

# Chirton and Conock

NEIGHBOURHOOD PLAN  
Referendum Version - May 2019



NEIGHBOURHOOD PLAN

Chirton and Conock Parish 2018 - 2026

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Note: The SEA and HRA Screening Decisions are given in the Consultation Statement. The Housing Needs Survey is contained within the Scoping Report and is also available as a separate document.

## GLOSSARY OF TERMS

Acronym or Term	Definition
<b>CA</b>	Community Area
<b>HLS</b>	Housing Land Supply Statement
<b>HSAP</b>	Housing Site Allocation Plan
<b>HRA</b>	Habitat Regulations Assessment
<b>Localism Act</b>	The 2011 Act of Parliament which started Neighbourhood Planning
<b>LPA</b>	Local Planning Authority (Wiltshire Council)
<b>NDP</b>	Neighbourhood Development Plan
<b>NPPF</b>	National Planning Policy Framework - 'The Framework' sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
<b>PC</b>	Parish Council
<b>Qualifying Body</b>	Body authorised by law to create a Neighbourhood Plan. Normally the Parish Council.
<b>Reg. 14 / 15</b>	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be submitted.
<b>SA</b>	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
<b>SEA</b>	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects. In the UK compliance with the SEA Regulations can be achieved through SA or Sustainability Appraisal which takes into account socio-economic as well as environmental factors.
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SHELAA</b>	Strategic Housing and Employment Land Availability Assessment
<b>VDS</b>	Village Design Statement
<b>WCS</b>	Wiltshire Core Strategy

## 1.0 Introduction

- 1.0 The Localism Act invites communities led by a 'Qualifying Body', usually the local Parish Council (PC), to write Neighbourhood Development Plans (NDPs). Such plans set out how communities want their area to be developed.
- 1.1 The Chirton and Conock Neighbourhood Plan is contained within this document, which also contains a summary of the research undertaken to inform and guide the plan. More detail of the evidence base for the plan is to be found in the accompanying Scoping Report (factual information) and Consultation Statement (community views). These documents also include the Housing Needs Survey and both SEA and HRA Screening decisions. In terms of the latter two items, the NDP was found not to require SEA or HRA (Appendix 6, Consultation Statement).

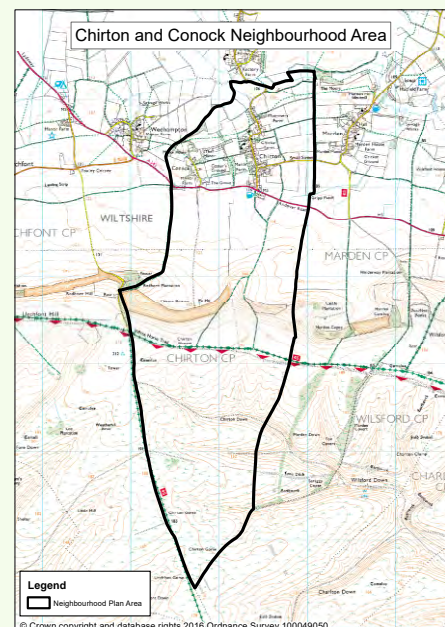
## 2.0 Area Covered by the Plan and Timescale

2.0 The whole parish of Chirton and Conock is embraced by this NDP. It was formally designated as the Plan Area on 5<sup>th</sup> December 2016. (see Appendix 2 for full-size map) and is considered appropriate for designation as a Neighbourhood Area because:

- It is a logical planning unit – being the entire area administered by the Qualifying Body, the Parish Council.
- The village has a conservation area and Village Design Statement covering the entire parish. The NDP will provide an opportunity to build on the foundations of the VDS but go further in creating enforceable planning policies.
- Further than this, the NDP will deal with a range of matters that have impacts on the entire community:
  - Housing
  - Biodiversity
  - Employment
  - Transport
  - Infrastructure / facilities
  - Various other planning issues.

These issues affect everyone in the parish and, clearly, an all-encompassing boundary for the plan is therefore appropriate.

- Inclusion of the entire area will also allow all residents to participate and is therefore in the interests of democratic government and public participation in planning.
- The Parish Council is an established body and functional component of local government and as such has considerable experience of both public administration and planning. In short, it has the experience and authority to manage a plan covering its entire area with which it is familiar.
- A Steering Group was formed with representatives from the Parish Council and local community. Its terms of reference will allow it to manage the plan but with final authority being vested in the Parish Council as the Qualifying Body.



- 2.1 The Chirton and Conock Neighbourhood Plan runs from 2018 – 2026. This timeframe was chosen because approximately eight years is a reasonably long span of time for the policies to take effect, and also because it coincides with the end date of the Wiltshire Core Strategy with which the NDP shares some of its evidence base; the timescale is long enough to be useful in planning terms, yet not so long that is likely to become significantly out of date by the end of this period.

## 3.0 Evidence Base

- 3.0 In addition to information contained within the NDP itself, the evidence base for the Plan includes two supporting documents: the Scoping Report and the Consultation Statement. These contain respectively documentary research and inputs from the community and various consultees.

- 3.1 The Scoping Report provides a record of some of the detailed research undertaken to:

- Clarify the current state of the area
- Identify Issues and problems
- Take account of other plans, programmes and policies and understand the context they provide.

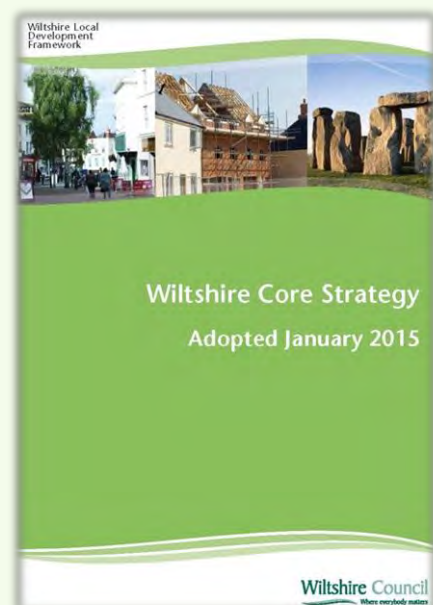
The Scoping Report goes further than simply recording data however. In its later sections, it goes on to consider possible policy approaches that the evidence suggests.

- 3.2 Although it involves some repetition, this document – the Neighbourhood Plan itself – gives a brief summary of the more detailed scoping Information described above to facilitate ease of reference and provide an immediate introduction and context for policies which follow. Each policy is also accompanied by a text justifying the policy with reference to the evidence. In this way, it is hoped that the plan makers have clearly demonstrated the fact that their policies grew from an understanding of the evidence.

- 3.3 A non-exhaustive list of sources used is given as Appendix 1. This lists the main sources of reference. While the Scoping Report records the evidence derived from these sources, the other strand of material that underpins the plan is the input of the community; its wishes, opinions and hopes for the future. This material is gathered together in the Consultation Statement (CS). In the case of the Chirton and Conock Neighbourhood Plan, the CS goes further than simply recording the results of surveys. The CS also uses these to develop:

- A draft Vision
- A set of Draft Plan Objectives, and
- Policy Ideas.

- 3.4 The Scoping Report and Consultation Statement therefore go well beyond the basic function of recording information; they also show clearly how such information led directly to the creation of policy –opening the plan up to security and ensuring complete transparency. The outputs of both Scoping Report and Consultation Statement have been combined in this plan document to create the final Vision, Objectives and Policies.





