

Statement of Public Consultation

Contents:

1. Legal Obligations.
2. Urchfont, Wedhampton & Lydeley Neighbourhood Plan (UW&LNP) Consultation aims.
3. Timetable of Consultations and actions taken
4. Written Consultations via Questionnaires
5. Public Consultations & Focus Groups
6. Appendices

1. Legal Obligations.

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2) of Part 5 of the Regulations.

In this regulation a 'Consultation Statement' means a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

2. UW&LNP Consultation aims.

The aims of the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan Consultation process were:

- To undertake 'bottom up' not 'top down' Consultation, so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process.
- To ensure that Consultation events took place at critical points in the process and at times when decisions needed to be taken.
- To engage with as wide a range of people as possible, using a variety of events and communication techniques.
- To ensure written and spoken issues made by Parishioners were reflected in the Plan.
- To keep verbatim records of all comments made on written Consultation documents and analyse all responses to Questionnaires.
- To ensure that results of Consultation were fed back to local people regularly, through public meetings, in Redhorn News and the Gazette & Herald.
- To consult with national bodies (such as Natural England, the Environment Agency, English Heritage, Network Rail Infrastructure Limited, the sewerage and water undertakers, the Primary Care Trust, the Highways Agency
- To consult with local bodies including Wiltshire Council, Urchfont Parish Council, adjoining Parish Councils and Urchfont Scarecrow Festival committee.
- To undertake Consultation via open meetings & three written Consultations.

3. Timetable of main Consultations.

This grid gives a resumé of the Consultations involved. Lots of hard work undertaken. Very revealing & informative for the Steering Group & our Neighbourhood Plan has benefitted from thoughts and ideas elicited from parishioners, particularly with regard to the votes made for (and against) prospective sites in the Parish.

Script in <i>blue</i> shows initial replies made by Simon Holt
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Script in <i>green</i> shows quotations from UWLNP
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Date	Type of Consultation and feedback received	Action(s) taken
Spring 2012	First written Consultation Forms delivered to all households in the Parish.	Protect Improve & Develop themes identified.
12/4/12	First Public Consultation meeting in Urchfont Village Hall.	Themes above developed & flip chart detail received and analysed.
Sept 2012	Flyers delivered to Foxley Fields & The Croft encouraging residents to attend Public Consultation below.	Sadly only a handful of these residents attended, although those who did were pleased to have been asked.
15/09/12	Second Public Consultation meetings held in Urchfont Village Hall.	Protect Improve & Develop themes worked on in small groups & flip chart sheets analysed.
Spring 2012	Primary School children consulted.	Flip chart sheets completed.
04/04/13	Application for Plan Designation made to Wiltshire Council.	
Mar 2013	Housing Need Survey completed after written Parish wide Consultation.	Parishioners took to this task readily and a Housing Need was identified.
Spring 2013	Neighbourhood Plan (NP) pages added to Parish website together with Consultation documents.	The Steering Group felt that the UPC website was the best medium to use, as parishioners have started to use it regularly.
17/04/13	Received approval from Wiltshire Council to start a NP.	It only took 1 year and a day!
12/04/13	NP Presentation given at Parish AGM public meeting.	The SG was pleased with positive feedback given from Parishioners who have started to 'buy in' to the NP process.
Summer 2013	Devizes estate agents interviewed concerning the market for houses in the Parish.	Feedback provided on what makes Urchfont special.

Summer 2013	Leaflet given to comprehensive school children inviting them to a Focus Group.	
Summer 2013	Focus group of secondary school children held.	Oh dear only 2 attended but they did have a lot of ideas! It's back to the drawing board to try to get engagement with more children.
Aug 2013	Sustainability Appraisal Scoping Report published and consulted on for 6 weeks with national bodies & parishioners.	A small number of parishioners took the time to read the whole document and some alterations suggested by them were implemented.
Summer 2013	Wedhampton resident encouraged to attend Steering Group meeting following criticism of Consultations undertaken	This resident attended an SG meeting, his concerns were addressed and he later responded congratulating the SG on progress made.
Oct 2013	Second written Consultation Forms delivered to all households	16 pages with 14 boxes to write in and 26 tick boxes to complete. The SG was very pleased with the response to a quite lengthy and tricky form to complete
April 2014	Parish AGM results of second Written Consultation discussed after all returned forms had been analysed	Lots of detail and thoughts appraised which will reflect the NP going forward. 29180 words typed verbatim.
Summer 2014	UW&LNP were consulted by UPC to give their views on the WCs consultation on the Development Boundary for Urchfont.	Three changes proposed following an SG tour around the village & changes accepted by UPC. All were interested to note that Wiltshire Council's proposed alterations had omitted a piece of garden land which had been given planning consent 2 years ago and the house occupied by an SG member!
Oct 2014	Flyers delivered to Foxley Fields & The Croft encouraging residents to attend Public Consultation below	Yet again we attempted to get some 'buy in' from these areas.
21/10/14	First Public Consultation meetings to vote on development sites & review progress including our Site Assessment matrix.	30 or so Parishioners attended and seemed pleased in the main to have an opportunity to influence where houses might be built.

28/10/14	A6 flyers delivered to all houses in the Parish giving more detail of timings for the 2 nd round of Public Consultation	What a result! The village hall was packed out with about 130 visitors and some parishioners could not get through the door.
Oct 2014	Luggage label consultation with visitors to the two Consultations meetings in Oct/Nov 2014	This resulted in some complaints about the Presentation being made which resulted in refinements being made.
Nov 2014	Voting papers and the full Presentation available for completion by non-attendees on UW&LNP web pages at www.urchfont-pc.gov.uk	Some Parishioners either could not attend or felt uncomfortable voting by a show of hands so an email vote was devised and put on the web pages.
Jan 2015	Luggage label consultation with comprehensive school children at two Urchfont bus stops	We had struggled to involve children and in particular teenagers so this specific consultation was devised to get some feedback. ? luggage labels returned.
Dec/Jan 2014	Web pages for UW&LNP given a professional 'makeover'.	A Parishioner felt they should look different to the UPC pages.
29&30 /12/14	A6 flyers delivered to all houses in the Parish giving more detail of timings for the 3 rd Public Consultation.	This was requested by Parishioners who hadn't realised that there would be a formal Presentation and for those who were away during the last two meetings or couldn't find space at the last meeting.
Jan 2015	A Parishioner had expressed concerns that many of her neighbours had not attended Consultations to vote on sites.	The first flyer she posted was felt to be flawed. A member of the SG raised this with the Parishioner who delivered a second flyer. This did result in a number of residents from the Foxley Fields area attending the Jan Consultation meeting.
Dec 2014/ Jan 2015	Design Statement drafted and consulted on with a small number of Parishioners including a Conservation Officer	This document was produced as the use of traditional materials, scale, layout and form of buildings was the second most popular matter when respondents gave

		their views about the protection and enhancement of the Parish.
2 to 5/01/15	Display of boards in the Lamb Inn to allow Parishioners to review development sites. Steering Group members attended to answer questions and enjoy a drink or two.	We felt this would give more opportunity for Parishioners to acquaint themselves with building sites and other elements of this Consultation stage. 25 people attended over the 4 day consultation.
06/01/15	Display of boards at Coffee & Cakes in the Village Hall	10 people attended and many questions answered and concerns addressed.
06/01/15	Third Public Consultation meeting held to vote on sites and review progress to date.	42 people attended and a slightly revised Power Point Presentation shown. Voting undertaken and results entered into the document which was influenced by the 200 or so residents who have voted in the 3 recent Consultations. Prior to this meeting a number of Parishioners had queried the area of land shown for a site at Uphill. The SG stated that the original site reflected the area shown in the Wiltshire SHLAA. However as one of the owners had recently decided to restrict the area to be developed both plans were shown in the Presentation so Parishioners could see the smaller area now under consideration for development
April 2015	Draft NP Policies delivered to all houses in the Parish. The full Policy document with its surrounding text was also lodged on the NP pages of the UPC web site.	20 Parishioners responded with their thoughts. 15 in favour/broadly in favour. 1 resident asked why 1 site had been removed since the 3 Consultations and upon reflection it was re-introduced by the SG

	<p>The grid below gives feedback received following the final 6 week Public Consultation, together with actions taken. The Public Consultation lasted for 7 weeks to allow for the Christmas period. It started on 16 November 2015 and finished on 03 January 2016.</p>	
	<p>The next two boxes give detail of who was consulted as part of our Regulation 14 6 week Consultation. (Yet more shoe leather lost for this important Consultation).</p>	
	<p>The SG consulted with the following bodies:</p> <p>Wiltshire Council,</p> <p>Adjoining Parishes: Urchfont Parish Council, Potterne Parish Council, Stert Parish Council, Patney Parish Council, Chirton Parish Council, Charlton & Wilsford Parish Council, Easterton Parish Council, Market Lavington Parish Council.</p> <p>National Bodies: Highways England, The Homes & Communities Agency, Natural England, The Environment Agency, NFU, Historic England, Network Rail, Plank's Farm Shop, NHS England, South West Ambulance Service Trust, Wessex Water, (sewage) Wessex Water (water).</p> <p>Local Groups, medical practitioners & businesses (many of these groups and others not listed here (Scarecrow Festival, Urchfont Players etc) have committee members who are resident in the village and will therefore already have been flyposted: Dr Gwynnifer Henning, Urchfont Dental Care, Market Lavington Surgery, Taste Wiltshire.</p>	
	<p>Within The Parish the SG consulted with Parishioners by:</p> <ul style="list-style-type: none"> • Leaflet dropping every house in the Parish (see Poster Oct 2015 attached at Page 72) • Publicising in Redhorn News (Dec 2015 editorial attached at page 73) • Positioning laminated posters around the Parish (see photo on page 73 below) 	

