards in face of growing population.</p>
Adult Education	<p>http://www.learninginwiltshire.org.uk/</p> <p>Wiltshire Education, Employment & Skills Strategy 2014-2020</p>	<p>Baseline Information: Facilities are available in Pewsey and Devizes.</p> <p>Problems and Issues: Transport issues.</p>



6.72 Service Centre provision

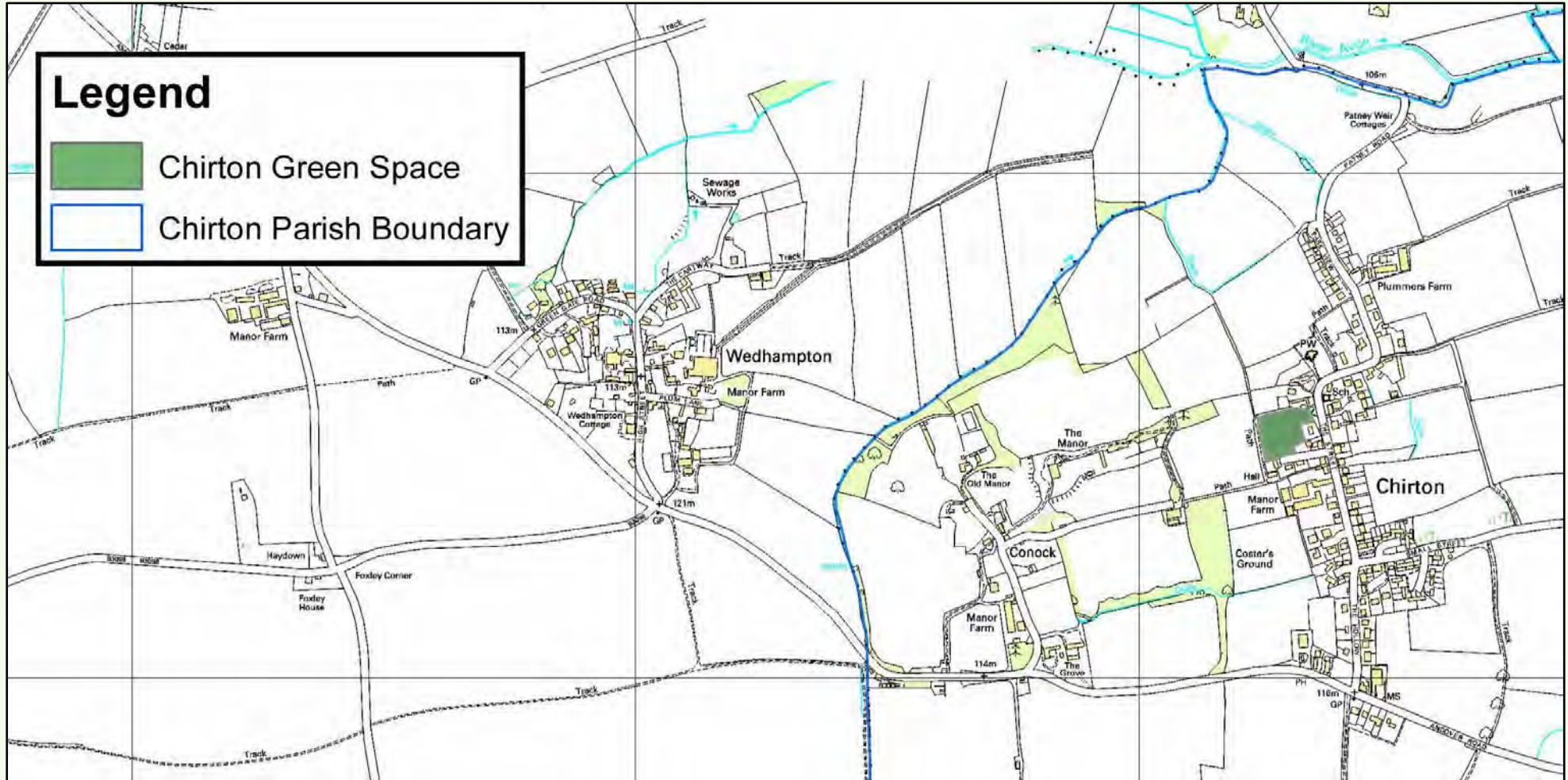
In the centre of the village is the parish church and Chirton pre-and-primary schools, teaching 3 to 11-year olds. The secondary schools of Lavington and Devizes are reached by coach or bus and are both approximately five miles away. The mobile library stops in the village once a month. Chirton used to support The Wiltshire Yeoman public house, a village shop and post office, a bakery, a garage and blacksmiths but over time these have all become unviable businesses and the village now just has the pre-and primary school, church and parish hall (currently in a state of disrepair). Consequently, the plan area is generally poorly served with services and facilities.

6.73 The two villages are situated 6 miles from the town of Devizes where the nearest supermarket, petrol station and other daily shops are located. There are no shops within walking distance in Chirton or Conock therefore most residents rely on a car. This follows a steady decline from a once thriving local centre – garage, shop, village hall and pub have now all gone. While some facilities do exist not far away (for example Devizes or Pewsey) there is an urgent need to encourage and restore some of the social and economic heart to the village.

6.74 The social centres of the village are the old Drill Hall (which is a poor condition and needing replacement with a new village Hall especially since the pub has been lost) and the school buildings and playing fields. The playing fields are central to any outdoor activity that the community organises and are used for events as well as recreation. They are not large tracts of land, are close to the community they serve and, since they seem to meet the criteria set out in the NPPF, it is proposed to designate these as Local Green Space.



Proposed Local Green Space



Service centre continued >

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Community Facilities	Wiltshire Council Topic Paper 14 Wiltshire JSA Rural Facilities Survey WCS Policies 48,49	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Places of Worship: The Church of England parish church of St John the Baptist • Village Hall: The old village hall (a former Drill Hall) has fallen into disrepair and is not sited in an easily accessible place. Ownership of the building is yet to be finally confirmed but it is felt that once done, the land should be sold. Proceeds will need to cover a loan from the Parish Council and legal fees. Any surplus could be used to improve the facilities provided by the Old School Building and a Village Hall re-established there. • Recreation/ Sports Fields: The village school has sports and playing fields. A New Community Campus at Pewsey will provide facilities including a swimming pool. • The Wiltshire Yeoman in Chirton was sold by Wadsworth in 2016 to be converted into two houses. The nearest pub from Chirton and Conock is the Millstream (also a Wadsworth pub) in Marden which serves food and drinks every day. • Schools: Chirton has a small primary school which offers some pre-school facilities as well as education for 4-11-year olds. The school and its Society of Friends is active in the social life of the village. There are a number of school clubs • Medical: There are no medical facilities in the parish, but there is a Defibrillator in front of the Old-SchoolHouse. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Lack of meeting point and local entertainment facilities. Made worse by closure of village pub. • Need to keep heart in the village by creating new facilities or encouraging their provision.
Shopping and Retail	Wiltshire Council Topic Paper 14 Wiltshire JSA WCS Policies 38, 48,49	<p>Baseline Information:</p> <p>No Post Office. Shop and Garage now closed. There is a farm shop a short distance away at Lydeaway. The two villages are situated 6 miles from the town of Devises where the nearest supermarket, petrol station and other daily shops are located. Pewsey is 8 miles away with a direct train route to London. There is a daily bus service between most towns. There are no shops within walking distance in Chirton or Conock therefore most residents rely on a car.</p> <p>Problems and Issues:</p> <p>Decline in facilities threatens vitality of the village.</p>

6.75 **Transport**

Public transport exists but service is infrequent, reducing practicality. Any substantial new development would need to address this issue in order to deliver a sustainable scheme. The footpath network would benefit from expansion – especially links to Devizes and surrounding villages. Upgrading to cycle paths would also be welcome.