## 4.0 Planning Policy Context and Key Issues Covered by it

- 4.0 The Chirton and Conock Neighbourhood Plan will, when 'made' by the LPA, become part of the formal Development Plan for the area. It was therefore essential for the Steering Group to understand this background and planning context.
- 4.1 The planning context for the NDP begins with **Legislation and Regulations**, including the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Acts 2011 and 2017, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, and the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to legislation and regulations, the Government has provided National Planning Policy Framework and Planning Practice Guidance (online resource) published by the Ministry of Housing, Communities and Local Government (MHCLG).
- 4.2 The **National Planning Policy Framework\*** (NPPF) has much to say that is relevant to the Chirton and Conock NDP. The NPPF indicates that Neighbourhood Plans, *'give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.'* It also makes it clear that, while Neighbourhood Plans must be *'in general conformity'* with the development plan and take forward its strategic policies, outside of this limitation, they are free to *'shape and direct sustainable development in their area.'* These plans, it makes clear, should be backed by a 'proportionate evidence base'.
- 4.3 The NPPF sets out principles governing a number of key areas of the Chirton and Conock Neighbourhood Plan including the following which have been especially informative for the NDP:
- Nature, quantity and type of housing (47-55)
  - Design Standards (58)
  - Conserving and enhancing Heritage (137/38)
  - Conserving biodiversity (117/8)
  - Preserving green infrastructure (74)
  - Designating Green Space (76/77)
  - Encouragement of sustainable transport (29-41)
  - Employment and jobs in rural areas (28).
- 4.4 Planning Practice Guidance provides advice on interpreting legislation and practical indications of how planning should actually be carried out in practice. A wide range of topics are covered. However, of particular relevance to Chirton and Conock are:
- Neighbourhood Planning
  - Conserving and enhancing the historic environment
  - Rural Housing
  - Natural environment
  - Climate Change
  - Planning Obligations
- 4.5 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 the parish. Wiltshire Council is currently reviewing this and is also preparing the Wiltshire Housing Site Allocations Plan. There is also a Wiltshire Planning Obligations Supplementary Planning Document (October 2016).

\* For the avoidance of doubt, the version of the NPPF (The Framework) referred to in this document was that pertaining in May 2018.

- 4.6 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.'*
- 4.7 Key WCS Policies for Chirton and Conock are:
- Core Policies 1 and 2: Establish the overall spatial strategy and the parish's place within that
  - Core Policy 3: Infrastructure and developer contributions
  - Core Policy 18: Sets out the overall strategy for the Community Area
  - Core Policies 43, 44 and 45: Housing policies
  - Core Policies 48 and 49 Rural Life and Facilities Policies
  - Core Policies 51 and 52 Landscape and Biodiversity Policies
  - Core Policies 57 and 58: Design and Heritage Policies
  - Core Policies 60, 61 and 62: Transport Policies.
- 4.8 While important saved Kennet Local Plan Policies include:
- HC 35 and 37: Educational and recreational provision for new development
  - TR17: Sports and Recreation Sites (protects a facility in the village)
- 4.9 The Housing Site Allocations Plan (HSAP) is currently being produced by Wiltshire Council which also reviews boundaries. However, no sites are proposed in the NDP area and no boundary changes are made by this draft document which is not yet part of the development plan.
- 4.10 A Conservation Area Statement was produced in 2003 and this was followed by a Village Design Statement (VDS) in 2008 - something 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 has been reviewed by a former conservation officer and qualified planner and has been found to be still valid today and could form a useful basis for policy to build on.
- 4.11 The VDS 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.

Further detail, including coverage of the hamlet of Conock, is included in the Scoping Report.

- 4.12 The broad aim of the NDP is to take forward, interpret and add detail to the above policy framework in ways that have community support. This will add certainty for both developers and the local community and, as the policy framework has already been subjected to extensive SA, ensure that the development encouraged by the NDP will be sustainable.
- 4.13 In the following section, the text will show how this context is directly linked to physical issues on the ground.

# *Chirton & Conock*

**Neighbourhood Development Plan  
Soping Report**

*Chirton & Conock Parish 2017 - 2026*





## 5.0 Physical, Social and Economic Contexts

5.0 The physical context – what Chirton and Conock parish is like - is explored more fully in the Scoping Report. The following therefore is a summary and overview of the physical layout and social characteristics of the village, together with links to the policy context. NDP policies have derived from this research as well as from the wishes of the community.

### 5.1 Parish Geography, Landscape, Heritage and Historic Development

The parish is located within an attractive and varied rural landscape. 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 (see Appendix 4 for map). The quality of the landscape is a constraint on development, being protected by WCS Core Policy 51 and also by National Policy regarding AONB's. WCS Core Policy 50 stresses the need to conserve biodiversity and there is scope to do this in the parish as hedgerows and trees have been removed by intensive agriculture and could be replaced.

5.2 The village of Chirton is an ancient settlement which has grown considerably in the post – mediaeval period. The adjacent hamlet of Conock is grouped around the listed Conock Manor which dates from the 18<sup>th</sup> Century. Both Chirton and Conock enjoy a wealth of old buildings which contribute greatly to the landscape and sense of place. There are one Conservation Area, one Registered Historic Park, thirty-two listed buildings (1 grade I; 1 grade II\*; 30 grade II), and three Scheduled Monuments. See appendix 5 for map. The heritage is protected by national policy which protects listed buildings and conservation areas, and also by WCS Core Policy 58 which requires the conservation and, where possible, enhancement of heritage. The quality and sensitivity of this context is a constraint on development and has strong implications for design quality (linked to WCS Core Policy 57 which requires development to be complementary to the locality).

### 5.3 Biodiversity and Soil

The area is rich in habitat. The following types are present:

- Farmland
- Hedgerows
- Woodland
- Rivers
- Urban Habitat
- Chalk Downland (Salisbury Plain SSSI).

While there has been some damage to biodiversity from modern development and farming, the richness of the resource could potentially be a constraint on development, especially if protected species are found (see WCS Core Policy 50). WCS Core Policy 18 adds:

*'...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 Strategy<sup>41</sup> designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Special Protection Area (SPA).'*

The NDP has been screened under HRA Regulations. Soil quality is variable; however, some is of grade 1 quality.

#### 5.4 **Flood Risk and Climate Change**

The NDP relies on the same flood-risk and climate change evidence as does the WCS, namely the Wiltshire Council Strategic Flood Risk Assessment (SFRA) carried out in 2008 /9 and updated in 2013, and the UK Climate Projections (2009). The only part of the plan area susceptible to river flooding is in the far north. (see map as Appendix 3) As this is generally away from existing housing this is not likely to be a significant issue in terms of future development. However, climate change is likely to increase the frequency and intensity of severe weather vents. Part of the village (for example, The Street, The Hollow, and Small Street) are prone to flash flooding (surface water flooding) after heavy rains and actions such as improving the culvert that carries the water could reduce this and is therefore a possible action for the NDP. Co-ordination would be required with Wiltshire Council Drainage team as lead Local Flood Authority.

#### 5.5 **Population and Housing**

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 better off financially than the national and Wiltshire averages, but small quantities of deprivation exist. The population is growing slowly.

5.6 The majority of houses are owner occupied and of 2 or more bedrooms. Prices are relatively high. 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. However, the Rural Housing Needs Survey (HNS) conducted by Wiltshire Council in May 2017 to help inform the NDP, concluded that only one affordable home was required and that the most appropriate tenure would be shared ownership or discounted market housing. This tends to support quantum, type and tenure of housing favoured by the community (see discussion in supporting text of housing policy in section 9 and in the Consultation Statement). In order to ensure that the 'snapshot in time' of the HNS remains relevant and that housing supply is kept in line with demand, the NDP includes a commitment to review. It is also recognised that evidence of housing need can be found in the housing register and other documents produced at Wiltshire Council level.

5.7 The WCS does not expect significant housing to be delivered in Chirton and Conock, which it classifies as a 'Small Village'. (Core Policies 1,2 and 18). Core Policy 2 in particular 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'.*

5.8 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. More recently the National Planning Policy Framework has been revised to take into account the written ministerial statement and the latest version (published in February 2019) allows policies to set out a lower threshold of 5 units or fewer in designated rural areas.