	<p>Paper copies of the UWLNP were available to borrow in the Lamb Inn, Village Hall & Community Shop. Parishioners were given the opportunity to respond by email or by writing to The Tiled House, High St., Urchfont.</p>	
07/11/15	<p>Peter Newell</p>	
	<p>Hello Simon and Linda,</p> <p>As you indicated on the telephone, Simon, there have been some significant changes to the earlier draft Plan! I have studied the document and comment as follows, some of which repeat my earlier suggestions/comments -</p> <p>Site selection - I would challenge the stated assumption that 'there are few areas left which would provide more than one or two homes'! What I believe you mean is that there are few areas where the landowner is prepared to consider development? This being so, the Plan is really responding to the willingness of landowners to sell their land for development.</p> <p>Policy H.1 - There are significant alterations here, some of which go back to earlier site discussions. I am glad that the earlier proposals for 12 houses on land East of Crooks Lane have been deleted although I would have been happy with a smaller development of say three or four houses. I am very surprised that 'The Beeches' and land at Wildman's garage have been reinstated. I really do not see how five houses can be accommodated on the Beeches site even if the existing house(s) is demolished! As for Wildman's garage, this proposal is contrary to the stated intention to retain employment land (Policy LB.1). I still do not believe that four houses for the Peppercombe site is appropriate for the character of this area with or without retention of the bungalow.</p> <p>Policy H.3 (3) - It is still not clear whether exceptions site developments will be additional to the (now) target figure of 37 houses</p> <p>Policy H.3 (4) - Again it is not clear whether the Government's right to buy commitment for housing association tenants will override S.106 Agreements. Just as a footnote, as you know many housing association developments are subject to restraints on sale either by S.106 or the express wish (presumably by covenant) of the original landowner</p>	<p>Site selection: We believe we have identified every site within the development boundary.</p> <p>H1: The landlord put the site forward in the SHLAA. Employment sites are protected under Policy LB1. The site is listed in case the business should fail.</p> <p>Sites have been considered for size of dwellings. The Plan is a guide and does not legislate for a specific number on the provision that it adheres to other principles in the Plan. More detail can be provided within the site briefs. The size of sites has though been determined.</p> <p>Bowdens: The list of modern developments on P29 is not exhaustive – those quoted are just examples.</p> <p>Farmer's Field: This might be added.</p> <p>The Baishe: Already included</p> <p>Other Green Spaces: Could be added at review stage if used regularly.</p>

who gave and/or sold the land relatively cheaply to the housing association on condition that the land and development was for the benefit of local people in perpetuity.

Policy D.1 - I was glad to hear that a draft design statement is in preparation. No doubt you will note my earlier suggestions.

Speed limits - No doubt it will be noted that proposals for speed limits in Urchfont are in hand (Page 22).

Education - you will no doubt have noted my earlier suggestion that the WEA be added to the list of educational facilities (Page 27). I also suggested adding the Lydeaway allotments to the text.

Bowdens - I note that this omission has continued on Page 29.

Green Infrastructure - just to repeat earlier comments -

- **Pond Green and Top Green** are designated Village Greens (Page 39).

- **Farmers Field** - Ernie Pottenger planted most of the trees prior to the Field being donated to the Parish (Page 39)

- **The Baishe and 'Cook's Glade (Page 39 and Policy CN.3)** - I do hope my earlier suggestion for the whole of the Bottom from Cook's Glade through to the Sewage Works will be accepted as this is arguably the most significant landscape feature within Urchfont and has in the past been much used for its geological merits by local schools (the face in the Sewage Work track).

Employment - I note that the statistics have been altered for the percentages relating to employment sites. In view of the addition of Wildman's garage to the housing sites, I assume the reference to this site here will be deleted (Page 42).

Review - I am glad to see this new section included.

Sorry to repeat myself from my earlier comments/suggestions but it gives you one email to think about!

You and the Steering Group must be very pleased to have reached this point. I just hope that what you told me about the site opposite Ballingers does not come to fruition!

Best wishes, Peter Newell

H3 (3): Exception sites might come forward and would be allowed adjoining but outside the development boundary.

H3 (4): Right to Buy will apply but will not impact Section 106 Agreements. Properties will be affordable in perpetuity.

D1: This has been drafted and we expect to have a Design Statement within the Plan.

Speed Limits: There is no need to comment on this as the reduced speed limit will be introduced.

Education: WEA will be added to the list.

The Lydeaway/ Etchilhampton Allotment is not in our Parish.

Employment: The inclusion of Wildman's Garage was a community view so the statement will remain.

Review: The Steering Group are pleased that you like this section.

15/11/15	Linda Jennings	
	<p>The Plan is looking really good. I do have 3 suggested amendments which I hope you can incorporate;</p> <ol style="list-style-type: none"> 1. Regarding Figures 6.2 (page 36) and 6.4 (page 39) please could these be centred on the page rather than left justified. 2. Regarding Figure 5.2 (page 31) please could you reduce the size of the map and, if possible, use "calibri" font for the title, so that it is the same as the others. 3. Regarding the Policy D1 box: (page 21) points d) and e) are one gap indented, but should be in line with the others. <p>Regards, Linda Jennings</p>	Typos which may be dealt with.
15/11/15	Simon Holt	
	<ul style="list-style-type: none"> • Page 11-2nd line of last bullet point should read homes • The NP states: will be expected to show a high standard of design and reference must be made to the Urchfont, Wedhampton & Lydeaway Design Statement as a guide. The draft Design Statement therefore needs to go in to the NP as an Annexe or Appendix • Page 2nd para. Add 'school' before terms • Allow for proposed new 20mph limit?-lots of refs to it on page 23 • To amongst other matters fund improvements to cycle routes and the bridleway network, so as to increase safe and • Page 29 what makes... the Lamb Inn and last line Unlisted • Page 32 2a what does this mean? • Page 38 Para 2 add Inn • Page 42 Neighbourhood Plan • Page 44 2014 2016 <p>I like the Plan as it will make our community more resilient and avoid shocks for us.</p>	Typos which may be dealt with.
15/11/15	Chris Smith	
	<p>Dear Simon,</p> <p>I have had a read through the Neighbourhood Plan, which all seems very sensible and</p>	

	<p>positive.</p> <p>However, one thing I did notice is that there is no specific mention of the need for more single storey accommodation (bungalows) in the village. The plan correctly points out the predominance of retired people in Urchfont (and I am one of them), and that there is a need for more 2 and 3 bedroom properties, but it doesn't mention the type of housing required. I guess you could conclude that retired people often tend to want bungalows, so this need is implied, but it would be better if this was explicitly stated.</p> <p>I have been renting one of the bungalows in The Orchard for 3 years, and if one came up for sale I would buy it, but the situation is very much 'dead men's shoes'.</p> <p>Regards, Chris.</p> <p>PS. The UWLNP document on the website has no file extension, so my Mac had to guess what application to use to open it.</p> <p><i>Post Script Simon asked Motters to deal with this tech question.</i></p>	<p>Bungalows are no longer favoured as they represent an inefficient use of land.</p> <p>Comments in <i>blue</i> are the initial responses made when feedback was first received</p>
15/11/15	Duncan Forster	
	<p>Hi Simon my uncle lives at Foxley corner and you put a leaflet through his door.can you tell me if the new houses are going to be built between Foxley fields around my uncles house. As he is old he has no Internet access and is worried about what is happening. Looked on the Web site but not clear. Many thanks Duncan Forster</p> <p><i>Hello Duncan,</i></p> <p><i>Paper copies of the Neighbourhood Plan are available to borrow from the Shop. Village Hall and Lamb Inn from tomorrow.</i></p>	<p>There is no intention to build houses close to his uncle's house.</p>

	<p><i>The Plan itself is easy to find on-line at the Parish website but I have attached a cop of it to this email. The sites are listed on page 14 and a map of Urchfont showing the sites is on the same page. Only 1 site is to the East of Crooks Lane and it is no closer than the closest Foxley Fields house to Foxley Corner.</i></p> <p><i>I hope this helps.</i></p> <p><i>Regards Simon</i></p>	
16/11/15	John Rowland Chapman	
	<p>Simon,</p> <p>Having just spent an hour reading, and enjoying reading, the UWL Neighbourhood Plan I felt compelled to email to say that this seems an excellent piece of work: a model for clarity and brevity. Although I have very limited experience of NPs, I have had considerable experience in my business and professional life of strategy documents, report writing and business planning. This means that I appreciate the work, effort and diplomatic skill that must have gone into producing this document. If a newcomer can be so bold, I think that the committee and contributors deserve our praise and grateful thanks for this output.</p> <p>Striking the balance between preserving what is best in the natural and built environment, with the sometimes conflicting requirements of a developing and vibrant community, is clearly and obviously a challenge. The fact that Urchfont has apparently done this so well in the past and evidently plans to continue to do so in the future is why people like my wife and I wanted to live here so much and why we were prepared to make such efforts and compromises necessary to do so.</p> <p>Given Emma’s role at Wiltshire Wildlife Trust you will understand that we have a particular interest in the green spaces, Peppercombe and Oakfrith in particular, and these and the Greens clearly play such a central part in making Urchfont the special place that it is. We are delighted to see that their part in the life and future of the village is given such prominence and recognition.</p>	Thank you!