6.76 There are some safety issues – including speeding vehicles and the need for pavements in some parts of the village to protect pedestrians. The A342 / Hollow area is dangerous and would benefit from a Highway Improvement Scheme.

Transport

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
<p>Public Transport</p>	<p>Topic Paper 10 – Wiltshire Core Strategy 2012 Wiltshire Local Transport Plan 2011 – 2026 (LTP3) NPPF</p> <p>Dept. for Transport traffic data dated 2015</p> <p>Wiltshire Adopted Local Plan Jan 16, Core Policies 60 & 61</p> <p>https://pages.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf</p>	<p>Baseline Information: Chirton is served by the following bus services:</p> <p>‘Connect 2 Wiltshire’ bus service operating between Devizes and Pewsey. Two routes; an express service (Route 100) operating in the morning with 2 collections and a normal service (Route 101) operating during the main part of the day. One pick up point in the village with a limited service Mon – Sat and no service Sunday.</p> <p>Traveline Tourist Coach service operating between Figcheldean and Devizes on Mon – Fri. It has one pick up point and only a single collection time in each direction during the days of operation.</p> <p>http://www.travelinesoutheast.org.uk/se/TTB/EFA03_00003118_TP.pdf</p> <p>The Combine Community Bus which is a bookable bus service run by the Wiltshire community and a call by call basis. No pre-defined timetables are in place for this service.</p> <p>Problems and Issues: The main issue is that of infrequency and availability. Although there are 3 separate services, frequency is extremely limited and during working hours of the day only. No services on a Sunday.</p> <p>Due to the isolated location of Chirton and the lack of any village amenities, any increase into the size of the village of Chirton would require a greater public transport requirement in order to be sustainable.</p>

Transport (Continued. >)

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
<p>Foot and cycle Paths</p>	<p>Topic Paper 10 – Wiltshire Core Strategy 2012 WCS Policies 60, 63 Wiltshire Local Transport Plan 2011 – 2026 (LTP3) NPPF</p>	<p>Baseline Information: The village of Chirton is bounded by numerous public footpaths and rights of way. Attached at Appendix 2 is map data showing public rights of way from Wedhampton in the West through the village of Chirton to Marden in the East.</p> <p>https://pages.wiltshire.gov.uk/communityandliving/rightsofway/publicrightsofwaymapping.htm</p> <p>Although there are footpaths and cycle paths in the areas surrounding the village of Chirton, there are no clear routes to the main populated areas of Devizes and other surrounding towns. Core policy 63 suggests that the Wiltshire plan is to provide a safer and more integrated transport system with a shift towards sustainable transport including cycling and walking.</p> <p>The village itself has few paved sections on which pedestrians can walk. The main road titled 'The Street' has no pavements whatsoever and pedestrians are often forced to walk on the bank when traffic is coming through in both directions</p> <p>Problems and Issues: No specific cycle paths in Chirton, although the village is becoming more and more popular with local cycling groups</p> <p>Although plentiful and connecting villages to their neighbours, the footpaths and bridleways are often in poor repair, overgrown and often merely tracks worn by usage over time. There is no direct route using footpaths/bridleways (apart from the A342) for cyclists to access the nearby town of Devizes, the main shopping area and largest employment area nearby.</p> <p>Lack of pavements in the village itself which could potentially lead to pedestrian injuries</p>

Transport (Continued. >)

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Road safety	<p>Topic Paper 10 – Wiltshire Core Strategy 2012 WCS Policies 62 and 63. Wiltshire Local Transport Plan 2011 – 2026 (LTP3)</p>	<p>Baseline Information: The village of Chirton is bounded to the south by the busy trunk road, the A342. DFT Count point ID No 26974 located between the Chirton and Charlton St Peter shows the breakdown of vehicle usage on the A342 between 2000 and 2015. Although years 2000, 2002 – 2003, 2005, 2007 – 2014 are estimated usages, the data in 2001 and 2015 is counted data giving an accurate representation of the usage. The increase of vehicle usage of all types is 35.47% since 2000 http://www.dft.gov.uk/traffic-counts/cp.php?la=Wiltshire</p> <p>Speeding vehicles have been a concern. As a result of this, a section of the A342 has been re-designated as a 40mph zone. Village speed checks confirm that most vehicles now are abiding by the limit - as only 2.14% of vehicles monitored during the checking period were of a speed that would require prosecution. http://services.wiltshire.gov.uk/Areaboard/get_areaboard_issue.php?id=538</p> <p>Although this issue has now been closed, further speed checks would be recommended as 3.5 years have passed since the last check and local feedback suggests that this has become more of an issue recently.</p> <p>A main bottleneck of the village is accessing the A342 from its junction with The Hollow. Although this section of the A342 is 40mph, it is difficult to view oncoming traffic when you are leaving The Hollow to join the A342. Additional problems are that the 40mph zones are quite close to this junction and often vehicles do not start to reduce speed until they reach the 40mph zone.</p> <p>The village itself has few paved sections on which pedestrians can walk. The main road titled 'The Street' has no pavements whatsoever and pedestrians are often forced to walk on the bank when traffic is coming through in both directions.</p> <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Lack of pavements in the village itself which could potentially lead to pedestrian injuries. • Access/egress from the village at the junction of the A342/The Hollow.

Transport (Continued. >)

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Parking	WCS Policies 61 NPPF	<p>Baseline Information: On street parking – although no parking restrictions apply in the village of Chirton, there is few vehicles belonging to residents parked on the main thoroughfare streets of Chirton.</p> <p>Public off-street – no public off street parking areas charged by the council are available in Chirton.</p> <p>Private off-street – this is the majority of parking within Chirton as the vast majority of residences have adequate parking facilities.</p> <p>http://www.wiltshire.gov.uk/ltp3-car-parking-strategy.pdf</p> <p>Problems and Issues: No major problems at present however, any increase to the village size may lead to parking issues, that could ultimately impact on the through traffic of Chirton village.</p>



6.77 **Economy and enterprise.**

6.78 Those of working age in the parish generally travel to work elsewhere. Indeed, the Housing Needs Survey showed the following which demonstrates that there may be a shortage of local employment. Significant numbers travel a considerable distance for work.