- 5.9 As indicated above, Chirton and Conock would not be expected to make a significant contribution towards meeting the need for housing set out in the Wiltshire Core Strategy Core Policies 1, 2, and 45. However, it is interesting to see what the latest position is regarding delivery of the numbers required by the Strategy. The SHLAA information was built upon in the Housing Land Supply (HLS) Statements of November 2016, March 2017 and March 2018. Although the WCS identified 600 houses being required in addition to allocated strategic sites, across the entire Pewsey community area up until 2026, the updates to the HLS shows that this has already been delivered, leaving a residual requirement of zero. In November 2017, the SHLAA was replaced by the SHELAA. Two sites in the parish were speculatively put forward in the SHELAA, but were deemed unsuitable by Wiltshire Council in the SHELAA text.
- 5.10 The draft Housing Site Allocations Plan (HSAP) however cites delivery problems and a need to maintain 5-year housing land supply as justification for further housing allocation following the WCS. Nevertheless, only 170 additional homes are proposed in the East Wiltshire HMA where Chirton and Conock is located, and none of these are in the parish. The housing land supply in the area stands at a robust 8.77 years according to the HLS of March 2018. The approach adopted by the HSAP is that there is no strategic priority to allocate homes even at the larger villages, but that where local need is identified, this can be met, where necessary, by neighbourhood planning.
- 5.11 The implication for the above is that there is no over-riding policy demand for Chirton and Conock to allocate sites in its NDP, nor is there evidence of a high level of local affordable housing need – the Housing Needs Survey of May 2017 indicating the need for just one affordable home - something that could potentially be met by windfall development. The village is low-down on the settlement hierarchy, the strategic requirements of the WCS have been met and there is no shortage of housing land supply in the area as shown above. However, there are three good reasons why the NDP should be positive in its attitude to modest quantities of new homes over the next 10 years.
- 5.12 Firstly, the NPPF requires plans to ‘plan positively’. Although this does not amount to a command to allocate sites, it does imply that the attitude of all land use plans should be positive towards sustainable development. Simply saying ‘No’ is therefore not an intelligent option. Secondly, the community has ambitions to improve the sustainability and life quality of their parish through upgrading or replacing lost infrastructure – in particular a village hall. While it is unlikely that all of their ambitions could be met given the volume of housing that would be required to provide sufficient CIL and /or planning obligations funding, nevertheless modest development would make a significant contribution to meeting infrastructure aims. Thirdly, in order to retain vitality in the village, 80% of the respondents to the HNS felt that a small amount of new housing was needed to enable younger people and families to live there. However, given the modest numbers required, it was felt that this could be achieved through windfalls and a criteria-based policy rather than formally allocating sites.
- 5.13 **Community: Health, Recreation, Services and Facilities**  
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 so-called ‘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.
- 5.14 The village is poorly served by facilities, there is no longer a shop or post office and the village pub was recently converted to housing – Wiltshire Core Strategy Policy CP 49 failed to save it. The Drill Hall, which used to function as the village hall, is now in a very poor state. The church and the school are all that the parish has left in terms of services and facilities. There are limited facilities for sport and recreation at the village school.

5.15 The poor state of existing facilities means that there is more car use to access such things than is ideal. Were there to be any more than small scale infilling development than as required by WCS Core Policy 3 as expanded on by the guidance in the Wiltshire Planning Obligations SPD;

*'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'*.

The Village Hall is dilapidated but the old-school building (which is listed) is available. Both buildings could therefore be used to provide new community facilities such as a village hall or shop. Although this could be a less satisfactory solution than creation of a new facility. However they are provided, and wherever they are located, a new facility or facilities for meetings, recreation and entertainment are badly needed.

5.16 **Air quality and environmental quality**

Air quality is generally good in Chirton and Conock, thanks to the large tracts of open countryside surrounding the settlements. Water quality is good, with drinking supplies being provided by underground aquifers.

5.17 **Economy and Employment**

WCS Core Policy 34 does not anticipate significant employment development in a place like Chirton and Conock. However, suitable small-scale employment would help reduce commuting and could also provide new facilities (e.g. shops, hairdressers, medical or complementary medicine). Tourism business could be acceptable under WCS Core Policy 39, possibly bed and breakfast accommodation (Core Policy 40) or horse-based businesses. Enhancement of internet and mobile phone services would increase home-working possibilities, and there is scope for some farm diversification.

The HNS provided the following interesting data.

Persons in household	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
<b>Total</b>	<b>14</b>	<b>28</b>	<b>13</b>	<b>6</b>	<b>61</b>

5.18 **Education**

The present village primary school grew from a Sunday school founded in 1831. Today the school has 52 children (2016) in three classes. The school has a hall, separate kitchen and technology room in the older building, furthest from 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 old's. There is also a Pre-School – Chirton Pips. Both school and pre-school could do with improvement of facilities and would need expanding were there to be significant housing development in the village (Kennet Local Plan Policy HC 37). WCS Core Policy 3 and the Wiltshire Planning Obligations SPD provide a basis for requiring developer contributions to support new and improved facilities.

5.19 **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 (see Appendix 6 for map) – especially links to Devises and surrounding villages. Upgrading to cycle paths would also be welcome and would take forward WCS Core Policy 60 (e.g. ‘*promoting sustainable transport alternatives to the use of the private car*’).

5.20 There are some safety issues – including speeding vehicles and the need for pavements in some parts of the village to protect pedestrians. This issue would become more pressing should additional housing development arise in the village. The A342 / Hollow area is dangerous and would benefit from a Highway Improvement Scheme. This is something the parish council is discussing with the Highway Authority (Wiltshire Council).

## 6.0 From Scoping and Community Engagement to the Plan

6.0 The scoping research summarised briefly above, generated a wealth of information and was used to create a set of draft policy ideas in the Scoping Report. Meanwhile, Community Engagement was generating ideas, opinions and wishes that were caught and summarised in the Consultation Statement to generate a draft Vision and set of draft Objectives for the Plan and a second set of policy ideas.

6.1 In order to create the final draft policies for the NDP, the Scoping Report Policy ideas were combined with those of the Consultation Statement. In fact, both policy sets were very similar, suggesting that the community is well informed and knows very well what the important issues are. The aim was to ensure that all policies had both factual evidence to support them, but also the blessing of the community

6.2 The resultant policies were finally checked against the Vision and Objectives generated by the Consultation Statement to ensure that they would deliver the wishes of the community. The Vision and Objectives are given below.





## 7.0 The Vision

7.0 Essentially the Vision is how residents would like the parish to be in 2026. The Vision represents a view of what the community wants Chirton and Conock to be like in 2026. It is aspirational, but achievable. The proposed Vision based on the community engagement is:

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

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

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

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



Chirton and Conock from the air



## 8.0 Plan Objectives

8.0 The Plan Objectives were derived from Community Engagement, although when writing them, the Scoping Report was also used as a reference. The aim was to combine the wishes of the community with the factual needs and issues of the area as revealed through objective research. The influence of both evidential strands can be seen below.

Issue	Objective Number	Plan Objective and Notes
Biodiversity (Habitat enrichment)	1	Improve local habitats, both if development occurs and through informal community action in any event. (Takes forward WCS Core Policy 50 as well as comments from the initial questionnaire).
Water Resources, Flood Risk and Climate Change (Manage drainage for climate changes)	2	Adapt to climate change by maintaining and if necessary, improving local drainage. Reduce net emissions if possible, by encouraging sustainable transport and planting trees and hedgerows. Improve water efficiency within buildings to reduce risk of drought. (Supports WCS Policy 55 and reflects consultation responses from community engagement).
Historic Environment (Conserve and enhance)	3	Protect the character and quality of the built historic environment and conserve archaeology (Takes forward comments from Initial Questionnaire and adds local detail to WCS Core Policy 58).
Landscapes (Conserve and enhance)	4	Conserve and if possible, enhance landscape, through informal community action whenever development occurs or is likely to occur. (Reflects community engagement and takes forward Wiltshire Core Policy 51).
Population and Housing (Permit modest new development for the community)	5	Modestly increase housing over time including innovative means for meeting local affordable housing need (e.g. self-build / discounted market housing) in order to maintain the vitality of the community. (Reflects community wishes and framework established by WCS Policies 43 and 45 (e.g. encourages homes for local need).
Community Wellbeing and Health (Conserve and enhance)	6	Conserve, protect and enhance recreational facilities Reflects Community wishes and WCS Policies 48 and 49
Education (Support and enhance the school and pre-school)	7	Support and enhance facilities at both primary and pre-school including the provision of a new car park (Reflects priority attached to school as a remaining facility as expressed in community engagement).
Service Centre Provision (Improve facilities where possible)	8	Restore or create facilities for the parish such as a multi-function village Hall, pub and or shop. (Expresses the strong wishes of the community and takes forward WCS Core Policy 49, adding detail)
Transport (Improve services, infrastructure and road safety)	9	Improve bus services, upgrade footpaths, reduce speeding and improve road safety. (Local Community engagement feedback supports this. Also adds detail and helps fulfil WCS Core Policies 60, 61).
Economy and Enterprise. (Encouraging small businesses and home working)	10	Encourage and support small businesses in the parish and facilitate home working. Support expressed in community engagement. Scoping research also indicates a number of successful business's already; building on this base would balance housing development with employment recuing the need to travel and therefore improving the overall sustainability of Chirton and Conock. Links with WCS Policy 48.