	<p>As a newcomer I feel very reticent about making any comment at all so soon after arriving. On the other hand I would hope that positive feedback is never unwelcome!</p> <p>Kind regards, John</p> <p><i>Hello John,</i></p> <p><i>Thank you for your kind comments. The UWLNP has been a huge task and we had little idea of the work that would be required when we started 4 years ago. Sadly those Parishes who do not produce Plans will find they have little to stop developers building houses virtually where they want inside and outside their development boundaries.</i></p> <p><i>Regards, Simon</i></p>	
18/11/15	David Edwards	
	<p>Dear Simon, having read it through more than once, I can but congratulate you on an excellent piece of work.</p> <p>However, (there's always a but, isn't there), the introduction to page 15 raises a point that I have sort of campaigned for some years.</p> <p>The reason why many think Foxley Fields is outside the Village is because the present signage declares that IT IS outside the Village !</p> <p>That signage needs to be relocated to INCLUDE Foxley Fields. It would be good if that action be included in the Plan.</p> <p>That apart, once again well done.</p> <p><i>Hello David,</i></p> <p><i>Thank you for your feedback. Your comments and others we receive will be considered by the Steering Group when we meet very early in the New Year.</i></p> <p><i>Kind Regards,</i></p> <p><i>Simon</i></p>	<p>We believe this is a matter for UPC to deal with.</p>

12/11/15	Patrick Wheatley	
	<p>Often older buildings in Urchfont are referred to when the subject of design of a new dwelling comes up. What is forgotten is that when these houses were built they were in the contemporary style of the time; were they not we would have many buildings of wattle and daub construction, turf roofs and with no sanitation. All we need to say about design is that it should be of a high standard and suited to the needs of tomorrow and include good quality materials, highly insulated construction , be pleasing to the eye and account for occupants of all ages (wheel chair access throughout the ground floor with the possibility of disabled toilets). Referring to Building Regulation they lay down “the lowest standard that you can get away with” there is now reason why higher standards should not be employed.</p> <p>Architectural style is not prescribed; a good example of incorporating the old with the new is Friars Cottage. With so many design programs on the television no developer should be short of good ideas.</p> <p>Patrick</p>	<p>We hope a Design Statement will ameliorate matters. The Design Policy D1 and Housing Policy H2 cover the need for high quality design and sustainable construction.</p>
25/11/15	Patrick Wheatley	
	<p>further thoughts:</p> <p>There are many older building in Urchfont that are spoken of with affection; they were all contemporary when built. However we do not want to live in the past and encourage contemporary designs for to-day’s new buildings of a high standard such that they will similarly be looked on with affection in the future.</p> <p>phew, take a deep breath</p> <p>Patrick</p>	<p>Agree that contemporary design of the right scale and form may blend with older properties.</p>
24/11/15	Eleanor Jones	

	<p>Design Statement. This would be important to maintain the integrity of any new builds within the proposed Neighbourhood Plan. In particular, use of wooden casement or sash windows with new technologies incorporated such as integral rubber seals, discreet double glazed panes and the use of oil based exterior paints. It goes without saying, that UPVC windows should be strongly resisted. The roof scapes should complement the existing slate, pan tile or thatched roofs.</p> <p>Highways. I do not believe that dedicated cycle routes would work in the proposed areas under discussion. Country roads dating back centuries are narrow, often have soft verges or ditches for necessary rain water drainage and additional signage or road markings would be unsightly.</p> <p>Speed restrictions. Whilst 20 mph restrictions in the centre of villages is desirable, additional signage is an eye sore. Would it be possible to make the signs smaller or lower or both to minimise the effects. Kensington and Chelsea Borough Council have done this so it might be an idea to review how this has been effected. I believe that the 30mph restriction on the B3098 should be extended to the Urchfont white gates at both the eastern and western borders of the village.</p> <p>Lighting. Can this be keep to a minimum to avoid light pollution.</p> <p>With very best wishes Eleanor Jones</p>	<p>Design Statement: Will be included.</p> <p>Highways: Developments should address easy access and safety. Considerable research and discussion with the Highways Authority would be necessary.</p> <p>Speed restrictions: This is a matter for UPC.</p> <p>Lighting: Street lighting has not been installed on a recent development of 19 houses in Urchfont. The SG support this approach.</p>
24/11/15	Declan Lyttle	
	<p>Simon - I wonder if you could please help on some queries I have with the Beeches development as shown in the consultation document:</p> <ul style="list-style-type: none"> - for some reason the Beeches was omitted from the draft sent out earlier this year. Why was that? - when you assess the sites, did you review road access? A similar development on 	<p>The Beeches was omitted because the previous owner had no intention of selling the property for redevelopment at that time. This changed when a sale was not forthcoming. Access formed part of the site assessment matrix.</p>

	<p>Blackboard Lane / The Green failed to progress a number of years ago on this point. Thanks in advance for any information you can give.</p> <p><i>Hello Declan,</i></p> <p><i>The site at The Beeches has been listed as a potential site in the Wiltshire Council Strategic Housing Land Availability Assessment for some years.</i></p> <p><i>You are correct in noting that it was removed from the list of sites some time ago. This was because the sites listed in the Neighbourhood Plan have to be 'deliverable' within 5 years and Mrs Frindall chose to market The Beeches as a house.</i></p> <p><i>When Mrs Frindall struggled to find a purchaser, she asked a builder if he was interested in acquiring it as building land. This plainly made it 'deliverable' again and, as it had scored second out of 15 sites on both our Site Assessment Matrix and in the 3 three public voting sessions which were held, it was brought back into the Neighbourhood Plan. The site also is set inside the current development boundary and outside the Conservation Area.</i></p> <p><i>The Site assessment Matrix did consider 22 factors including the viability of access, although plainly Highways will be asked to consider that matter when an application is made for planning permission. It may be that that access to the site will be split with only one drive on Blackboard Lane and three on Manor Close.</i></p> <p><i>I hope this clarifies the matter, but please get in touch if I can be of any further assistance.</i></p> <p><i>Simon</i></p>	<p>The site passed our site assessment criteria and was heavily supported in public voting sessions by the community.</p>
30/11/15	Ray E Parry Certified Fraud Examiner	
	<p>Dear Mr Holt,</p> <p>On behalf of my Clients Mr & Miss Cruse of West End Farmhouse, The Green, Urchfont I wonder if you could assist with a couple of queries?</p>	<p>This correspondent acts for an owner of land South of Ballingers. The SG believe the responses adequately deal with his enquiry.</p>

1, How does the consultation process work? e.g. do “marks” represent number of objections to the area listed? What does “position” mean?

2. Can you expand on the Site description listed as “Land south of Ballingers”

Thank you in anticipation.

I rang to advise that the sites had been assessed using our site assessment matrix and public votes. The site opposite Ballingers came close to last and will not therefore be built on. I sent him the SHLAA draft Plan

Mr Parry,

Re: Urchfont Wedhampton & Lydeaway Neighbourhood Plan

The District Plan which you refer to is a Neighbourhood Development Plan which is covered by the \Neighbourhood Planning Regulations 2012 (as amended in 2015).

I enclose a copy of the draft Wiltshire Council SHLAA which shows the site you have enquired about. I suspect this site has not been brought forward to Wiltshire Council but most probably by an owner who might like to see it developed for residential housing.

Below you will see some of the detail from our Neighbourhood Plan which has been 4 years in the making:

The Plot South of Ballingers scored only 40 out of 75 on our own developed site assessment matrices – 11th place. The top 2 sites each scored 67 out of 75.

In the Public voting the South of Ballingers site fared even worse as it received only 55 votes putting it in 13th place. The highest number of votes was 372, and the site in the last qualifying place got 200 votes. The South of Ballingers site only got 25% of the votes it would have required to be only the last site in the final list. This shows just how poorly it performed.

	<p><i>Overall it finished in 13th place out of 14 sites that passed our stage 1 assessment with 43%. The leading site scored 90%, and the last selected site scored 58%. This again shows that it was very well behind the last selected (9th) site.</i></p> <p><i>The 9 sites which have been selected will provide in excess of the number of houses which Wiltshire Council feel a large village should plan for and the Neighbourhood Plan sites also provide in excess of the number of affordable homes, which the Housing Needs Analysis we commissioned Wiltshire Council to undertake for us in 2013, showed that were needed. All of the chosen 9 sites are deliverable within the 5 year period which the Wiltshire Core Strategy requires.</i></p> <p><i>The Urchfont, Wedhampton & Lydeaway Neighbourhood Plan has already been lodged with Wiltshire Council. We hope it will be 'made' fairly early in 2016 but it already has some weight in helping to influence any planning applications which may be made.</i></p> <p><i>I hope this brief email will help when you discuss the site with your client.</i></p> <p><i>Kind Regards, Simon Holt FRICS.</i></p>	
04/12/15	Ray E Parry Certified Fraud Examiner	
	<p>Dear Mr Holt,</p> <p>Many thanks for your most comprehensive and useful response to my queries – much appreciated.</p> <p>Queries:</p> <ol style="list-style-type: none"> 1. My Clients do not recall any requests for public voting on these issues/sites. When did this occur and in what format? 2. What are the criteria for your “developed site assessment matrices?” 3. Am I correct in presuming that “Land at Hales Farm” is the No.1 recommendation and that the first 9 would result in 37 houses? 	

4. What role did the Parish Council play in this Neighbourhood Development Plan i.e. were PC Members seconded to a steering committee and if so who were they?

Yours

Ray E Parry

Certified Fraud Examiner

Dear Mr Parry,

In response to your latest Queries I would advise:

- 1) The Public Voting Sessions were held between November 2014 and Jan 2015 on 3 occasions. They were publicised in Redhorn News which is delivered to every home in the Parish and on posters affixed around the Parish. The first meeting was not as well attended as we might have liked (about 40 visitors from memory and that meeting was covered in an article in the Gazette & Herald) so we fly-posted every house for the next session. Well over 100 visitors attended and as the Village Hall was filled to capacity we held a 3rd voting session. Again and from memory this session was fly-posted. Over 200 people in all attended the 3 sessions and over 180 voted. I regret that your clients didn't attend but trust you will see that this was not down to a lack of effort on our part! Our Statement of Public Consultation and a few of the many posters & fliers (including 2 for the Public Voting Sessions which were also used as house delivered fliers) is also attached so that you will get a flavour of the breadth and depth of Consultations which we have undertaken.*
- 2) The Site Assessment matrices were developed by the Steering Group. The first draft one compared a site which already had planning consent with Top Green which would obviously never be granted planning consent for the construction of houses. While the scores were different we did not feel they showed a wide enough variation so the matrix was altered. They are attached hereto.*
- 3) This question can be answered by a simple 'Yes'.*
- 4) As a Parish Councillor I had read about the draft Localism Bill in late 2011. It*

was decided by Urchfont Parish Council (UPC) to empower the setting up of a Steering Group to draft a Neighbourhood Plan and Terms of Reference were drawn up by UPC. A core of Parish Councillors including myself drew up a list of other skills which we felt were necessary and we approached Parishioners who had the skills we needed.. The list of Steering Group members has been shown in a lot of editions of Redhorn News so I see no need to repeat them here save to say that there are currently three who are Parish Councillors-myself, David Mottram & Andy Stephens.