Table 1

Q9	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	9	17	9	5	40
Person 2	4	10	4	1	19
Person 3	1	1	0	0	2
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	14	28	13	6	61

On the other hand, there are some local businesses tucked away inconspicuously in the community and of course agriculture and horse-based business still employ some. There is considerable potential in future for homeworking and online business. Agriculture is always likely to be part of the employment mix and local farms have been successful in diversification.

Economy and enterprise

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Chirton & Conock
Current Employment Patterns	WCS Policies 34 and 49	<p>Baseline Information:</p> <p>Farming The majority of land surrounding Chirton and Conock is given over to farming with a mixture of crops and livestock, including Conock Farm, an active, family run farm (dairy cows, crops and straw for thatching). Other businesses in the parish include:</p> <ul style="list-style-type: none"> • Businesses serving farms (e.g. Hutchinson's, the crop production specialists) • Horse livery • Joiners • Thatcher • Chimney sweep • Electrician • Builders • Bed & Breakfast
The Future	WCS Policies 34 and 49	<p>Issues / Opportunities</p> <p>The local telephone exchange recently benefited from an upgrade bringing faster internet services (FTTC) to the local residents. This enables some villagers to work from home. Service however is not even throughout the parish. Nevertheless, remote working and online business have considerable potential.</p> <p>There is the potential to expand tourism – for example bed and breakfasts or horse-based enterprises.</p> <p>The old town hall is dilapidated, and the old-school building is no longer used by the school. Therefore, both buildings are worthy of consideration for redevelopment to bring back a community focal point and potentially include a local shop to help retain the Chirton and Conock '£'.</p> <p>As it would could reduce the need to travel, small scale local businesses could be worth encouraging subject to no harmful impacts on neighbours.</p>

7.0 Key Issues and Problems

7.1 This section of the Scoping Report briefly summarises the issues uncovered by the tables above before suggesting some draft policies that could be taken forward by the plan. These will be tested against the Vision and Objectives from the Community Engagement recorded in the Consultation Statement. That process (policy selection from the evidence) will occur in the NDP itself.

7.2 Overall Summary

7.3 Biodiversity and natural environment

The area has a wealth of habitats and is consequently rich in biodiversity. Farmland, hedgerows, woodland, rivers and urban habitat are all present. Traditional orchards, which so well here, have been lost. Salisbury Plain SSSI covers southern third or so of the parish. This is rich in species including some rare ones.

7.4 There is relatively little development pressure, but intensive farming, especially in southern half of parish has increased field size and reduced hedgerows and trees. Given modern farm economics there is little chance of completely reversing it, but some action could nevertheless be beneficial for farmers and the entire community.

7.5 There are already Core Strategy and national policies in place for biodiversity. There is however a role for informal community action.

7.6 Land and soil resources

Local soils are mainly of good quality – especially north of the A342 – which is Grade 1 agricultural land and which should be protected from development if possible. South of the road, quality is grade 2. Closer to and on Salisbury Plain the soil becomes chalkier and is Grade 3.

7.7 Land prices relatively high but restrained for agriculture at the moment due to uncertainty over Brexit. This makes them more attractive to developers. There is very little brownfield land available

7.8 Water resources and flood risk

Water supply is from mainly underground sources – principally the chalk aquifer to the east of the county. Quality is good although water has significant hardness. It is unlikely that water supply will be a restricting factor on development.

7.9 There is a low risk of flooding for most of parish which is in flood zone 1 (low probability). The northern boundary with Patney is designated Flood Risk 3 as it borders Kennet & Avon Canal. However, flooding unlikely to be a major issue for existing or new development in most of the parish. That said, climate change means that there is an increased risk of flash or surface water flooding in areas where there is a lot of hard surfacing. This can be mitigated by maintenance of the existing ditch and stream network. The culvert in the village needs attention.

7.10 **Air Quality and environmental pollution**

There are no significant air, ground or water pollution issues in the parish at present. Water supply and quality for drinking purposes is very good, although it is very hard.

7.11 **Climate change**

Chirton and Conock will be impacted by climate change just like the rest of this part of the UK. Climate change is likely to alter seasons and increase peak events such as storms, droughts and both low and high temperature extremes. It will be necessary to adapt to and prepare for these changes – for example by ensuring that existing drainage and irrigation systems are in good order. The culvert in the village already has a flooding problem.

7.12 In terms of reducing the impact of the community on emissions, this can be done by improving self-containment (e.g. through jobs and facilities in the village) and by encouraging renewable energy and energy efficiency, especially in new development.

7.13 **Historic environment**

The village includes a considerable quantity of heritage including character areas of the conservation area and numerous listed buildings. This is a character, well described in the Village Design Statement, that should be preserved and enhanced. The VDS could be used as the basis for a design policy ensuring that modern development does not harm the overall character of all existing buildings, whether listed or not.

7.14 The area is also rich in archaeology, having been inhabited from several millennia. The likely presence of archaeology should be a constraint, though not necessarily bar, to development in the parish. Care should be taken to comply with legal requirements, but it would be nice if anything found was displayed or used in the village – for example by means of interpretation panels. The parish is proud of its historical heritage.

7.15 **Landscape**

The area is blessed with high quality of landscape which must be regarded as a significant constraint on development. The Neighbourhood Area can be divided into three character areas:

- The north
AONB, mainly farmland. Traditional buildings compliment rural landscape. Quintessentially English rural landform
- The centre
'Chalk Foothills'. Area where the chalk close to the surface and the land dominated by intensive agriculture; large field sizes, open spaces and little in the way of trees or buildings
- The south
The rising chalk landscape of Salisbury Plain SSSI – a vast area of unimproved chalk grassland.