## 9.0 Formal Policies of the NDP

- 9.0 The policies of the Chirton and Conock Neighbourhood Development Plan have been prepared to be in accordance with planning law, regulations, government policy and guidance. Among the legal requirements, is the rule that they must help take forward the policies of the Local Plan for the area. Specifically, the 'Basic Conditions' require that NDP policies are; *'in general conformity with the strategic policies contained in the development plan...'* In the case of the Chirton and Conock NDP this means primarily the policies of the Wiltshire Core Strategy.

A Neighbourhood Plan must *'...reflect these policies and neighbourhoods should plan positively to support them \*'. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies'* (NPPF paragraph 184).

However, as the NPPF goes on to explain: *'Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.'*

- 9.1 It is a basic principle of planning policy that it should not repeat higher level policy, nor may it deal with subjects that are not within the scope of land use planning. Guidance from Locality recommends that policies should 'add value' to the existing policy background: *'There is little point in your neighbourhood plan addressing issues that have already been covered by your local authority in its Local Plan. A neighbourhood plan should address gaps or provide further detail rather than duplicating existing policies.'* ('How to Write Planning Policies' 2015).
- 9.2 However, this does not mean that a neighbourhood plan has to slavishly avoid all areas for which the Local Plan has a policy. Indeed, there is a valuable role for neighbourhood plans in adding detail and local interpretation. In doing so, a plan would comply with Planning Practice Guidance (paragraph 41), which states that a neighbourhood plan should *'... be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared'*
- 9.3 For example, a neighbourhood plan might take forward strategic housing requirements by including local sites, it could indicate local needs for investment (in terms of Planning Obligations), or it could point out local priorities in terms of nature or heritage conservation. 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, while 'adding value' to the overall planning context. In this way, avoiding repetition but adding detail, it can provide clarity and certainty for both developers and the community, or as the NPPF (paragraph 17) puts it: *'provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.'*

\* Planning 'positively' does not translate into a legal requirement to allocate sites. Although positive planning could involve this, there may be no need to do so if the existing supply is plentiful, if need is very low, or if this issue is being taken forward through other planning documents... 'Planning Positively' might include anything that is within the scope of planning and which helps, assists, guides, informs, provides clarity or certainty to developers and the community and which takes forward the overall planning strategy for the area and helps to deliver sustainable development.

#### 9.4 Housing: Introduction and Justification

Paragraph 16 of the NPPF requires Neighbourhood Plans to; *'...develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development'*, and to; *'plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan'*. While this does not necessarily mean that every plan must formally allocate sites for housing and employment, it does make it necessary to consider these topics carefully and to respond positively to evidence, both from objective sources and the community. Both the text in Sections 4 and 5 of this Plan, the evidence of the Scoping Report and the Consultation Statement show that such care has been taken.

9.5 In the case of Chirton and Conock there is no overridingly strong *policy* imperative to allocate homes for the following reasons:

- While the Wiltshire Core Strategy (WCS) requires 42,000 homes to be delivered by 2026 by virtue of Core Policy 2, Core Policies 1, 2 and 18 make clear that, as a Small Village, Chirton and Conock is not expected to take significant volumes of housing. Indeed, a large volume of housing would conflict with the underlying strategy of the plan, which is to concentrate development into the most sustainable locations.
- Chirton lacks facilities, and has poor sustainable transport connections. Additionally, it is unusually tightly constrained by the nearby presence of the AONB, SSSI and its own Conservation Area and Listed Buildings.
- Updates to the Wiltshire SHLAA (HLS Statements of March 2017 and March 2018 show that, although the WCS identified 600 houses being required in addition to allocated strategic sites across the entire Pewsey community area up until 2026, this has already been delivered, leaving a residual requirement of zero. The SHLAA replacing the SHLAA was published in November 2017, but this did not identify any suitable, available and deliverable sites in the parish.
- The emerging Housing Site Allocations Plan (HSAP) being prepared by Wiltshire Council indicates wider housing delivery failures however, and does propose to allocate more sites, although few in the East HMA where Chirton and Conock is located, and none in the parish. The HSAP will ensure that housing land supply (already robust) is maintained and that the strategy of the WCS can be delivered. The HSAP makes it clear that this can be achieved without the need to allocate fresh sites in any of the larger or smaller villages.
- The recent Housing Needs Survey (May 2017 – see Scoping Report Appendix 6a) undertaken specifically for the neighbourhood plan, indicates a requirement of only 1 affordable home, with an appropriate tenure being discounted market housing or shared ownership. The Housing Register was consulted in April 2018 (see Scoping Report Appendix 6b) and this revealed no applicants wishing to live in Chirton and Conock.

9.6 While the attitude towards accepting new housing in the community engagement was mixed, in the HNS survey, 80% of the community felt that a small amount of new housing was acceptable, and the NDP seeks to take this positive attitude forward. The preferred size of new homes was 2 bedrooms and the preferred tenure was discounted market housing and shared ownership.

9.7 Consideration was given to the need to allocate sites, particularly with reference to the need to 'plan positively' (NPPF 184). However, it was felt that while this could add some useful detail, it was not strictly necessary given the low level of need and constraints outlined above.



9.8 Planning positively could take other forms. For example, it was felt important to stress in a formal policy that the community welcomes a modest and appropriate level of development likely to produce the gradual growth of the village that has taken place over many years. It was felt that this could be achieved through an aspirational, criteria-based policy that established general principles of local relevance to guide developers, while leaving what little site selection needs to be done to the market and existing Core Strategy policy context, effectively relying on windfalls. The NDP also contains a commitment to review and this will help ensure the necessary flexibility, to maintain supply in accordance with changing needs.

#### 9.9 **Manor Farm**

Given the low level of local need, the above approach seems reasonable. There is at least one infill site within the village that could comply with WCS policy - and this is the collection of now redundant farm buildings at Manor Farm, Chirton. The owners of this property are known to have been considering such an idea for some time and in the Autumn of 2017 the site was put up for sale with an indication that it might be suitable for development. Strong constraints, such as policy context (Core Policies 1 and 2), the conservation area, nearby listed buildings (including the listed barn and other buildings on or near the site itself), and the AONB all militate against anything other than a modestly-scaled scheme that fits well within the existing area of the farm buildings and yard and its wider context.

9.10 Local and national policies are in place (e.g. Core Policies 57 and 58) , as well as legislation (such as the 1990 Listed Buildings and Conservation Areas Act) to protect listed buildings and ensure good design generally. It should be noted that the historic farmyard contains a range of traditional farm buildings, some of which are listed. The most impressive of these is the large timber-framed barn. Some of the challenges that any acceptable scheme would have to overcome therefore would be in its sensitive treatment of:

- The listed barn
- The settings of the other listed buildings in the farmyard and nearby
- The overall impact on the buildings as a farmyard group
- Impact on the conservation area
- The avoidance of building in the open countryside of the AONB beyond the existing boundaries of the modern steel farm buildings
- Avoidance of negative impacts to the AONB or its setting.



- 9.11 The farm has been out of use for some time, and the conversion of non-residential elements such as the main barn to residential use would be a valid and reasonable way to secure the future of this group, particularly when weighed against alternatives, such as developing outside the built-up area of the village in the AONB. The present setting is also harmed by the presence of a number of large ugly modern steel farm buildings which should be removed by any successful scheme. Overall a well-designed scheme would have considerable benefits for the heritage.
- 9.12 However, notwithstanding the heritage benefit of removal of the modern steel barns and sheds, the sensitivity of the listed buildings and their settings (especially their cohesion as a recognisable group) must be recognised and high design quality, sympathetic to the heritage context is demanded. In particular; form, fabric and character must be preserved or enhanced. Wiltshire Council does have a 'Farmsteads' document and this should be referred to by developers of any site of this kind in the plan area as it provides helpful guidance: <http://www.wshc.eu/our-services/archaeology.html?id=253>
- 9.13 The following Policy 1 therefore reflects the evidence given in this NDP and in the accompanying Scoping Report. It attempts to interpret higher level policy locally in a way that is acceptable to the community, adding clarity and useful detail to assist the development process. Specifically, the policy addresses the following issues revealed during Scoping Research and Community Engagement:
- The need to make the wishes of the community clear
  - The type, size and tenure of housing needed (based on the HNS and community engagement)
  - Local circumstances including heritage, landscape and highway constraints
  - The nature of development opportunities available locally, including conversion of redundant farm buildings
  - The desire to encourage innovative ways of meeting housing need in socially progressive and sustainable way.
  - The willingness to keep matters under review (see Section 12).