If you have any further Queries might I suggest that you refer to the Urchfont Wedhampton & Lydeway Neighbourhood Plan on-line at www.urchfont-pc.gov.uk or borrow a copy from The Lamb Inn, Village Hall or Community Shop first as I trust you will find all of the detail you need. However if there are matters which are not contained in the Plan itself I am more than willing to assist.

Kind Regards, Simon Holt

Dear Mr Parry,

I wish to advise that I miscalculated the number of Parish Councillors on our Steering Group of 11. There were 4 when we started. The number fell to 3 for a year and a half or so but returned to 4 at the elections this year. Bill Donald has been a Councillor on the Steering group from the beginning! (My apologies go to him as well).

Please do have a good look at our Statement of Public Consultation where you will find all of the Public Meetings and Briefing Sessions which we have held. There are well over 20 in total. These have included Power Point presentations at annual Parish meetings, briefings in the Lamb Inn and meetings at bus stops where school children have written on luggage labels. Throughout the Plan period I think we have fly-posted houses about 5 times and in some areas of the Parish we have undertaken additional fly-posting.

	<p><i>I have looked at a fair number of Neighbourhood Plans and have not seen any which have consulted as widely as we have and none where members of the public have been able to vote for sites themselves.</i></p> <p><i>Regards, Simon Holt FRICS</i></p>	
30/11/15	Matt Webster	
	<p>Hello Simon,</p> <p>I hope you and Jenny are well and in good spirits despite the rather stinky weather at the moment!</p> <p>I just wanted to pop you a quick mail to say thank you to you and your colleagues on the Parish Council for preparing such a thoughtful and well-researched Neighbourhood Plan.</p> <p>Although Deborah and I were away for much of the last year-and-a-half I am still a little embarrassed at not contributing directly to your efforts despite being very fond of the village, mindful of how welcome we have felt since we moved down permanently and grateful for the way of life it affords us.</p> <p>So I would like to say on behalf of both of us that we whole-heartedly support and endorse the plan as it is currently set out. It strikes a good balance between the potentially opposing aims of allowing for growth and change within the village at the same time as preserving its character and rural spirit.</p> <p>The identification of the area's agricultural economy, an awareness of parking and traffic issues and a desire to maintain or enhance the aesthetics and building quality of the housing stock are all very welcome and if their importance can take prominence as the village grows it would be a very laudable outcome for your planning.</p> <p>I will keep an ear out for opportunities to 'vote' or verbally support the plan but please let me know of any particularly important meetings or similar events where support would be helpful. I am especially interested in supporting improvements in local cycle</p>	Thank you!

	<p>tracks as I enjoy cycling but echo the view within the report that taking to the busy main road can be 'hairy' to say the least and limits access to the wider countryside and cycling networks.</p> <p>Thank you again for your time and efforts on behalf of us all and hopefully bump into you at The Lamb very soon!</p> <p>All the best,</p> <p>Matt</p> <p><i>Hello Matt,</i></p> <p><i>Thank you for your kind email and offer of help.</i></p> <p><i>We hope to get the Plan 'made' in Spring or early Summer 2016.</i></p> <p><i>I will let you know if you can help, but certainly talking to other Parish residents would be of assistance.</i></p> <p><i>Regards, Simon</i></p>	
02/12/15	Suzie Grant	
	<p>First of all thanks to all who have put in many hours to research and produce this plan. It is much appreciated.</p> <p>The only thing that seems a little unclear is that it implies (or so it seems to me) that new development plans for house builds will still be considered and could replace those agreed in the Plan? I expect this will only be in exceptional circumstances and only if one of the agreed projects does not seem to be going ahead however, it does rather read as though the agreed projects could be superseded. Many thanks for all your hard work</p> <p>Regards</p>	<p>The Change Management section is being redrafted to reflect public concerns.</p>

	<p>Suzie Grant, Anvil House</p> <p><i>Hello Suzie,</i></p> <p><i>Thank you for your feedback. All consultees' comments will be considered by the Steering Group very early in the New Year.</i></p> <p><i>The Change Management Chapter which you refer to was voted on before it was included in the draft Neighbourhood Plan. In short its intention was to make the Plan a 'live document' in that it would allow new sites to come forward if an existing site becomes not 'deliverable'. This should ensure that 37 houses are constructed. Any new site would obviously need to be consulted on widely before it could come forward.</i></p> <p><i>The Change Management Policy is only one and a half pages at the end of the draft Plan and paper copies can be found in the Village Hall, Lamb Inn, Community Shop and at The Tiled House High Street.</i></p> <p><i>It can also be found at http://www.urchfont-pc.gov.uk/ under the Neighbourhood Plan Home Section.</i></p> <p><i>Kind Regards, Simon</i></p>	
03/12/15	Paul Baker	
	<p>Really like the plan. My only feedback is that I really do feel that it is vital to retain the look, feel and charm of the village and to ensure this we should have some section about the materials etc used for new builds.</p> <p>This should really be in the plan.</p> <p>Regards</p>	<p>A draft Design Statement has already been produced.</p>

12/12/15	Val & Keith Brockie	
	<p>Hello Simon</p> <p>Following the Parish Plan consultation meetings last year, it was noted that according to your drawings we did not have a view at the end of Crooks Lane. (1 -4 Uphill & Coppers Yew). After the meeting, following an email received from Dave Mottram (below), we were assured the view symbol would be put back for the final draft (see last sentence in Dave’s email)), we now see this is not the case.</p> <p><i>Val & Keith,</i></p> <p><i>Thanks for this – I do understand you position.</i></p> <p><i>Taking the issue of trees obscuring light and views first. I am well aware that this is an increasing problem within the village and will be pressing for the Parish Council to take action where we feel it is necessary. There are some trees which are worth preserving and others which have grown up like weeds!</i></p> <p><i>The other point is how do we handle the impact of new developments around the edge of the village on the landscape. The Neighbourhood Plan initiative is to identify potential sites to meet the housing requirement, and measure the pros and cons of these sites against each other. The site opposite you has been identified as a potential development site for several years in the Wiltshire Council SHLAA -http://www.wiltshire.gov.uk/planning-shlaa-appendix-3-devizes.pdf. The landowner has also indicated that he is considering developing a small part of this land. These are the factors which have led to it being included in the list of potential sites in the UWLNP, not an opportunistic attempt by us to grab a piece of land that is ‘ripe for building development’.</i></p> <p><i>If a planning application is made to develop this site, then all the neighbours impacted by the development will be consulted as with any other planning application. In the meantime I suggest you talk to the land owner and discuss the extent of his planned development. The UWLNP steering group will amend our map to show the view starting at Uphill Cottages and not from the next field.</i></p> <p><i>Regards, Dave</i></p>	<p>Map has been amended.</p> <p>Not the entire proposed site in the SHLAA has ended up in the Plan. This will result in the effect on existing houses being less than would have been the case if the entire SHLAA site were developed as less than ¼ is in this Plan.</p>

	<p>I don't know whether it's too late to change it now, if it is I feel an additional note should be put in the final draft to confirm the facts.</p> <p>For your information I have attached a photo of our non-existent view taken from the end of Crooks Lane and the bridle path to Lydeaway.</p> <p>Kind regards, Keith and Val Brockie</p>	
13/12/15	<p>John and Gill Reed</p>	
	<p>Simon</p> <p>We object in the strongest possible terms to the singling out and inclusion of what is in effect our front garden in the neighbourhood plan and request that it be removed. The parcel of land labelled on the plan as "West End Paddock" (it has to my certain knowledge never been known by that name) is an integral part of the Dunelm plot and only came into existence when Homefield, Langstone House, Barnam House, The Pines and Dunelm were built in the 1970s and '80's on farmland bordering Green gate Road, the land being divided into 5 irregularly shaped plots. The Village of Wedhampton proper only began on the south side at Fleece Cottage. The land in question therefore does not have any historic significance as green space. The fact that it is preserved as a visual amenity is purely down to the fact that I have mowed it regularly and maintained it as a lawn for the whole 25 years that we have had possession. Throughout that time it has never been used as a paddock. The proposal that I should be rewarded for my efforts by the imposition of constraints on the use of my property I find distressing, particularly as no one took the trouble to write or call to seek our opinion. I note that in order to qualify as "local green space" the land in question must be special for historical, recreational or scenic reasons and/or have wildlife value. I submit that our property meets none of these stipulations.</p> <p>Regards. John and Gill Reed</p> <p><i>Dear John,</i></p> <p><i>Thank you for your detailed response. Whilst I am the resposdee for comments, I have previously advised that Linda Jennings produced this Section of the Neighbourhood Plan</i></p>	<p>Your objection is noted and the parcel of land will be taken out of the Plan as a Green Space.</p>