- 7.16 Problems and Issues include:
Creeping urbanisation in terms of development, power lines, and the like, agricultural intensification – leading to loss of traditional orchards, destruction of hedgerows and larger field sizes and loss of biodiversity, Tree loss (partly due to elm loss in the 1970's) - this may occur from climate change, Increased traffic, road engineering / signage and speeding. Noise from military activity disturbs tranquillity.
- 7.17 **Population and housing**
The population is currently about 400 (406 in 2011). There is a higher percentage of older residents than the national average. Life expectancy is 83 years. Deprivation levels are lower than the Wiltshire averages. However, in 2011 there were 11 lone pensioner households without use of a car and 3 households with children but no adult in employment. There are likely to be pockets of deprivation in the parish and a number of people in the JAM ('Just About Managing') category.
- 7.18 There are 178 inhabited dwellings in the parish with 2 more to be added in early 2017. The 2011 Census noted a total of 171, made up of 92 detached, 57 semi-detached, 20 terraced and 2 maisonettes. 68% of homes are owner occupied, a slightly higher percentage compared with the Wiltshire average. Chirton & Conock has been designated as a small village in the Wiltshire Core Strategy and as such, is not expected to take significant amounts of housing – and mainly as infill. Nevertheless, and while the HNS did not indicate a large demand for affordable housing, the community felt that some additional housing might be useful, although it was not felt necessary, given the size of the village, to allocate sites. In particular, there is a perceived lack of smaller, more affordable homes, for example 1 and 2-bedroom discounted market houses. Development could occur in and around redundant farm buildings – of which there are some in the parish – however, given that these are critical to the rural character of the area, it was felt that a criteria-based policy might be helpful.
- 7.19 **Community wellbeing and health**
Generally, the parish community is in good health. Access to facilities could always be improved. Deprivation levels in Chirton and Conock are low. However lone parent families and lone pensioners may be at risk. Some in this group may be JAMs (Just About Managing). Nevertheless, 2.5% of households in the Pewsey Community Area are deprived in three or four of the dimensions measured in the Census; this is below the Wiltshire average of 3%. Provision of affordable housing and employment are key issues.
- 7.20 As with the rest of Wiltshire, Chirton and Conock is a very safe place to live. However, development could still help to design out crime and make people feel safer. Policing could be more high profile. Broadband speed varies between 80 and 7 mbps throughout the village. As you move towards the centre of the village and down, speed drops to around 6-7Mbps. Mobile signal is variable and generally poor.

7.21 **Education**

The village has both a primary and pre-school which are at the heart of the community. There are 46 primary pupils with the potential over the next few years to grow to around 75 without further classroom development. The pre-school is in a mobile building which has maintenance issues, as do some of the primary's mobile classrooms. Should more development occur then funding should be found for proper extensions to the existing school building. Parking at both schools is an issue with cars often parked two abreast reducing the road to a single lane near a sharp blind bend. Planning permission has recently been given allowing for a small drop of area and a few spaces for primary school staff, however quotes need to be sorted and a contractor selected before any work can commence (budget permitting).

7.22 **Service Centre Provision and Infrastructure**

The two villages are situated 6 miles from the town of Devises where the nearest supermarket, petrol station and other daily shops are located. Pewsey is 8 miles away with a direct train route to London. There is a daily bus service between most towns. There are no shops within walking distance in Chirton or Conock therefore most residents rely on a car.

7.23 The village has a church, a school and pre-school, recreation and sports fields, and a defibrillator. There is no shop, the village pub has gone, and the drill hall is in disrepair. However, a new community campus at Pewsey will provide facilities including a swimming pool. The decline in facilities threatens vitality of the village. There is an urgent need for a focal point and meeting place – e.g. a new village hall.

7.24 **Transport**

Public transport exists but service is infrequent, reducing practicality. Any substantial new development would need to address this issue in order to deliver a sustainable scheme. The footpath network would benefit from expansion – especially links to Devises and surrounding villages. Upgrading to cycle paths would also be welcome.

7.25 There are some safety issues – including speeding vehicles and the need for pavements in some parts of the village to protect pedestrians. The A342 / Hollow area is dangerous and would benefit from a Highway Improvement Scheme.

7.26 **Economy and Enterprise**

Many people commute to work, However, there are a number of successful small businesses in the parish. Supporting these and encouraging suitable new ones could help improve self-containment and reduce the need to travel. There is potential for homeworking and online business. Improvements in broadband would be key to this. Agriculture is always likely to be part of the employment mix and local farms have been successful in diversification. There is the potential to expand tourism – for example bed and breakfasts or horse-based enterprises.

7.27 The old town hall is dilapidated, and the old-school building is no longer used by the school. Therefore, both buildings are worthy of consideration for redevelopment to bring back a community focal point and potentially include a local shop

8.0 Policies suggested by the scoping exercise

8.1 **Roles of scoping research and community engagement in policy creation**

While important, scoping research is only part of the background to policy creation. The other half is community engagement. What policies eventually get selected in any plan owe as much to what the community wants as what research shows objectively are the main issues. In the case of the Chirton and Conock Neighbourhood Plan, the decision was taken to require both objective evidence AND community wishes in order to create draft policy. The wishes and thoughts of the community, derived through several community engagements exercises, are given in the accompanying Consultation Statement and should be read alongside this Scoping Report. The neighbourhood plan itself explains how these two strands were woven together to create the basis for policy selection.

8.2 While neighbourhood plan policies must not repeat higher level policy, they have a valuable role in adding detail and interpretation at local level. For or example, indicating sites and local exemplars or demonstrating precisely how a general principle could be locally applied can help make clearer the application of higher policy at the local level. In assisting higher policy to move from the general to towards the specific, the neighbourhood plan ensures that local things important to the community are recognised early in the planning process and also provides clarity and certainty for developers. So, for example, just as a housing policy can indicate sites where higher-level development policies might be exercised with the blessing of the community, so also local heritage or developer contributions policies (for instance) can indicate local priorities for care or investment.

8.3 **Formal planning policies**

The following table indicates possible planning policies suggested by the scoping research. A similar table to this one features in the Consultation Statement, showing how community ideas suggested policies. Both tables then feature in the neighbourhood plan itself, showing how the two strands of evidence – the community engagement and the scoping research both contributed towards the generation of policy.

8.4 The final table in this report shows ideas for informal planning policies. While these would have no legal force, they would provide a consensus and agenda for action led by the parish council.

Formal planning polices

Issue	Possible Policy Approach
Biodiversity (Preserve and enhance)	<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>
Historic Environment (Preserve or enhance)	<p>A Formal Design Policy linked to the VDS, aimed at ensuring use of local materials and design features. Adds force to the VDS and ensures it will not be overlooked in the design of new development. Could add information regarding what the community considers to be important – especially regarding currently unprotected structures. .</p>
Landscapes (Preserve and enhance)	<p>Formal Landscape Policy to protect specific views (e.g. Parkland at Chirton). Adds local detail to Core Policy 51, indicating local priorities and important views to assist developers in making the right designs and location choices. However, added value would be small and there would be a cost.</p>
Population and Housing (Permit modest scale of new development for all parts of the community)	<p>Housing Sites Policy if any specific sites identified would take forward WCS housing polices indicating potential locations</p> <p>Formal Affordable Housing Policy As large-scale development to provide affordable housing as a percentage of units seems unlikely, other possibilities for providing some affordable local housing could be considered.</p> <p>These could include self-build and reduced-price market housing.</p> <p>The same policy could require that some of the new affordable units go to local people from the parish.</p>
Community Wellbeing and Health (Preserve and enhance)	<p>Formal Developer Contributions Policy Cycle paths and footpaths Recreation facilities (including upgrading and retaining existing) This would add local detail to WCS Core Policy 3 and illustrate how the Planning Obligations DPD might be interpreted at local level.</p> <p>Formal Planning Policy to designate important green spaces (e.g. Recreation Areas) as 'Local Green Space' to protect them from development. Directly takes forward WCs Core Policies 49, 51 and 52.</p>