Photo John Rendle

9.14 The housing policy of the NDP is therefore as follows:

### Policy 1 – Housing

- a. New homes will be permitted in Chirton and Conock in accordance with Wiltshire Core Strategy Policies 1, 2 and 18 currently applying. It is anticipated that this will amount to an indicative quantity of 1-10 new homes by 2026, by 'infill'. For the purposes of this policy the term 'infill' is taken to mean the filling of a small gap within the village in an otherwise built-up frontage, usually consisting of frontage plots only and surrounded on at least three sides by developed sites or roads and normally capable or large enough for not more than a few dwellings (e.g. 1 to 5).
- b. Developments of 2 or more homes must include a proportion of 1 and / or 2 bedroom homes to meet local need and the aspirations of the community.
- c. Affordable housing should be provided in accordance with the latest adopted development plan policy or national policy where this differs. In Chirton and Conock schemes of five dwellings or more will be required to contribute towards affordable housing. People with local connections should be prioritised for homes in accordance with Wiltshire Council's Housing Allocations policy.
- d. Self-build housing projects will be considered favourably subject to compliance with other policies of the plan.
- e. The community is keen to encourage innovative designs which involve low-environmental impact such as renewable energy and sustainable drainage and sewerage providing this can be achieved without unacceptable harm to heritage, landscape and neighbouring properties.
- f. The conversion of farm buildings and development of farms and farmyards to housing, is acceptable providing it complies with policies of the Wiltshire Core Strategy, in particular relating to appropriate scale in a small village, and:
  - i. The design does not harm the local context identified in the Village Design Statement 2008 particularly in relation to any listed buildings, their settings or the conservation area.
  - ii. The size and scale of new development in terms of quantum, layout, bulk, height and density is subservient to existing traditional buildings (including barns, stables and outbuildings) and is of appropriate materials and design. Existing traditional farm buildings, including sheds, outbuildings and walls where these date to before 1900, should be retained whenever possible, whether listed or not as these form part of the local character and help shape the distinctiveness of the area.
  - iii. Consideration is given to including live/ work units, artist studios or other employment opportunities in a mixed-use scheme that would not compromise the amenity of neighbours.
  - iv. The development should be acceptable in relation to the local road network and its capacity.
  - v. Congestion on local roads is already a problem. Parking for all developments should ensure that adequate parking is provided on site, or nearby, including for visitors to avoid exacerbating existing congestion problems.



## Justification of Specific points:

- a. In accordance with the policy of the development Plan
- b. To reflect the wishes of the community, need identified in the Housing Needs Survey and reflecting the rural location of the plan area, including its position within the AONB.
- c. National policy, as set out in the Government's Planning Practice Guidance (see paragraph: 031 Reference ID: 23b-031-20161116, updated 16.11.16). This identifies "*specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows 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.*" In effect, this means that a threshold of 11 units or more would normally apply. However, as Chirton and Conock parish is a designated rural area then a lower threshold could be applied and financial contributions sought for developments of between 6 to 10 units. To apply this lower threshold, a policy is therefore included within the Neighbourhood Plan.
- d. Self-build housing can be substantially cheaper thanks to significant savings in Stamp Duty and VAT <http://www.self-build.co.uk/why-self-build> . These savings mean that self-build homes can be 25% than buying 'off the peg' [http://www.emcouncils.gov.uk/write/Self\\_Build\\_-\\_Julian\\_Owen.pdf](http://www.emcouncils.gov.uk/write/Self_Build_-_Julian_Owen.pdf) and they can be tailored exactly to the buyers needs (e.g. disabled access). These savings open an alternative route to more affordable (that is cheaper) homes.
- e. To encourage the most sustainable building designs and reduce environmental impacts
- f. General: To make best use of local developed land stock, reduce pressure on greenfield sites and generate local housing acceptable to the community.
  - i and ii. To encourage sustainable development that respects the local context, especially that of the conservation area, listed buildings and surrounding landscape, as defined in the adopted VDS, and to ensure good design in terms of responding to local character and creating a sense of place that reflects the rural surroundings (NPPF 58, 64).
  - iii. To help offset any loss of employment from agriculture and create new local employment opportunities to help reduce the need to travel.
  - iv and v. In the interests of road safety and in order to preserve the appearance of the conservation area.



9.15 **Local Infrastructure Priorities: Introduction and Justification**

Developers may be required to contribute towards the provision of local infrastructure and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Wiltshire Core Strategy policy and with the Wiltshire Planning Obligations DPD. This may include both CIL contributions and those made by section 106 agreement.

9.16 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'*.

9.17 It is clear from community engagement that the community keenly feels the relatively recent loss of facilities such as the village pub and the village hall, which is now in disrepair. There is an urgent need for a place where the community can come together socially and also to deal with matters affecting everyone. There are other demands for improved parking at the school, improvements to sustainable transport (including footpaths) and enhancement of recreation, especially for young people. These facilities are considered to be essential in creating a more sustainable community, especially if more housing is delivered, because they help improve self-containment and reduce the need to travel.

9.18 It is accepted that the needs identified by the community are likely to exceed the funds available from the scale of development that would be acceptable to the community. Although the Wiltshire Local Plan Viability Study (February 2014) indicates that viability for housing development is good in the area (it carries a requirement for 40% rather than 30% affordable housing for example) it is not the intention of this policy to impose additional or onerous burdens on development. Rather, this policy should be seen as indicating what the priorities for investment only. Given that only modest levels of development are likely in the plan area, delivery of some objectives is likely to require funding from a range of sources including non-planning sources as well as that from the neighbourhood proportion of the community infrastructure levy (CIL) or Section 106 agreements.

### Policy 2 – Local Infrastructure Priorities

Infrastructure requirements will be sought in accordance with Wiltshire Core Strategy Core Policy 3 and the Wiltshire Planning Obligations SPD (May 2015). Qualifying developments will be charged through the Community Infrastructure Levy as appropriate by Wiltshire Council. The Parish Council has identified the following local infrastructure needs and priorities:

- i. To assist with the creation of creation of a new village hall or meeting place for the community\*
- ii. Sustainable transport improvements such as new pavements for pedestrian safety (where these do not involve the loss of existing green verges which are an important part of the village character as described in the Village Design Statement; improved footpaths network, and a new bus shelter.
- iii. Off-road parking for the school to reduce congestion and improve safety.
- iv. improved recreational facilities.

\* Delivery of the Village Hall is a key priority for the NDP. The PC expects to be involved in any negotiations regarding planning obligations, either once an application is submitted or during any pre-application discussions.

9.19 **Design: Introduction and Justification**

The Scoping Report demonstrates clearly that the village enjoys an exceptional landscape setting and has high quality townscape as shown by its conservation area and by virtue of 32 Listed Buildings, including one Grade I and one Grade II\*. To a degree, these assets are already protected by Wiltshire Core Strategy Core Policies 51, 57 and 58 and national policy such as the NPPF.

9.20 However, the Village Design Statement 2008 (VDS), which was reviewed as part of the Scoping Research for the NDP, adds valuable local detail and this needs to be the agreed reference point for the design of any development in the parish. At present the statement, although adopted some time ago for development control, is still relevant yet is easily overlooked. The aim of this policy is to ensure that its profile is raised and that it is made clear that an appreciation of the local contextual elements of townscape, historic character and architectural value which the VDS describes are the required starting point for the design of any scheme, large or small.

9.21 Particularly sensitive to future development are the traditional farm buildings of the area, due to their associations with local history, place in the community psyche and physical size and location. Many of the buildings will be listed, either directly or as a result of curtilage listing which may not be apparent from a basic scan of the records.

**Policy 3 – Design**

The sensitive landscape setting and high-quality historic townscape of Chirton and Conock must be respected by the design of any new development, especially in relation to the Conservation Area, the registered Park and Garden at Conock Manor and the AONB. A description of local character is given in the adopted Village Design Statement, 2008 (the VDS), the context of which has been reviewed and which has been found to be still relevant. Responding to and respecting local character should be the starting point for every new design.