	<p><i>and I also suggested you might discuss this matter with Bill Donald who is on the Steering Group and a Wedhampton resident. I have copied both in for information.</i></p> <p><i>The protection of Green Spaces was a matter which many parishioners felt was a good idea and the draft Green Spaces have been published at many Public Consultation meetings.</i></p> <p><i>Your comments are noted and we will alter the draft Plan before it is submitted to Wiltshire Council.</i></p> <p><i>As Wedhampton is listed in the Core Strategy as 'green space' it would fail to be a suitable site for housing.</i></p> <p><i>If you would like to discuss this I am available on 840100 at most times. I do feel that some matters are better discussed on the phone than by email. Had your emails to me included a telephone number I would have telephoned you to discuss this which might have served to reassure you earlier.</i></p> <p><i>Kind Regards, Simon Holt</i></p>	
15/12/15	David Myers	
	<p>Dear Simon</p> <p><u>Comments on the Neighbourhood Plan</u></p> <p>Page 44: “Events which may lead to early review of the sites listed are when a new site has been identified which on an initial assessment meets our evaluation criteria”. Whose assessment and who is our (our evaluation criteria)?</p> <p>Taking Wildman’s Garage as an example (though the principle applies to all the sites which were proposed at the consultation meetings in the Village Hall and which the community agreed had potential for development), Policy H1 says that if no pre-planning application has been lodged to develop this and another site which is</p>	<p>Page 44: This section has been removed.</p> <p>Chapter 8 on Change Management is being redrafted to reflect public concerns.</p>

considered preferable becomes available, then that site will replace Wildman's (subject to public consultation) unless Wildman's has made or makes an application. Wildman's Garage is an existing business, so one wouldn't expect any application to be made until the owner wishes to cease trading. This could be many years away - or it could be next week! Who knows?

Why should it cease to be an option just because no application to develop has been made at a particular time?

What is a **pre-planning application**? From what I can discover, there's no such thing. According to Wiltshire Council's web site, there's **pre-planning advice**, which is just that - an "*advice service to anyone wanting help with a development before the submission of a planning application.*"

The aim of our pre-application service is to provide responsive, consistent and timely advice that de-risks the application process and reduces the time taken to deal with your application through the formal decision making stage."

Consequently, I believe the wording in 2.i) is meaningless and, therefore, should be removed.

As an aside, if a planning application is received for a site not currently included within the Plan, will this automatically be rejected by the Parish Council (PC) as 'not within the Neighbourhood Plan'? The PC is unlikely to be able to follow the processes of assessment, consultation etc., as the timescale for planning consent is too short to permit this.

Paragraph 6 on page 45 says that all changes to the Plan will have to be approved by Urchfont Parish Council (UPC); surely, they will have to be approved by **the community**! It is **our** plan - it says so on the publicity posters - not UPC's! And if it's **our** Plan, how can Wiltshire Council be the 'owners'?

Regards, David

Pre- Planning Application: The correct term will be used – which is Pre-Application Advice.

The only sites not listed which might receive consent are exception sites or infills.

Para 6: The PC is the 'Qualifying Body' and is the owner of the community's Plan and will reflect the views/ wishes of the community.

	<p><i>Hello David,</i></p> <p><i>Thank you for your comments which are noted. The Steering Group will meet after 3rd Jan to look at all of the comments which have been made and amendments will be agreed prior to the NP being submitted.</i></p> <p><i>Regards, Simon</i></p>	
15/12/15	Rosie and Will Palmer	
	<p>Hi Simon, Just reading through the Neighbourhood Plan and wanted to add a couple of comments.</p> <p>Obviously I am currently well aware of the proposed development next door and feel that the suggestion in the NP that The Beeches plot is suitable for five houses is not acceptable. Yes, you would physically put five houses on this plot but a significant proportion of the plot cannot be built on due to the root protection zones around the trees with TPOs. Therefore this reduces the area available for housing. I also think that if you did put five houses on there (even if two or three bedroomed) there would then not be adequate space for the recommended amount of car parking spaces, visitor spaces and delivery parking. If you built five three bedroom properties then you would need 15 parking spaces according to the NP and the site just is not that big! I feel that three houses is a much more appropriate number and that this would then allow for the nine parking spaces required. Sorry to be a NIMBY, I sincerely do wish for this site to be developed and think that it is one of the more preferable sites within the village but if the NP also intends that new developments will have no adverse impact on the amenity of existing residents then five houses and fifteen car parking spaces is simply not appropriate.</p> <p>Another comment I have is that although the NP states that the grass verges in the village and Greens are to be conserved there is no mention of how. The Top Green has been eroded away so much in recent years and it would be good to see how this is</p>	<p>The site passed our site assessment criteria and was heavily supported in public voting sessions by the community. Concerns are noted and could be aired during the consideration of a Planning Application.</p> <p>Grass verges are a matter for UPC.</p>

	<p>going to be halted or even reversed. The same can be said for the Pond Green and verges.</p> <p>Overall we think the Neighbourhood Plan is well thought out, forward thinking but certainly in the best interests of the village.</p> <p>Thanks for your time, <i>Hello Rosie,</i></p> <p><i>Thank you for your feedback. The Steering Group will meet after the end of this Consultation period to decide which amendments to make.</i></p> <p><i>In the meantime I would suggest that you should perhaps write to Wiltshire Council to express your concerns about The Beeches.</i></p> <p><i>Regards, Simon</i></p>	
16/12/15	Trevor Hill	
	<p>I have followed the progress of the UWLNP with great interest and commend the authors on its contents. There are, however a few areas, which I believe require, either clarification or amendment.</p> <p>Please find my comments on those areas, which I believe need addressing;</p> <p>Policies – General</p> <p>Many of the policies provide a list of criteria under sub-paragraphs, which presumably must be met to achieve the objective, but it is unclear whether it is an individual criteria, which must be met or all of the listed criteria. e.g. Policy H2 states; ‘Support will be given to development proposals which; a) make efficient use of land, b) show a predominance , c) etc.</p> <ul style="list-style-type: none"> • <i>I suggest that there needs to be some form of words added that clearly identifies which of the listed criteria needs to be met to satisfy the Policy, or the words ‘and’, ‘or’ or ‘and/or’ between each criteria to clarify.</i> 	<p>Policies: Developers should come through with plans which meet our Plan Policies. The NP is a guide but Policy H2 should preferably be followed in its entirety. If this cannot be done, the reasons why should be justified.</p>

Design – Policy D1 Design

The objective states;- ‘Develop a Design statement to inform new development, alterations and extensions’

Where is the ‘Design Statement’? The current policy appears to provide a few general guidelines or principles to which new or extended properties may need to comply. I would have expected to see a far more detailed document which developers or individuals, who wish to build new or extend existing properties, could refer for guidance prior to submitting plans.

- *A clear design statement needs to be written and included within the UWLNP*
Local Economy and Enterprise – Policy LB1 Protecting existing employment facilities

At (b) of Policy LB1 states;- ‘the land and/or buildings have been genuinely marketed on reasonable terms for employment use, **for at least 6 months**, and have remained unsold’

As the objective states, we need to protect and enhance local opportunities for employment. I do not believe that the ‘6 months’ marketing period is sufficient time to dissuade owners of commercial properties from running that business down to justify changing its use and applying to turn it into a development site.

- *I believe that the ‘marketing’ period should be increased to at least 12 months, or even 18 months.*
- *As explained in ‘Policies - General’, (above) is there a requirement for both a) and b) criteria to be met or just one, to satisfy the policy?*

Design: A Design Statement is included in the Plan.

Local Economy and Enterprise: Six months is the commonly accepted period in development plans for marketing so it cannot be extended.

Development will not be permitted unless both a) and b) are satisfied.

UWLNP Change Management Process

The founding principle of a 'Neighbourhood Plan' must surely be that once adopted it remains unchanged for its duration unless there are exceptional circumstances.

I understand the need to review the 'Plan' and update it to reflect new legislation, but I do not understand how, the identified sites can be changed or swapped with others, because they are '*undeliverable*' within the time scale.

There must be an assumption, that having agreed for their site to be included in the 'Plan', all landowners of identified sites intend, sooner or later, to develop that site.

Any new site, which is identified within the development boundary, must surely wait for inclusion into the next '2026 - 20?? Plan', and could form the basis of a 'reserve list' of possible future sites.

The only exceptions to this would be, (in my view);

1. Where a landowner of an identified site formally requests that that site be removed from the plan before the end of the 'Plan' life in 2026, or,
2. Within the last (say) 1 to 3 years of the 'Plan' life, it is apparent that the full 37 new builds will not be achieved due to some sites not fulfilling their approved numbers.

This does however beg the question;

- Is the figure of 37 new houses a guide number to be built within the 9 identified sites, or
- Are we, as a community, legally bound to build 37 new houses before the end of the 'Plan' life in 2026?

The answer to this question will influence the wording of the 'UWLNP Change Management Process', but my understanding of the Wiltshire Council's Core Strategy is

Change Management Process:

Accepted – Change management process has been reviewed following responses.

The number of houses is a guide.

that the figure of 37 houses is a guide rather than a legal requirement as it equates to our 'share' of required 'new builds' within the Wiltshire Council's area.

- *The issue of whether the figure of 37 new builds is a 'guide' or 'an exact number to be achieved' needs to be clarified within the document.*

On the rare occasion that a site is removed from the Policy H1 list, then a full public consultation must be held to identify a substitute site from the 'reserve list', which meets the rigorous assessment process applied to the original list.

- *This whole section should be reviewed and rewritten to include;*
 1. *The option to create a 'reserve list' of identified development sites, which will form the basis of the next '2026 – 20?? Plan'*
 2. *Replacing or adding new sites to the Plan within the 'Plans' life should be subject to the following criteria;*
 - a. *An identified site can only be removed from the list following a formal written request by the landowner, or*
 - b. *If, within the last (1 to) 3 years of the 'Plans' life, it is apparent that there will be a shortfall of the 37 actual new builds due to some sites not fulfilling the approved numbers, then;*
 - *A substitute site from the 'reserve list' may be identified to replace the removed site or make up a shortfall. The approved substitute site must meet the initial rigorous assessment process and compete with all other sites on the reserve list through a full public consultation process.*

It is implied as the Parish's share of the Devizes Community Area house build requirement. It is probably too late for a 'reserve list' as we believe we have identified all of the deliverable sites within the Parish and no other sites have been voted on.