Issue	Possible Policy Approach
Education (Support and enhance the school and pre-school)	Formal Developer Contributions Policy Contributions will be expected from developers for upgrading / extending the school. Takes forward WCS Core Policy 3 - Identifies local priorities to provide certainty for developers.
Service Centre Provision (Improve facilities where possible)	Formal Developer Contributions Policy. Contributions could be expected from developers for replacing the Drill Hall as a meeting place. Takes forward WCS Core Policy 3 and Planning Obligations DPD - Identifies local priorities to provide certainty for developers. Formal Employment Policy could encourage village shop or pub. Adds local detail to Core Policy 49
Transport (Improve services, infrastructure and road safety)	Formal Developer Contributions Policy to help pay for public transport / foot and cycle path improvements Takes forward WCS Core Policy 3 and Planning Obligations DPD – as well as Core Policy 60 by identifying local priorities to provide certainty for developers.
Economy and Enterprise. (Small businesses and home working)	Formal Employment Policy Identify sites? Encourage small businesses – permissive planning policy Encourage tourism? Takes forward WCS Core Policy 49

Informal non-planning policies

Issue	Possible Informal Policy Approach
Biodiversity (Habitat enrichment)	Informal Community Action (e.g.) policy to plant hedgerows and trees, create community orchard
Water Resources, Flood Risk and Climate Change	Informal Community Action to maintain culvert in village. Lobby highway authority to maintain highway drains.
Climate change (Reducing carbon, Adaptation)	Informal Community Action such as tree planting to provide summer shade and absorb carbon
Landscape Preserving village identity and setting	Informal Community Action to preserve and enhance trees and hedgerows
Transport Improving road safety	Informal Non-Planning Policy to encourage action over parking issues and speeding and to lobby for road safety improvements as necessary

Appendix 1 Data Sources (not exhaustive)

An Air Quality Strategy for Wiltshire 2006

CIRIA (2010) Planning for SuDs – making it happen [online]

Census 2011 (Neighbourhood.statistics.gov.uk)

County SMR and GIS System

Designated Sites – Natural England <https://designatedsites.naturalengland.org.uk/>

European Commission (2011) 'Our life insurance, our natural capital: an EU biodiversity strategy to 2020'

http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf

Flood Risk Maps – Environment Agency <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

Chirton and Conock Village Design Statement 2008

Historic England: National Heritage List for England.

HM Government (2010) The Government's Statement on the Historic Environment for England (online

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/229834/Acc_HeritageVision_Part1.pdf)

Kennet Landscape Conservation Study (2005)

National Planning Policy Framework (Online https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Neighbourhood Planning Advice Note – Historic England website (<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>)

North Wessex AONB Management Plan (2014-19)

Planning Practice Guidance (online <https://www.gov.uk/government/collections/planning-practice-guidance>)

Strategy for Historic Environment in the South West 2004

The Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006

UK Climate Projections (UKCP09) team. <http://ukclimateprojections.defra.gov.uk/>

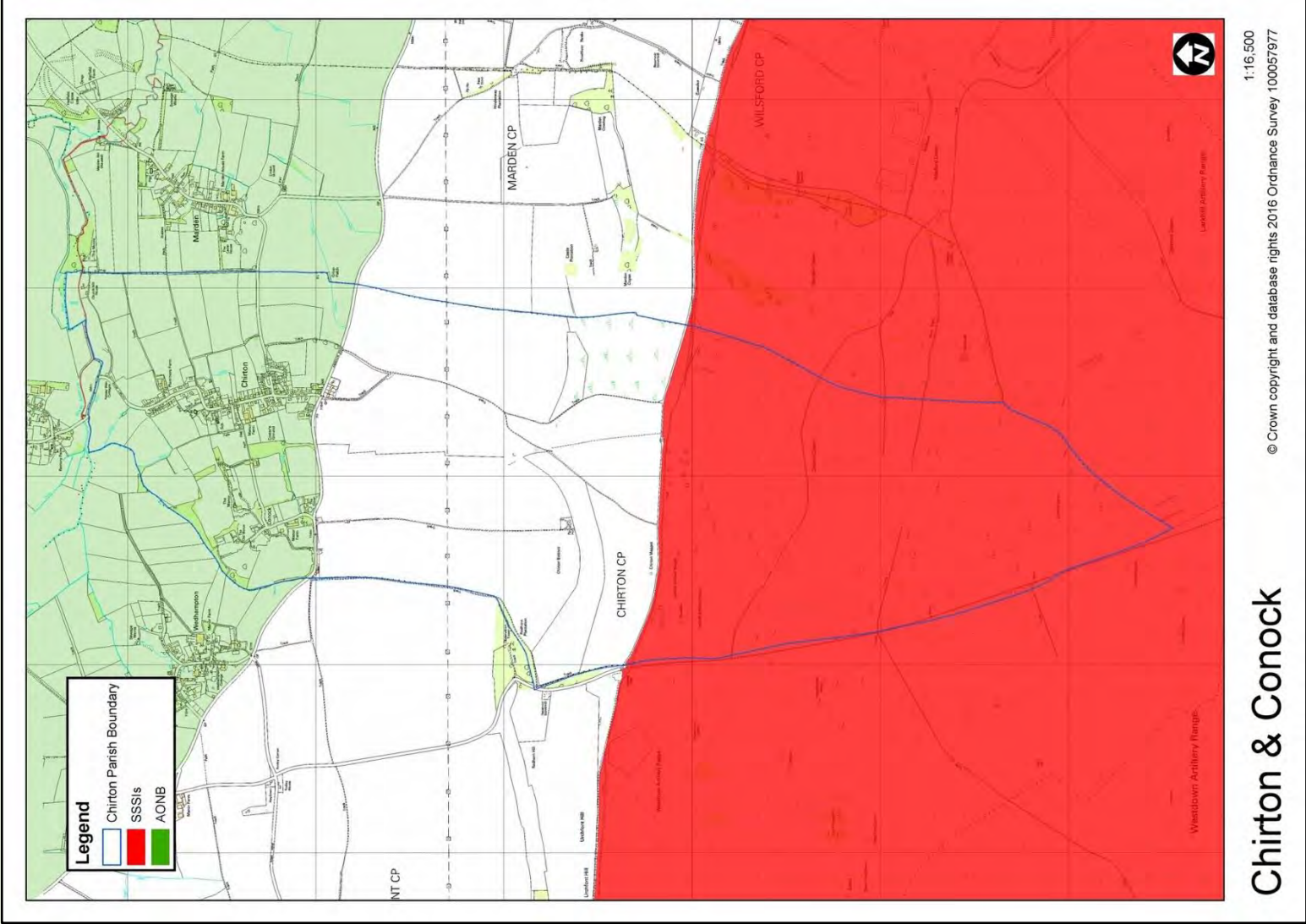
Victoria County History - Wiltshire

West Wiltshire Local Plan 2004.