In particular, new development must demonstrate that attention has been paid to the context described in the VDS and that the resulting schemes will preserve or enhance that character especially within the conservation area. Development in Conock must not harm the character or setting of the registered historic park and garden at Conock Manor.

While no rigid design code is imposed by this policy, new designs will be expected to respect the settings of listed buildings and the general scale, tempo and rural character of the village. The use of local materials and vernacular architectural elements is encouraged especially in regard to additions to or development close to traditional rural and agricultural buildings.



Listed Barn at Manor Farm

## 10.00 Community Actions

- 10.0 Not all ideas generated from scoping research or community engagement are capable of translation to a neighbourhood plan policy. This is often because planning policies are restricted by law to land-use matters. They cannot deal with things that are outside the scope of town planning nor those which are more properly the province of other legislation.
- 10.1 However, some of these issues are often of great importance to the community. Rather than reject them outright therefore, it is not uncommon for Neighbourhood Plans to include such matters, but to restrict them to informal, non-planning community actions. Such informal actions do not have the force of law and are distinct in that respect from the formal land use planning policies of the Plan. They cannot be used to control development but can form the focus of informal action by the community, usually led by the parish council. This can include the starting of a formal Community Speedwatch Scheme or other initiatives. It is usually possible to tackle many of these kind of issues by working informally with other agencies and stakeholders, and the Neighbourhood Plan can be useful in forming a consensus and starting point for action.
- 10.2 The items included in this informal policy reflect both the scoping research and the wishes of the community as expressed in the Consultation Statement.

### Informal Community Actions

#### 1. Nature, Landscape and Habitat

Action by the community, including land-owners, will aim to improve landscape and biodiversity through planting trees, planting and repairing hedgerows and if possible, by creating a community orchard.

#### 2. Village Maintenance

Community action, including working with appropriate authorities\*, agencies and property owners will tackle existing problems concerning drainage of the culvert and other maintenance in the village.

#### 3. Road Safety and Sustainable Transport

Community action, including negotiation with the School, Highway authority, Pewsey Area Board, property owners and police as appropriate, will tackle the following issues:

- inadequate off- road parking at the school and subsequent congestion (a school travel plan could be developed)
- the sensitive improvement of footpaths and pavements
- the improvement of local bus services and infrastructure
- vehicle speed reduction, traffic calming and signage improvements

#### 4. Village Hall

The parish council (or a working group it establishes) will consider the funding and delivery of a new village hall. Their remit may include but not be limited to, negotiating and overseeing the spending of any benefits accruing from developer contributions as identified in the formal Developer Contributions policy of this plan.

\* Note: The agency dealing with surface water flooding is Wiltshire Council Drainage Team.  
For flood risk map see Appendix 3



## 11.0 Monitoring and Review

- 11.0 Monitoring of development plan documents is required by law. Wiltshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in Wiltshire. This will meet the main requirements for monitoring.
- 11.1 However, the parish will also be carrying out monitoring as part of its ongoing commitment to caring for the local community. Monitoring is intended to:
- Monitor the predicted significant effects of the plan
  - Track whether the plan has had any unforeseen effects
  - Ensure action can be taken to reduce / offset the significant effects of the plan
  - Ensure that the evidence base is kept up-to-date
  - Keep policies and emerging data under review, especially in relation to future housing need and the desirability of allocating housing sites.
- 11.2 As part of this the parish council will produce a Local Monitoring Report (LMR) on an annual basis and this will be supplied to the LPA. It will also be made available to the community via the parish website. The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text.
- 11.3 The written summary and conclusion of the LMR will allow the parish council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP.

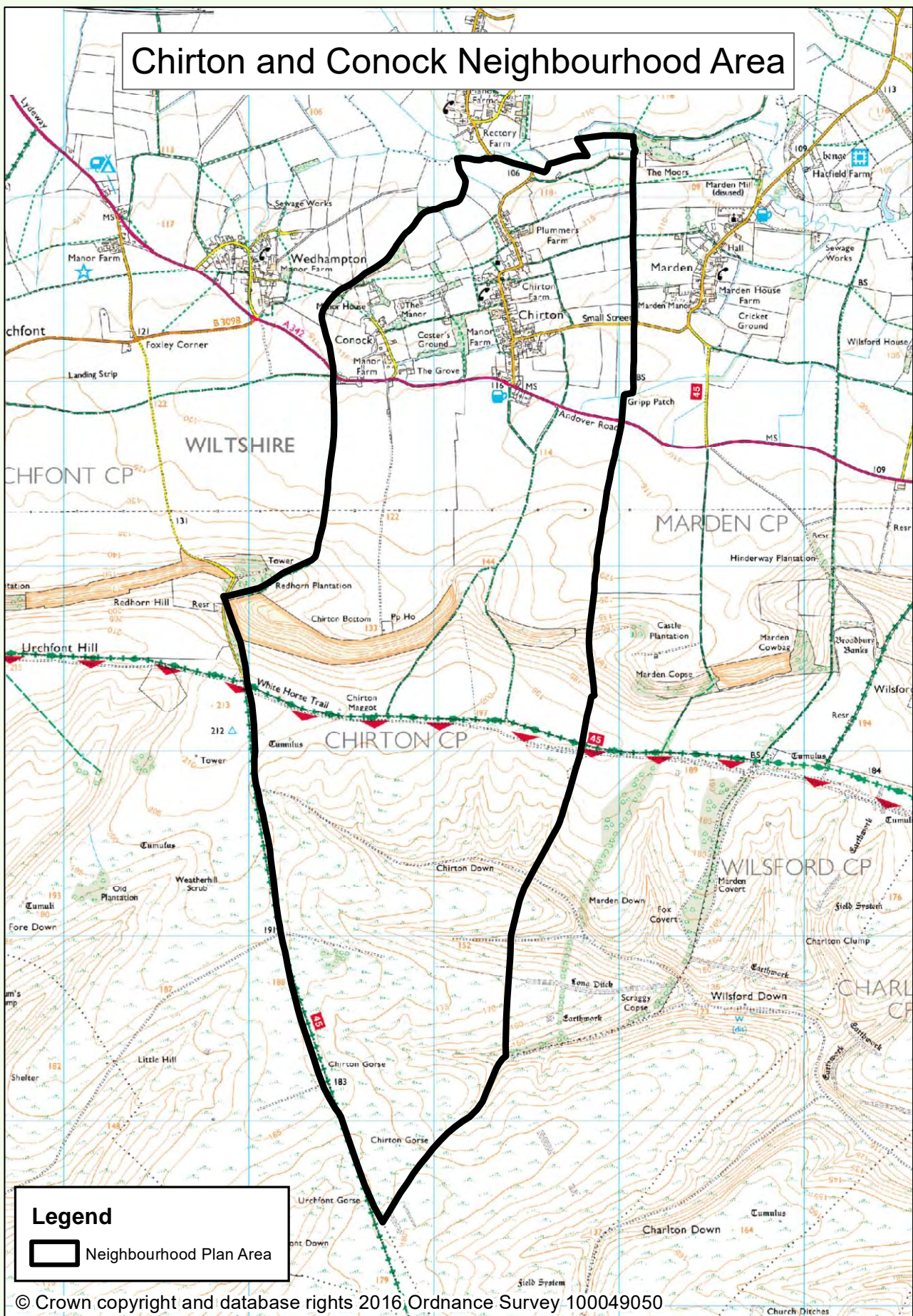


## Appendix 1: Evidence base (not exhaustive)

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](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.  
How to Write Planning Policies', LOCALITY, 2015  
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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/229834/Acc_HeritageVision_Part1.pdf) )  
Kennet Local Plan 2011  
Kennet Landscape Conservation Study (2005)  
National Planning Policy Framework (Online)  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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  
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 Statement 2016, 2017 and 2018)  
Wiltshire Housing Site Allocations Plan (2017 draft plus evidence base)  
Wiltshire Infrastructure Delivery Plan 2011-2016  
Wiltshire Landscape Character Assessment 2005  
Wiltshire Open Space Study 2015  
Wiltshire Planning Obligations SPD May 2015  
Wiltshire Strategic Housing and Employment Land Availability Assessment 2017  
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 Council (2015): JSA for Pewsey Community Area, [online]