	<p>Planning for the next UWLNP 2026 – 2046</p> <p>There is no mention of what happens when the current ‘Plan’ expires. As identified above, there is a need to put in place procedures to accommodate the next round of development, which will undoubtedly be required by Wiltshire Council. It would appear prudent to start any new ‘Plan’ within 3 years prior to expiration of the current one.</p> <ul style="list-style-type: none"> • <i>Include a ‘Succession Planning’ section.</i> <p>I hope that the above suggestions may be of help in creating an even more comprehensive UWLNP.</p> <p>Trevor Hill, 12 The Paddock, Urchfont</p> <p><i>Hello Trevor,</i></p> <p><i>Thank you your detailed response which will be considered when the Steering Group meet early in the new Year. All of the respondents views will be sent to SG members before that meeting.</i></p> <p><i>Regards, Simon</i></p>	<p>Planning for the next UWLNP: We agree the next Plan should start to be drafted in 2023.</p>
16/12/15	<p>John Bean</p>	
	<p>Dear Simon</p> <p>Firstly may I congratulate you and the Steering Group on creating a Neighbourhood Plan for Urchfont, Wedhampton and Lydeaway which is of a very high standard. A great deal of time and diligent effort has obviously been put into writing the plan.</p>	<p>We changed the draft development boundary to reflect the desire for one additional house at Alcudia. All Consultations and Voting Sessions were</p>

With regard to our property: (Site 15). 'Alcudia' The Ham.

Please will the steering group:

1. Include the entire extent of our garden within the identified site as appears to be the case with each of the other identified sites. See the attached document which shows the boundary of our property. (Ref: UWLNP. Page 14 Fig 2.1 and Appendix A Site Briefs)

2. Incorporate all of our land within the proposed Urchfont Development Boundary. (Ref: UWLNP. Page 14 Fig 2.1 and Appendix Q Development Boundary)

As we have grown older, I have developed various health problems, which has made the size of our garden become a challenge, putting a few family homes in the garden would make it possible for young families to move back into and enjoy living in this charming community. The development of Manor Farmyard and the speed with which the houses sold illustrated that there is a strong requirement in the village for such properties. It has been suggested that our garden could easily accommodate four good sized family homes each with double garages, gardens and plenty of additional parking space. It would also be possible to provide off street parking spaces for residents who live in properties in The Bottom and Friars Lane. Vehicle parking space in the Bottom is already at a premium. In the foreseeable future, especially when the site opposite The Old Sawmills is developed, the street parking space available will be unable to satisfy the local street parking demand which is likely to cause those car owners to park in the High Street or around Pond Green. Space at the bottom of our garden could help resolve that problem. The bottom of our garden is well hidden, it cannot be seen from any road or footpath and it can only be glimpsed from a few houses.

on that basis. It is therefore too late to make such a fundamental change.

	<p>May we thank all of the Steering Group for all the effort that they have put into creating the Neighbourhood Plan. We wish you all a very merry Christmas and a happy and healthy 2016.</p> <p>Yours sincerely, Elaine and John Bean</p> <p><i>Hello John,</i></p> <p><i>I did receive it but seem not to have replied even though I did draft a response.</i></p> <p><i>The Steering Group will meet on 12 Jan to consider the 40 or so responses we will have received by then. Your feedback will also be dealt with.</i></p> <p><i>Kind Regards, Simon</i></p>	
15/12/15	Peter Cook	
	<p>Sandra,</p> <p>Thank you. I was planning to attend and speak. The Neighbourhood Plan has determined that there should be 5 houses on this site (The Beeches) towards the 37 we are to build by 2026. I note that the existing house is to come down so that reduces the village housing stock by one and for 4 to go up in its place, so overall the housing stock only goes up by 3. I feel our Neighbourhood Plan has failed at the first jump and if the Plan has such little power and authority what hope is there that any one will take any notice of it. Refusal to follow the Plan makes a nonsense of all the hard work that has been put into the Neighbourhood Plan and the protection we all hoped we would be getting from the Plan.</p> <p>To whom do I write with my concerns if the Parish Council have excluded themselves from commenting on this application other than say ' No comment'.</p> <p>Peter</p>	<p>The comment is noted and reinforces the need for planning applications to reflect the policies of the NP.</p> <p>The matter of 'gross' or 'net' is germane to only two sites and the number of houses on a site is a guide.</p>

18/12/15	<p>Natural England, Customer Services, Crewe Business Park, Electra Way, Crewe, Cheshire CW1 6GJ</p>	
	<p>Planning consultation: Urchfont, Wedhampton and Lydeway Neighbourhood Plan</p> <p>Thank you for your consultation on the above dated and received by Natural England on 17 November 2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England generally welcomes the draft neighbourhood plan which sets out development management policies which will guide the future sustainable development of Urchfont, Wedhampton and Lydeway.</p> <p>We are pleased to note the objective to protect and enhance the open countryside, biodiversity and valued green space. Natural England welcomes Policy CN1 Protecting the Landscape. The plan area is located within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty. The NPPF states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, Source - NPPF, Para 115. You may also wish to refer to the National Character Areas which divide England into 159 natural areas, each defined by a unique combination of landscape, biodiversity, geodiversity and economic and cultural activity. The new NCA profiles provide an integrated, locally specific evidence base that can be used for making decisions about the natural environment. The NCAs highlight the significant opportunities in each area and therefore provide a useful planning tool that can help guide the design of projects so that they are appropriate to the locality and deliver the maximum benefits for the natural environment. Urchfont falls within NCA Profile:117 Avon Vales and Lydeway and Wedhampton fall within NCA Profile:116 Berkshire and Marlborough Downs.</p> <p>We are pleased to see Policy CN2 Protection of biodiversity sites and features. Protection and enhancement of trees/woodland and hedges is important as they form a</p>	<p>NCAs are acknowledged although the SG feels that NCAs are of greater relevance on a regional scale.</p>

	<p>fundamental part of the ecological network; providing connectivity, creating breeding and foraging habitat and contributing to local landscape character. The housing allocation at Peppercombe is adjacent to Peppercombe Copse Local Wildlife Site, therefore consideration should be given to the design of this site so it does not impact the woodland. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes and the use of native species in Page 2 of 2 landscape planting and we advise including a policy with the requirement for ecological enhancements.</p> <p>We support Policy CN3 Local Green Space and Green Infrastructure. Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can be designed to maximise the benefits needed for development, such as promoting opportunities for recreation, improving links between communities and promoting sustainable transport, such as walking and cycling routes. For further information on GI, including its economic benefits, see Natural England’s website.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service. Yours sincerely Miss Kayleigh Cheese Sustainable Development Team Somerset, Avon and Wiltshire Area</p>	<p>Green spaces have been considered in site assessments and site briefs. Some of the detail requested can be dealt with under Planning Conditions. Peppercombe Site Brief lists the impact as an issue to address and recommends contact with the Wiltshire Wildlife Trust. Add to sub para G Policy H2 so it reads: ‘Enhance existing green infrastructure and ecology’</p>
15/12/15	Linda Clow	
	Good evening. I am emailing you in the capacity of Clerk to the Council.	

I was expecting to attend a meeting on Friday where the above subject would be discussed. I have now been advised that the meeting has been cancelled apparently due to a large number of councillors stating a conflict of interest. Could you please confirm if this is true? If it is, could you please explain why? As a resident of Urchfont and potentially impacted by the proposed development, I am less than happy that, if this is the case, there appears to be a reluctance on behalf of the Parish Council to deal with the concerns? Furthermore, I am led to believe that a record of “no comment” would be sent to Wiltshire Council, which does not in any way reflect the concerns of the residents.

I would be very grateful therefore, if you would advise me as to the most effective way of getting this subject raised and debated by the Parish Council in a proper manner. I would also like to know what your guidelines / terms of reference are in terms of defining conflict of interest please.

Whilst I am writing, I will also comment on the Neighbourhood Plan with reference to development of the Beeches. In principle, I have no objection to the site being developed – and your Plan appears to be sensible in so far as it says that it should “seek designs of appropriate scale and form to blend with the existing”. In another part, you indicate that your preferred development would be for retirement homes or similar. The only thing I take issue with is the number of houses proposed. 5 is too many for that plot; we can already see the impact of what crowding houses together can do when you look at the mess that is the manor farmyard – sadly it looks like a row of expensive chicken sheds and does nothing to enhance the centre of the village. The current proposal for the Beeches does not meet any of your declared aspirations and for that reason alone I would have thought that the Parish Council would have wished to debate it.

I will be objecting to the plans for development of the Beeches as currently proposed through the proper planning channels, but would have like to have seen the issue properly debated by the Parish Council as well. If I have been misinformed, then I

The site passed our site assessment criteria and was heavily supported in public voting sessions by the community

would be very happy to hear from you when there will be an opportunity for it to be discussed.

Thank you and look forward to hearing from you.

Linda,

Thank you for your email.

The meeting was due to be held on Thursday not \Friday. You are correct in believing that Councillors (6 in total) have registered a Conflict. That is their decision alone. For myself I felt that this matter had been referred to the Legal Dept at Wiltshire Council because someone did not trust me and I know David Mottram feels the same. There is a fine for non disclosure which can be £5,000. This does serve to put Councillors in a very difficult position. In addition some years ago I was put through a Code of Conduct investigation when a number of outright lies were told about me. This investigation included 6 hours of interview by a Wilts Council solicitor and took well over a year to resolve. I certainly would not wish to go through that type of investigation again.