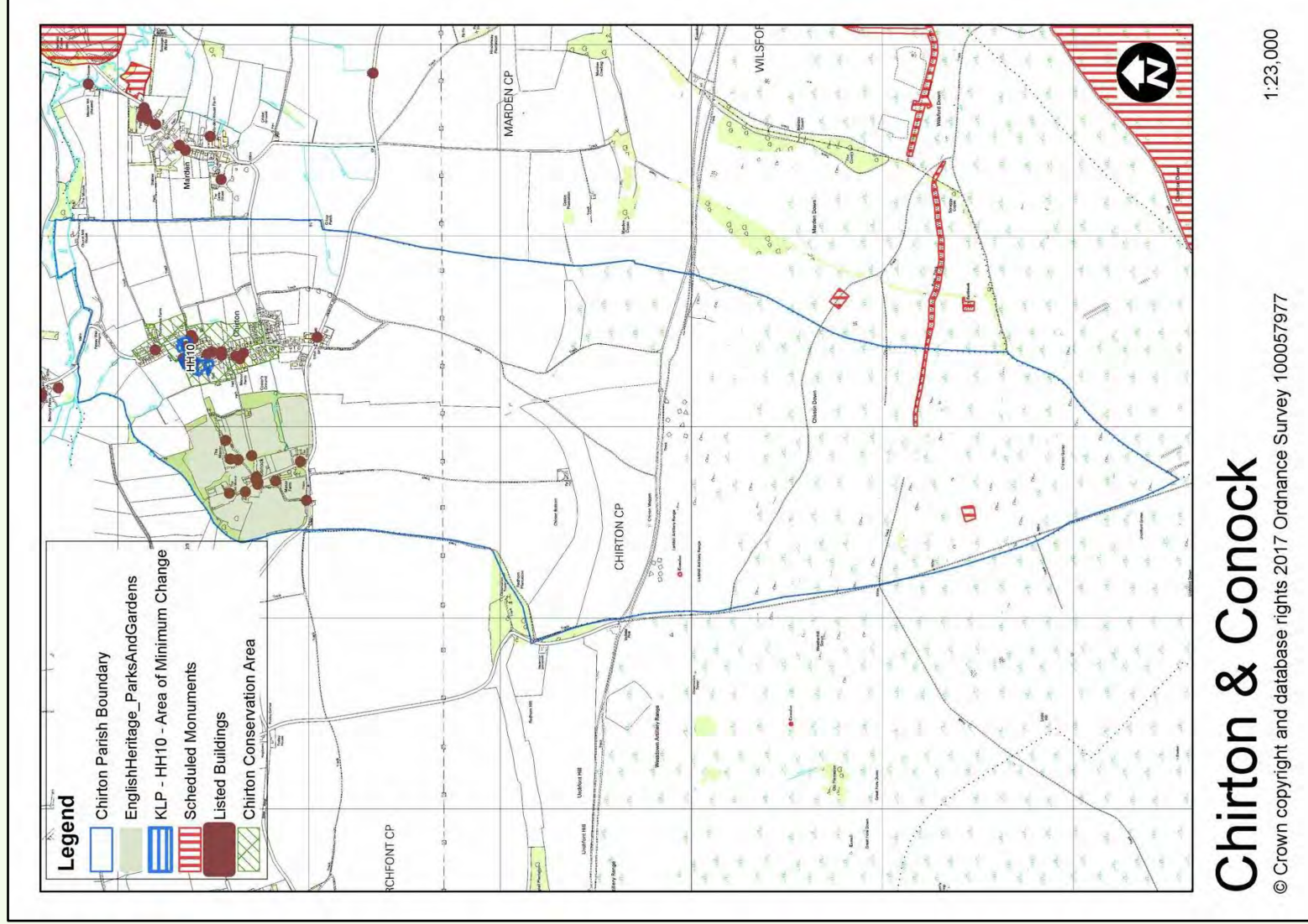
Appendix 1 Data Sources Continued >

Wiltshire Biodiversity Action Plan 2008
Wiltshire Core Strategy 2015
WCS Topic Paper 5 - Natural Environment (January 2012) 2mb
WCS Topic Paper 6 - Retail (January 2012) 980kb
WCS Topic Paper 7 - Economy (January 2012) 2mb
WCS Topic Paper 9 - Built and Historic Environment (January 2012) 24mb
WCS Topic Paper 10 - Transport (January 2012) 480kb
WCS Topic Paper 11 - Green Infrastructure (January 2012).
Wiltshire Core Strategy Habitat Regulations Assessment
Wiltshire Community History Online <http://history.wiltshire.gov.uk/community/>
Wiltshire Housing Land Supply Statements 2016, 2017, 2018
Wiltshire Infrastructure Delivery Plan 2011-2016
Wiltshire Landscape Character Assessment 2005
Wiltshire Local Plan Viability Study 2015
Wiltshire Planning Obligations SPD May 2015
Wiltshire Strategic Housing Land Availability Assessment 2015
Wiltshire and Swindon Waste Local Plan 2011
Wiltshire and Swindon Minerals Local Plan 2001
Wiltshire Renewable Energy Action Plan
Wiltshire and Swindon Economic Strategy 2003 - 2008
Wiltshire and Swindon Historic Environment Record
Wiltshire & Swindon Visitor Accommodation Futures
Wiltshire Housing Land Supply Statement 2015
Wiltshire Council (2015): JSA for Pewsey Community Area, [online]

Appendix 2: Chirton & Conock: Landscape and Nature



Appendix 3: Chirton & Conock and Heritage



Appendix 6a: Housing Needs Survey



Chirton and Conock

Parish Housing Needs Survey
Survey Report
May 2017

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

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1. Parish Summary

The parish of Chirton & Conock is in the Pewsey Community Area within the local authority area of Wiltshire.

According to the 2011 Census, the population was 406, comprising 171 inhabited dwellings. Over the last twenty years Chirton has grown by some 60 houses. The majority are detached and semi-detached. There is also a small development of some 14 houses originally built in 1951 for the local district council.

The parish is near the centre of Wiltshire, just off the A342 Andover Road, 5 miles from Devizes and 3.5 miles from Upavon. It lies about 1 mile from the north scarp slope of Salisbury Plain (military training area) set on the southern edge of the Vale of Pewsey and to the North, is bordered by the River Avon.