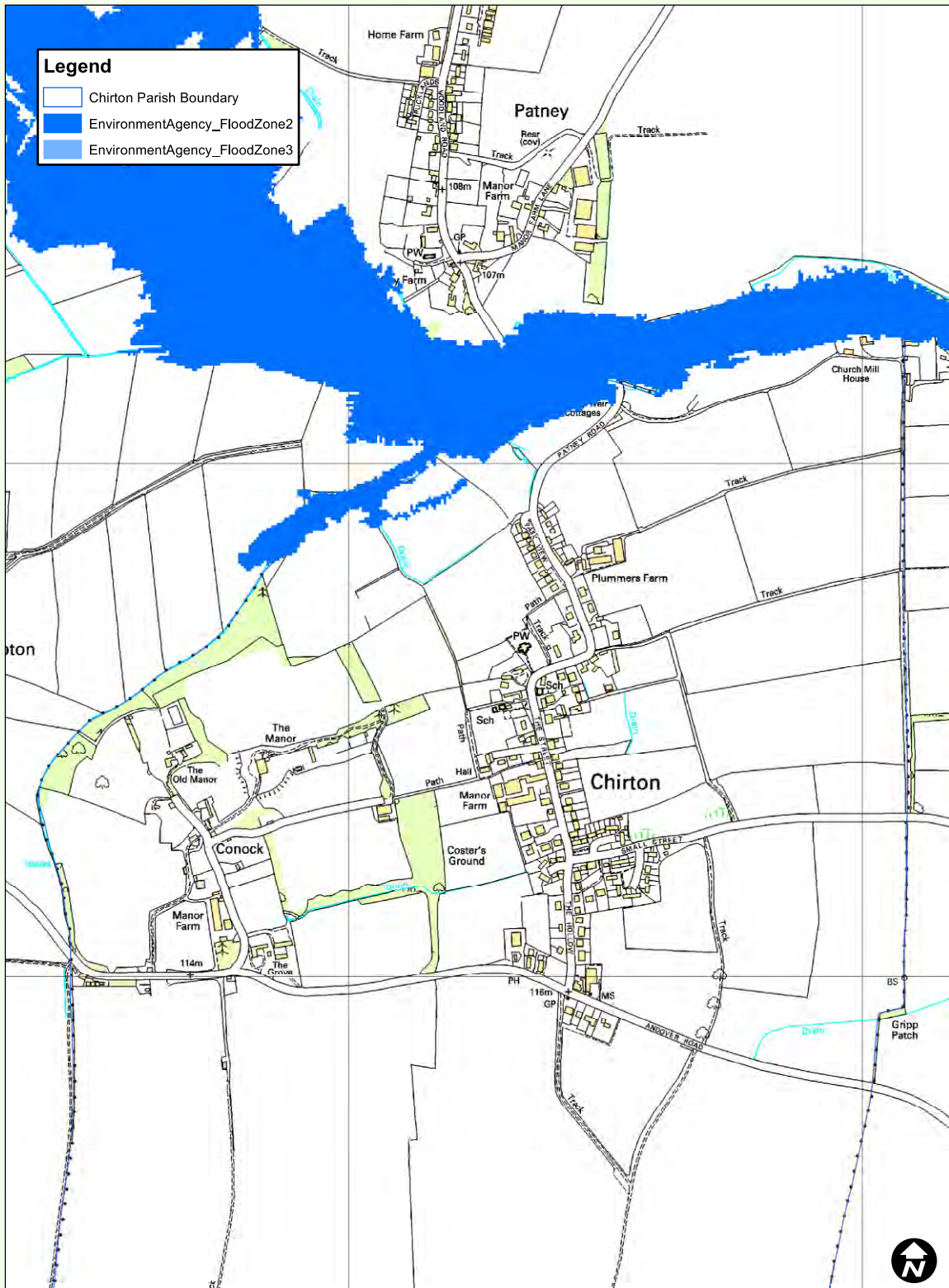
## Appendix 2: The Parish of Chirton and Conock - Plan Area





## Appendix 3 Flood Risk

The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from the Environment Agency or other reliable sources of information.



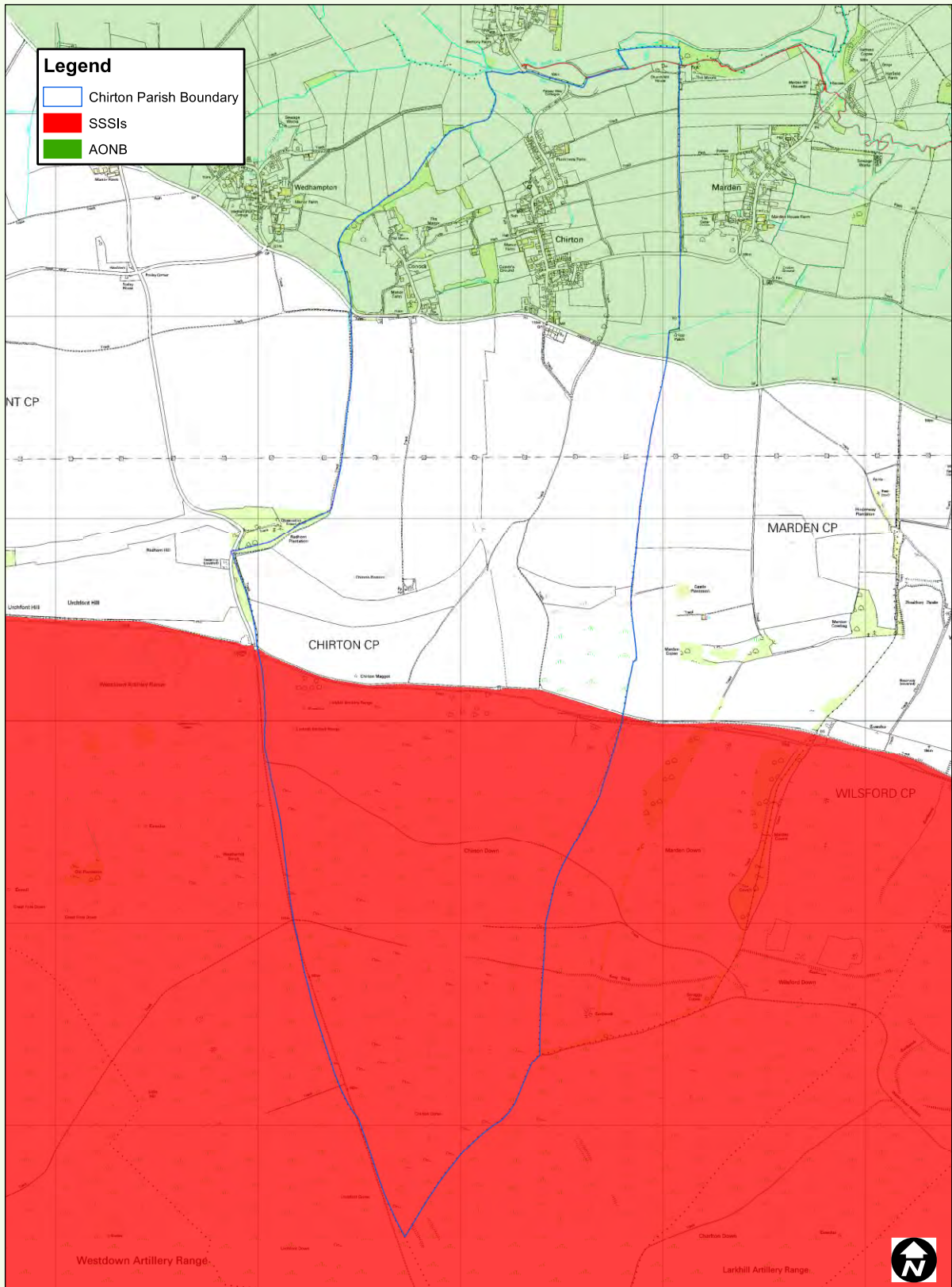
## Chirton & Conock

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(Refer to latest data from Environment Agency) <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