The No Comment return as you rightly say does not reflect the view of residents who are against the application but of course neither does it reflect the view of those who are for the application. Urchfont Parish Council is in any event only a Consultee and the decision on whether to grant or refuse planning permission rests with Wiltshire Council.

The rules on Conflicts of Interest can be found in the Good Councillors Guide which is available on-line.

The Neighbourhood Plan decided to suggest 5 houses for the site as that was the number which was listed on the Strategic Housing Land Availability Analysis which has been in place for some years prior to work on the NP starting. The site also scored well in both the NP site assessment matrix and in the 3 public voting sessions which were held at the end of last year and the beginning of this year.

	<p>I am pleased to see that you intend making your views known to the Case Officer (Jonathan James). I would though suggest you steer away from phrases such as 'expensive chicken sheds' which might be seen by some to be libellous and also counter productive by the Case Officer.</p> <p>If you wish to discuss this matter further I can be reached on 01380 840100 this afternoon.</p> <p>Kind Regards, Simon</p> <p>My response here related to the planning application for The Beeches. Linda asked that her input should also be considered by the SG so it is included here.</p>	
18/12/15	Dave Mottram	
	<p>1. The Steering Group Terms of Reference clearly state – ‘To produce a plan for the Parish of Urchfont, which will provide a clear vision for the future sustainability of the community socially, economically and environmentally and to produce practical proposals to the implementation of this by the Parish Council and other community groups over the next 5 years and annually thereafter on a rolling basis.’</p> <p>We have not achieved this, but at least the Change Management Section tries to address the requirement as stated in the introduction:</p> <p>Introduction</p> <p>It is important that the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan (UWLNP) can be updated to reflect progress and changes both within the community and from outside such as new legislation. The first issue of the Plan has been produced following a lengthy consultation process and will go through a thorough examination and referendum process. The Plan will be kept up to date using the procedures outlined below.</p>	<p>Following Consultation Responses this Section has been radically amended</p> <p>Development Sites Policy H1: Change pre-planning application to pre-application advice.</p>

2. The Site Briefs are not consistent with the presentation given at the public consultation meetings. At least we have the correct sites this time, but again we have been let down by lack of discipline in document management. This is particularly significant for the Beeches development site. **In my presentation I did not specify house sizes for this site, let alone use for retirement properties.**
3. What does the change management section really say! This is to remind those that might not understand it, let alone even read it!

Development Sites - Policy Number H1

'The Plan will be continuously updated to reflect the status of all the sites listed in Policy H1. The various stages of development to be recorded are:

- i) Pre-planning application lodged with Wiltshire Council
- ii) Outline planning permission granted by Wiltshire Council
- iii) Full planning permission granted by Wiltshire Council
- iv) Development started
- v) Development complete'

This is a straightforward recording of information about the status of each site. It should be included in the site briefs – it was in my presentation! Unless we do it the plan will be out of date when it is published let alone in 5 years time. The word 'continuously' is probably superfluous otherwise I fail to see anything remotely contentious about this!

'The number of new homes still to be developed in the Parish will also be adjusted accordingly.'

Once again a statement of fact and an indicator of our progress against the 37 new homes requirement.

Typical events which may lead to early review of the sites listed in the policy are i) that a site has become undeliverable within the timescales, or ii) when a new site has been identified which on an initial assessment meets our evaluation criteria and has the potential to be achieve a higher score than sites already on the list for which plans have not been submitted for approval by Wiltshire Council.

The following procedures will be followed:

i) When one or more sites listed in Policy H1 are deemed to be undeliverable within the plan timescale, a new site or sites can be added to this list by holding a locally organised assessment and public consultation to determine which of the known potential development sites achieve the highest scores to provide sufficient dwellings to meet the shortfall.

ii) If a previously unidentified site with the potential for 2 or more dwellings becomes available for development a thorough assessment and consultation about the suitability of the site must be carried out. If the scoring suggests that this site is preferable to a site listed in Policy H1 which has not reached stage 1 above, then the owner of the site which could be replaced on the list will be asked to agree to his site being replaced or be given 9 months to submit a pre-planning application. If he agrees to his site being replaced, or fails to submit within the timescales, then the new site will take its place on the list in Policy H1.

Possibly contentious, but we do need something to cover i) if we are to have some element of control over how we achieve our target of 37 sites! Part ii) also gives us some element of control and **has no relationship to the Planning Application process** that Linda refers to. It does not mention building more than the 37 houses already agreed, or building outside the boundary of Urchfont Village (whatever that means!) – a new site would fail to get any further consideration if the current criteria could not be met. The procedure clearly

states that the new site would have to score higher than a site already on the list.

Other Policies

All the other Policies within the Plan will be reviewed at least every 3 years. The Plan can also be updated earlier to reflect any progress which has been made or to handle unforeseen or major changes that may occur.

Infrastructure and Community Facilities

Throughout the life of the Plan the availability and capacity of all infrastructure and community facilities will be monitored and any issues addressed. Resolution of these issues will inevitably lead to changes to the Plan being necessitated. For instance, the arrival of the new residents of Manor Farmyard will almost certainly have an impact on these facilities. Residents will be made aware of all these potential changes to the Plan so that comments and feedback can be considered before the Plan can be updated.

Actions

The actions contained in the plan will be continuously monitored. Updates to actions, completion of actions, and new actions will all be recorded in the plan.

I would assume that keeping these up to date is common sense, and surely is non contentious?

Summary

The UWLNP will be managed by Urchfont Parish Council (UPC) and all changes to it will have to be approved by UPC and then approved by Wiltshire Council as owners of the Plan. UPC will also ensure that all the procedures described above are followed. It is important that all potential issues such as changes to

	<p>Government Policy can be analysed and their impact on the Plan assessed at each review.</p> <p>...and this is designed to further protect the Plan from being changed at will!</p> <p>That is the total content of Chapter 8 of our draft plan. I really fail to see what all the fuss is about, and why one member of the 'team' is stirring things up both internally and externally.</p> <p>4. There are other things wrong with the draft. These include:</p> <ul style="list-style-type: none"> i) Lack of Chapter numbering throughout the document ii) The Vision and Objectives appear in both the Plan Overview and Introduction – do we in fact need both these sections? iii) The 'view' from Uphill was promised to be in the updated plan following public consultation and isn't – we must show that we are listening. iv) The Steering Group Terms of Reference are missing from both the website and CD versions – my fault. 	<p>Chapter numbering will be inserted.</p> <p>Plan overview and Introduction will remain.</p> <p>The view for Uphill map will be changed. The SG Terms of Reference will be included on the website and on cds.</p>
23/12/15	Elizabeth and Derek Milner	
	<p>Simon, Congratulations on the outcome of the plan. Please add us to those "in agreement" We think it covers the major areas which will enable us to grow, while enhancing the village. Regards, <i>Hello Derek & Elizabeth,</i> <i>Thank you for your kind feedback. At the end of this exhausting process it's very gratifying to receive praise.</i> <i>Regards, Simon</i></p>	<p>Thank you!</p>

24/12/15	Matthew McShane, Land Value Alliances (LVA)	
	<p>Consultation on the Draft Urchfont, Wedhampton and Lydeaway Neighbourhood Plan (UWLNP) Site 11 – Land opposite Ballingers</p> <p>Dear Cllr Holt,</p> <p>Urchfont LVA LLP write in respect of the emerging UWLNP which is currently in draft form, out for public consultation until 3 January 2016. We wish to raise observations and objections to elements concerning the proposed housing allocations within the Plan. It is our view that ‘Site 11 – Land opposite Ballingers’ is a better proposition for development than those proposed. Our site is available, developable, technically viable and more importantly deliverable. A level of background technical assessment and environmental work has been undertaken to ensure that the site is both suitable and deliverable for residential development, as well as to address any concerns and issues raised through the Neighbourhood Plan process.</p> <p>LVA are happy to provide copies of the reports and documents to the Steering Group and Parish Council. Visual Impact Assessment A Visual Impact Assessment has been prepared. It has been found that:</p> <ul style="list-style-type: none"> • Only views close to the site have any view of it and these are likely to be filtered through the village fabric, existing peripheral hedges and mature trees; • Distant views are unavailable due to heavy screening provided by intervening vegetation pattern and topography; • There are no views from within the Conservation Area The proposed development would be seen in context with properties opposite Ballingers being at the same height and visually read in context with its surrounds. The proposed scheme would fit within the existing landscape pattern such that the development of residential dwellings would assimilate into the village fabric. Preliminary Ecological Appraisal The Preliminary Ecological Appraisal concludes that the site is of very limited ecological value and that further ecological survey work is not required. Reasonable and proportionate mitigation 	<p>This refers to one site only. It was rejected in the site assessment and poorly supported in voting sessions. It also received very poor pre-application advice when put forward by a previous body. It is outside and does not adjoin the Development Boundary. It lies South of the B3098 which is not favoured for residential development.</p> <p>Mr McShane’s response cut and pasted a Section from our Sustainability Appraisal as follows:</p> <p><i>‘In discounting ‘Site 11 - Land Opposite Ballingers’ the Sustainability Appraisal also states Site 11, Ballingers, performs reasonably well against some objectives and overall, is marginally better than site 5, Land at Uphill’.</i></p> <p><i>Sadly though he chose to exclude the following which immediately followed his pasted section: However, unlike Uphill, it has significant negative effects: it takes up a large swathe of Grade 1 agricultural land and has an adverse impact on scenic quality. These issues are discussed in the next paragraphs. Furthermore, public consultation has shown that the proposed development of this site would be extremely unpopular.</i></p>

and enhancement provisions will be made within the proposed development through sensitive design landscape planting and habitat creation. Access A preliminary access design for a new access point has been prepared which demonstrates the required visibility splays can be accommodated. In comparison to the sites proposed, 'Site 11 - Land opposite Ballingers' performs very well in terms of sustainability and site characteristics / issues:

- The site lies within easy walking distance of both the village hall (approx. 600m) and community shop and post office (less than 500m);
- The site is not constrained by any statutory or non-statutory landscape or ecological constraints;
- The site lies over 700m from the nearest Local Nature Reserve and over 1300m from the SSSI/SAC;
- The site lies within Flood Zone 1 – an area of low risk of flooding suitable for residential development and there are no drainage issues;
- The site is not adjacent to a STW and air quality is good;
- There are no listed buildings in the immediate vicinity and no intervisibility with the Conservation Area;
- The site is currently in low key agricultural use;
- A public footpath runs along its southern boundary offering additional scope for connecting with other parts of the village and surrounding countryside;
- The site has a south facing aspect suitable for maximising the potential for renewable energy;
- There are no Tree Preservation Orders;

Reading the paragraph in its full context does, in the view of the Steering Group gives a very different impression.