Chirton is within the North Wessex Downs Area of Outstanding Natural Beauty. Formerly known as 'Cherrington' until the 20th century and is closely associated with Conock in the parish to the west. The majority of the village is designated as a 'Conservation Area' with an area in the central part additionally designated as an area of 'Minimum Change'.

In the centre of the village is the Parish Church (consecrated on St. John the Baptist's day 1170) and Chirton Pre & Primary schools, teaching 3 to 11 year olds. The secondary schools of Lavington and Devizes are reached by coach or bus and are both approximately five miles away.

There is a bus stop in the village and the number 101 bus goes from Devizes to Pewsey from Monday to Saturday. The mobile library stops in the village once a month.

Chirton used to support The Wiltshire Yeoman Public House, a village shop and Post Office, a bakery, a garage and blacksmiths but over time these have all become unviable businesses and the village now just has the Pre & Primary school, Church and Parish Hall (currently in a state of disrepair).

2. Introduction

In January 2017, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Chirton and Conock Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

The Principal Development Officers are employed by Wiltshire Council's Service Development and Enabling Team to assist in the delivery of new affordable housing. The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.

The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).¹ The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.²

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live in the parish) in Chirton and Conock parish.

'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.

It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.

Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered 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 the 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.

¹ The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association

² Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

- A total of 177 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a good response rate of 35% with 62 replies received.

This report describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of Chirton and Conock.

No responses were made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Chirton and Conock. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in Chirton and Conock. The section begins by describing the overall need for both market and

numbers of households who have a current need for new affordable housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

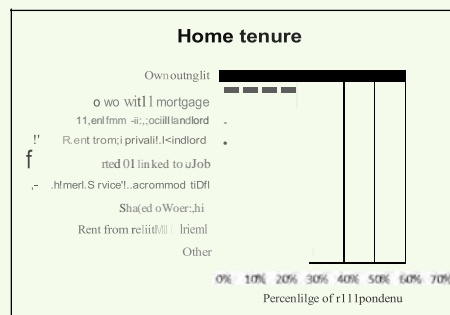
Part One - Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Chirton and Conock was their main home. 100% of those who replied said that it was.

The 2011 Census data for Chirton and Conock indicates that 68.6% of households in the parish were owner-occupying, 17.6% were renting from social landlords, 11.9% were privately renting and 1.3% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (88.3%) of respondents were owner-occupiers, while 6.1% of respondents were living in socially rented properties, 5.2% were renting from a private landlord or letting agency, none were living in accommodation tied to their employment, and 0.5% were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

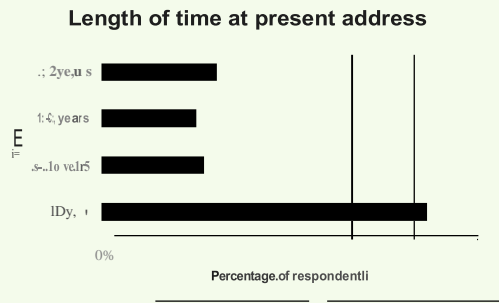
Chart 1



³ <http://www.nomisweb.co.uk/>

The chart below indicates the length of time that respondents have lived in their current home. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

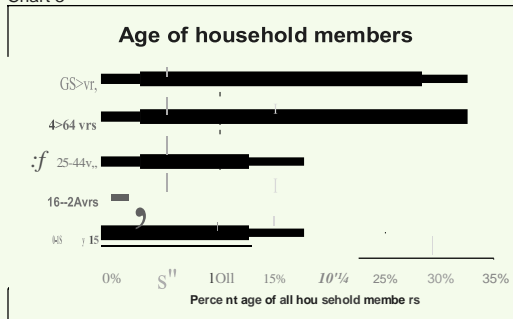
Chart 2



Many respondents to the survey lived in large family homes, with 9.7% of respondents having five or more bedrooms in their property. 35.5% lived in four bedroom homes, 41.9% had three bedrooms, 9.7% two bedrooms and 3.2% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (31%) of respondents' household members were aged 65+ and another third (32.4%) are aged 45 - 64:

Chart 3



As shown in the chart above, there were significant numbers of households responding to the survey with members aged 25-65+ and with children aged under 16. This indicates a spread of different household types in Chirton and Conock, from older person households with fewer members, to younger households with children.

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Table 1

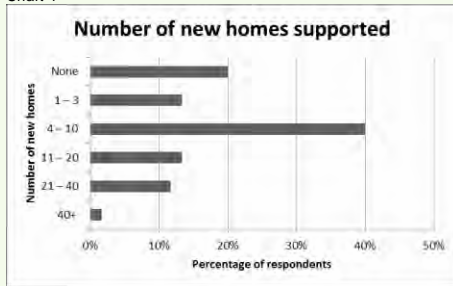
ID	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10- 50 miles	50 miles+	
Person 1	9	17	9	5	40
Person 2	4	10	4	1	19
Person 3	1	1	0	0	2
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	14	28	13	6	61

These results suggest a mixed level of sustainability for new housing development in Chirton and Conock, indicated by the survey respondents' access to local sources of employment. While 68.9% of the households' working members usually travel less than ten miles to their place of work, 31.1% travel more than that, suggesting a potential lack of more local sources of employment.

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 5% of respondents (three households) answered 'yes', indicating a low level of sustained need for housing in the parish.

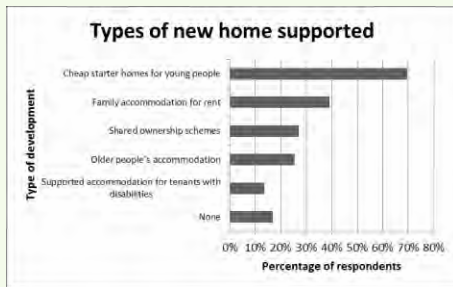
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (80%) were in support of some new housing in Chirton and Conock, with the most popular option (40% of respondents) being for between four and ten new homes. 20% of respondents were opposed to any new housing in Chirton and Conock parish:

Chart 4



Respondents to this section were finally asked what types of housing development, if any, they would support. The types of housing considered most needed in Chirton and Conock by the survey respondents were cheap starter homes for young people (69.5%) and Family accommodation for rent (39%). Full results are given in the chart below (more than one answer could be given):

Chart 5



Part two – Households requiring accommodation in the parish

This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Chirton and Conock are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Five respondents replied to this section of the survey, indicating their need for housing in Chirton and Conock. The most frequent reasons given for needing to move were currently renting, wanting to buy (3 households).