## Appendix 4 Biodiversity and Landscape



Chirton & Conock

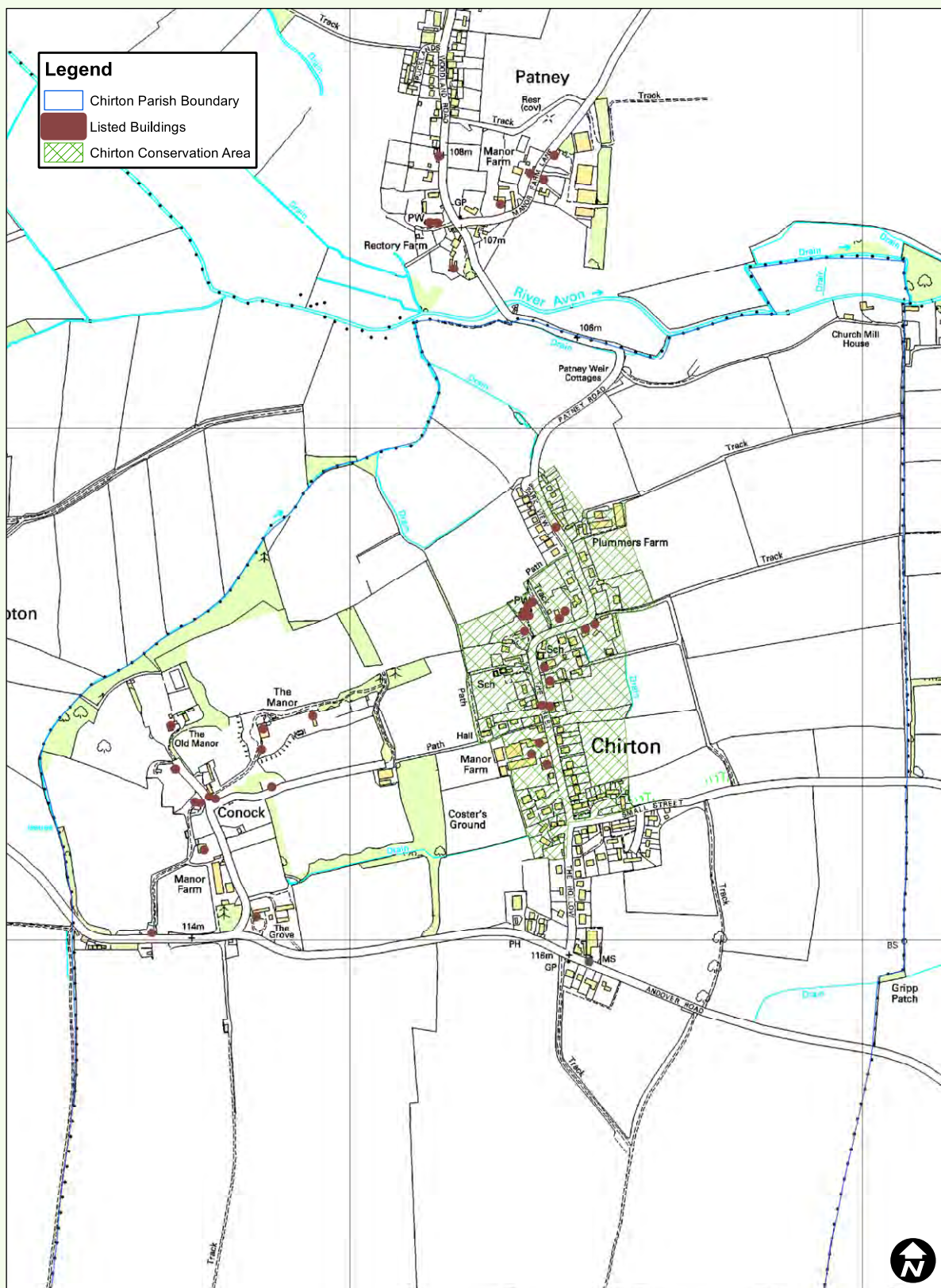
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## Appendix 5 Heritage

The information in this appendix is correct at the time of writing the Plan. Up to date information on heritage assets should always be sought from Historic England or other reliable sources of information.



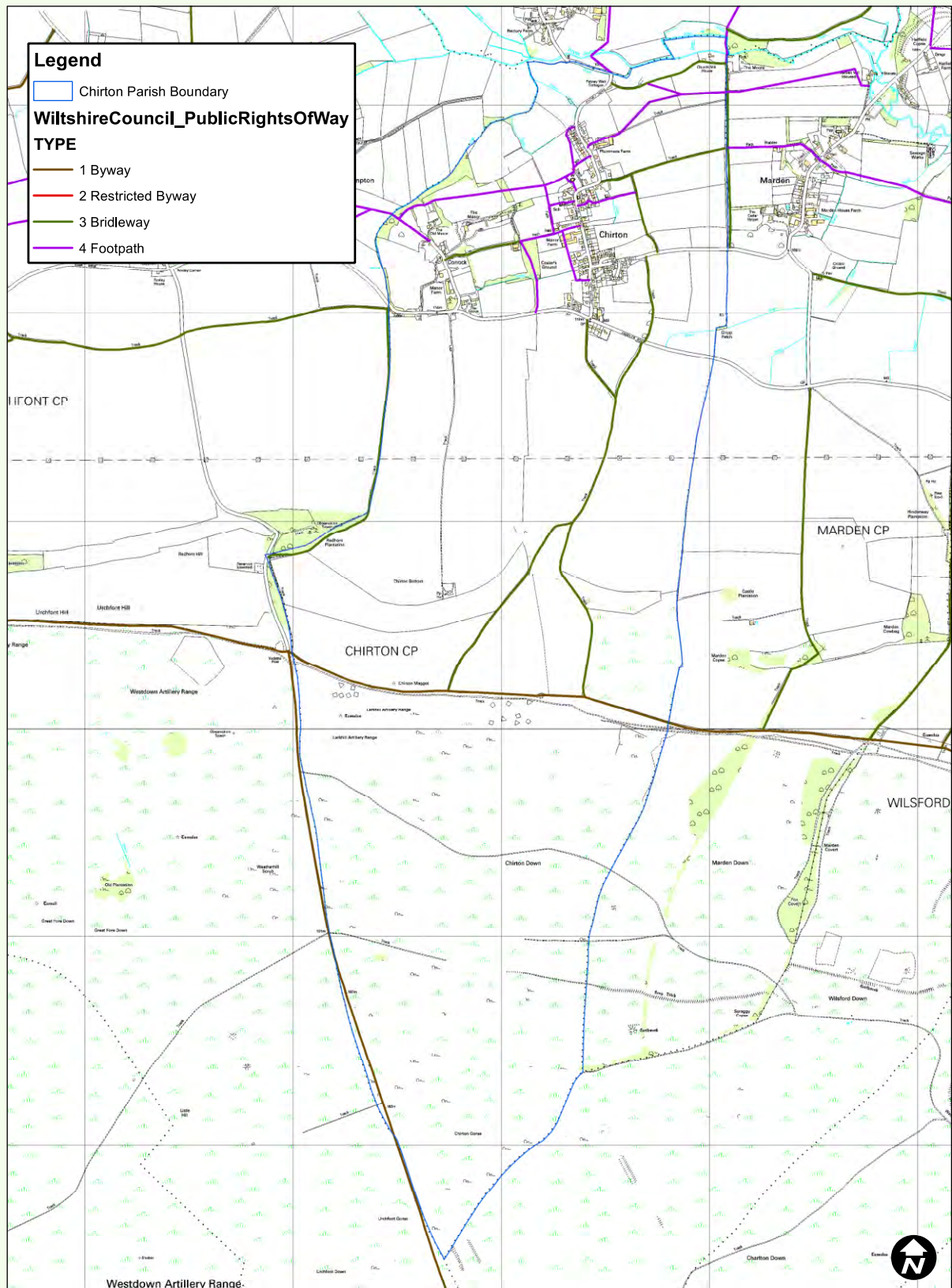
## Chirton & Conock

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Note: Not all buildings that form the heritage are formally recorded on the List. Some may also be 'curtilage listed'.  
<https://historicengland.org.uk/listing/the-list/>

## Appendix 6: Public Rights of Way



# Chirton & Conock

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## Appendix 7:

### **The Plan Team**

Joe Coole (Steering Group Chairman)  
David Harnes (Steering Group Vice Chairman)  
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