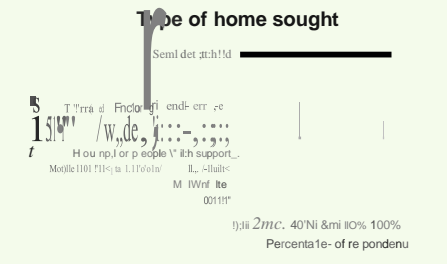
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with buying own home the most desired. Households could indicate more than one response:

Chart 6



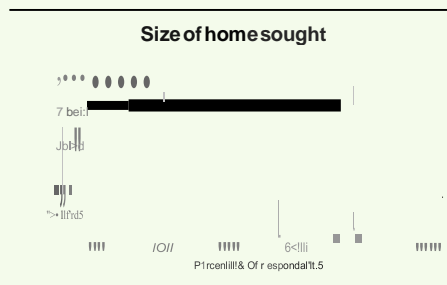
Respondents to this section were also asked what type of housing they required. The most sought-after types were detached and semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



In terms of size, the most popular option was for two bedroom homes and respondents also expressed a need for properties with one bedroom. No need was declared for homes with three or more bedrooms:

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Chirton and Conock to meet their needs, to which all five households answered 'yes'.

In order to assess the need for affordable housing in Chirton and Conock, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Only one of the households responding to this section of the survey reported having equity in an existing property, and the estimated levels of savings among the respondents were mixed. Income levels were also mixed. The median gross income bracket reported by the five respondents was £26,000-£27,499pa.

Comparing income, savings and equity levels with affordability in Chirton and Conock suggests that one of the five households would require public assistance in order to achieve their required housing and so would be considered 'in housing need' as defined in Section 3 of this report. This informs the recommendations of this survey for new affordable housing in Chirton and Conock, presented in Section 8.

Of the four remaining households, one did not provide sufficient consistent information in order for an analysis of housing need to be carried out, this household indicated a desire to purchase a home and open market purchase is probably affordable, this household is seeking a two bedroomed property, another specified that they would like to purchase a new, smaller, home and this would be affordable given the information provided, this household is seeking a two bedroomed property. The remaining two households are not considered to be in housing need and are considered to be adequately housed in their existing accommodation.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Chirton and Conock area:⁴

Bedrooms	May 2017
1	£148,900
2	£198,900
3	£270,300
4	£415,900
5+	£611,900

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Chirton and Conock cost £198,900 then a household may require £29,835 as a deposit. Annual household income would have to be at least £48,304 for a single applicant or £56,355 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2015 was £21,467.⁵

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers may struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

⁴ House price estimates from the Mouseprice local area guide to the SN10 postcode area, www.mouseprice.com/area-guide/average-house-price/ - Please note that the SN10 postcode covers a wider area than Chirton and Conock parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2015, resident analysis. Gross annual pay of employed persons resident in Wiltshire, www.nomisweb.co.uk. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- In May 2017, there was one household on the Wiltshire Council Housing Register seeking affordable accommodation in Chirton and Conock parish: This household is not described in Section 8 of this report. This household is seeking a two bedroomed property, and any full assessment of housing need in the parish must take account of the Register.⁶
- The 2011 Census recorded twenty eight social homes in the parish.⁷ These properties represent 17.6% of the total housing in Chirton and Conock, which is higher than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Chirton and Conock had a 0% re-let rate in the past year: from the first to the fourth quarter of 2016-17, no social homes were re-let in the parish.⁹
- The lack of turnover of social housing in the parish suggests that the household responding to section two of this survey and in need of affordable accommodation would not be able to meet their needs through accessing the existing social housing of the parish.

⁶ Wiltshire Council, Housing Strategy, live tables.

⁷ Table QS405EW, 2011 Census: Tenure - Households English parishes/ Welsh communities ⁸ Table QS405EW, 2011 Census: Tenure - Households, local authorities in England and Wales. ⁹ Wiltshire Council, Housing Strategy, live tables.

8. Recommend actions

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish. As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parish. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in properly determining local housing need.

Subsidised rented housing¹⁰

None

Shared ownership / discount market homes¹¹

- 1 x two-bedroom home

Sheltered housing for older people

- None

¹⁰ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

¹¹ Please note that recommendations for numbers of bedrooms in shared ownership/discounted market properties are based on the number of bedrooms wanted by respondents, applicants can purchase the size of home they are able to afford.

Appendix 6b: Housing Register

From: "Stethridge, Kate" <Kate.Stethridge@wiltshire.gov.uk>
Date: Tuesday, 17 April 2018 at 15:13
To: "chairman@chirtonandconock-pc.org.uk" <chairman@chirtonandconock-pc.org.uk>
Subject: RE: Chirton & Conock HNS 2017

Hi David,

I have looked at the latest Housing Register figures and can confirm the following demand for parishes within the Pewsey Community Area, based on applicants preference:

HRA - Band	(All)
Community Area	Pewsey

Count of Login Reference	Column Labels			Grand Total
	1	2	3	
Row Labels				
Burbage	2	1		3
Grafton			1	1
Great Bedwyn	1	2	1	4
Manningford		1		1
Marden	1			1
Milton Lilbourne		1		1
Pewsey	10	12	4	26
Rushall	1			1
Upavon	2	2		4
Wilsford	1			1
Wootton Rivers		1		1
Grand Total	18	20	6	44

Currently there are no households who have expressed a preference to live in Chirton & Conco. On further interrogation of the housing register I can confirm that one family have a local connection to Chirton & Conock, but they have expressed a preference to live in Pewsey, where they also have a Local Connection.

It is our experience, however, that some households wishing to live in rural parishes do not apply to join the register if they do not believe that there is a real prospect of being housed, due to lack of social housing or low turnover, so there may be hidden need. This need can often be identified through the Housing Needs Surveys, but these survey are a snapshot in time and are not completed by everyone who may be in housing need.

I hope this is useful.

Kind regards,

Kate Stethridge
Principal Development Officer
(Calne, Malmesbury, Marlborough, Pewsey, Royal Wootton Bassett & Cricklade, and Tidworth)
Housing – Service Development and Enabling Team

Please note I normally work on Tuesday, Wednesday and Thursday

Email: kate.stethridge@wiltshire.gov.uk

Mob 07423 662258
TEL 01249 706561



www.wiltshire.gov.uk

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Appendix 7: e-mail from Saville's land agent confirming that Manor Farm site is available

From: George Syrett <GSyrett@savills.com>
Date: Tuesday, 14 November 2017 at 19:53
To: David Harmes <davidharmes@btinternet.com>
Subject: RE: Thank you

Thanks David.

Lot 1 and 4 are still for sale --- although we are close to agreeing a sale.

The farmyard shares the access onto the street. The farm owns the left hand access and the house owns the right hand access and both properties have a right of access over the other.

The cottage on the other side is on the market.


Best

G.

George Syrett
Director
Rural

Savills, 1 Jewry Street, Winchester, SO23 8RZ

Tel :+44 (0) 1962 834 052
Mobile :+44 (0) 7812 965 496
Email :GSyrett@savills.com
Website :www.savills.co.uk

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Appendix 8: List of Researchers

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David Harmes
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Jean Oliphant
Guy Salkeld

The Planning Consultant

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

hogpos@hotmail.com