In addition Wiltshire Council gave very damning pre-app advice to a previous enquirer about land South of Ballingers.

• The site could provide access to the adjacent disused allotment site for alternative uses. Furthermore, the Sustainability Appraisal supporting the draft Neighbourhood Plan even states that 'it is evident that for the most part, the most sustainable sites have been proposed for development, with just one exception. Site 11, Ballingers, performs reasonably well against some objectives and overall, is marginally better than site 5, Land at Uphill.' In discounting 'Site 11 - Land Opposite Ballingers' the Sustainability Appraisal also states that 'public consultation has shown that the proposed development of this site would be extremely unpopular.' This is contrary to the October 2013 consultation feedback to 'Question A5: Are there any specific locations which you think are suitable for new houses?' A large amount of responses in fact suggested land opposite Ballingers as shown in the enclosed extract displaying the written feedback and comments. LVA also wishes to express concerns regarding the deliverability of the sites currently proposed in the draft Plan. Our independent research suggests that the majority of the proposed sites are either:

- Not economically viable (effect of business, owner deliverability in question);
- Have significantly more constraints/issues (contamination, access, county wildlife site, Conservation Area, AONB views); or
- Have been subject to a successful planning application and already taken in to account in Wiltshire's housing calculations as commitments/windfalls. There is land available at Urchfont which is suitable, available and deliverable. There is no restriction to 'Site 11 - Land opposite Ballingers' contributing towards meeting the housing needs for Urchfont and Wiltshire, and the site should be allocated for housing within the Neighbourhood Plan. We are open-minded about the form of any potential scheme in terms of dwelling yield and mix, and happy to consider ways as to how this site could contribute to wider community needs. We request that the Parish Council carefully consider these representations when progressing with the Neighbourhood Plan, with particular attention to the approach and delivery of development in Urchfont. Please confirm acknowledgement and receipt of these comments will be taken into account.

	<p>Yours Faithfully, Matthew McShane</p> <p><i>Dear Mr McShane,</i></p> <p><i>I acknowledge receipt of your response.</i></p> <p><i>Simon Holt FRICS</i></p>	
01/01/16	<p>Stephen & Alison Hodges</p> <p>Hi Simon</p> <p>Thank you for the opportunity to review and feedback on the Urchfont & Wedhampton Local Neighbourhood Draft Plan.</p> <p>Having read and reflected upon the plan, I have some brief comments and questions. I am not so familiar with Wedhampton, so please review the comments in the context of Urchfont.</p> <p><input type="checkbox"/> In my opinion, this is a well thought out, well-structured and well written plan that is clear and easy to understand for the reader</p> <p><input type="checkbox"/> The plan provides a careful balance between these two driving factors:</p> <ul style="list-style-type: none"><input type="checkbox"/> Preserving the historic and aesthetic character of Urchfont and its environs, which are the very aspects that make it the village so attractive to tourists, visitors and residents alike<input type="checkbox"/> Enabling economic development and the absorption of new housing, which are two important factors in maintaining and growing the vibrant and active community that makes Urchfont such a wonderful place to live	

	<p><input type="checkbox"/> The plan sets out clear parameters and guidelines for delivering and managing these two factors and thus securing the future of Urchfont and the landscape within which it sits</p> <p>There are several points which I believe require further emphasis, thinking or answering:</p> <ol style="list-style-type: none"> 1. The absorption of new housing is clearly described with identified sites and housing types. However, and assuming the identified plots are privately owned, how will the differences between what a landowner may apply for in planning consent and what the plan describes be resolved and by whom: for example, does the Parish Council have the power to enforce? 2. Does the number of new houses to be absorbed include the Manor Farmyard development or are these additional to those 3. The prevention of further vehicle damage to east and west greens and verges, but without unsightly prevention measures needs strong consideration and perhaps some innovative thought to achieve 4. Reduction of speed limits within the village and to the main B3098 need to be achieved (this could help reduce some damage to village greens and verges through drivers having more time to react and pull-over appropriately to allow passage of vehicles travelling in opposite direction). Enforcement measures need to be included as part of this action 5. The bypass for farm vehicles is a good idea for addressing the damage to greens and verges within the village. However there is no suggestion where a bypass might be located and what impact this may have on Urchfont's immediate environs. Do we know where farm traffic goes from and to on a regular basis and so which locations a 'bypass' may need to connect. Urchfont is a working village and one expects to see movement of 	<p>The NP will form part of Wiltshire Council's Development Policy. It should be used as a guide for developers seeking planning permission. UPC is only a consultee in planning matters. WC make a decision on applications based on this NP and the Core Strategy.</p> <p>No.</p> <p>This is a UPC matter.</p> <p>Speed limiting measures are in hand.</p> <p>The bypass is a future aspiration for UPC.</p>
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agricultural machinery and other agriculture related activities – but speed limits and further thought on point 3 above may render a 'tractor bypass, irrelevant

To reiterate, this is a realistic plan, which if applied well will secure the heritage, economy and community of Urchfont and the surrounding landscapes. Maintaining a vibrant village and area that is attractive to both visitors, residents, and rural employers alike.

Many thanks, Stephen & Alison Hodges, 10 Manor Farmyard

Hi Stephen,

Thank you for your cogent response. The UWLNP has been 3 years in the making and involved literally thousands of hours of volunteer labour so your considered response is very much appreciated.

The Steering group will meet on 12 Jan to consider the responses received (28 to date) and we hope to deliver the Plan to Urchfont Parish Council shortly after that date for them to forward it to Wiltshire Council.

In particular and with regard to speed limits I understand a 20 mph limit will be introduced through the 'village (excluding the B3098) shortly.

Regards, Simon

Thanks for the response Simon. All that work was clearly well assimilated!

Thanks for the update on speed limits – that sounds a good step.

Cheers, Steve

01/01/16	Peter and Rosemary Winckley	
	<p>Dear Simon,</p> <p>Sorry to leave our reflections to rather last minute but we have found time over the Christmas break to have a good look at the Neighbourhood Plan.</p> <p>First of all we have to congratulate the Steering Group for the fantastic effort made on our behalf to protect our beautiful village and find a balanced way to cater for everyone's needs and views. It cannot have been easy. A fairly radical change seems to have been imposed by the Wiltshire Council's Core Strategy; 37 homes being a big ask when in the previous plan, it was acknowledged that only minimal residential in filling be allowed without harming the character of the village. However, the Group have done a good job in finding suitable sites and protective policies.</p> <p>What we do find troubling are the provisions in Chapter 8 under the "UWLNP Change Management Process". This Chapter tucked in at the back of the Plan seems a key for the Council or others to undermine and alter by the back door the excellent Policies put forward by virtue of Consultations with the Community. We appreciate that for practical purposes some updating and adjustments regarding the HI development sites may be needed and there is reference to this Clause 2.</p> <p>Clause 3 Concerning "Other Policies" appears worryingly vague. Given the incredible time and effort made to consult and craft these policies (which in our view should therefore be virtually written in stone or at least the essence of them) it seems extraordinary that there is a provision in Clause 3 of Chapter 8 for such Policies to be "reviewed at least every 3 years", a seemingly short time period.</p> <p>We would ask:</p> <ul style="list-style-type: none"> - Reviewed by whom? - Reviewed in what circumstances? It is not clear what is meant by "progress" or "unforeseen changes". 	<p>Chapter 8: This is being redrafted to reflect expressed views.</p> <p>The community own the NP which UPC manage on its behalf. WC own the Core Strategy which our Plan must comply with. Our Plan once approved will be one of the documents which make up Wiltshire Council's Development Plan.</p>

- What would the review entail?
- Would the review be subject to another consultation with the Community?
- Would the review lead to a Change of Policy and how major or minor would this be and under whose consultation?

It would seem that as the Policies have been put together by the Steering Group in Consultation with the Community then a review should not bring about a major change to the Policies without the same sort of reference to the Group and the Community and that there should be a proper time frame and procedures for this which the clause does not provide.

Our concerns are that with the current wording one might assume there may be a landowner backed by the Council who wants to give permission to a large scale profitable development on a site contrary to the Policies, then such changes under the guise of review could then be rushed through? One also might assume that this allows the Council to pressure the Parish Council to agree reviews to suit them while the local Community is relaxed under the false impression that it is protected by the Policies. Presumably the well armed Steering Group that fashioned the Policies may not be on hand to defend the situation and the Parish Council will have scant protection to defend the community against a radical review if the clause does not make it clear enough how a review or change process works. There are similar vague references to "potential changes to the Plan" in Clause 4. Hopefully this would not be the case and the Council would respect the Policies.

We are further concerned that although the brief summary gives the vague reassurance of Urchfont Parish Council managing the Plan and approving changes, it refers significantly and perhaps ominously to Wiltshire Council "as owners of the Plan". This to all intents and purposes could be construed as the Council rather than the local community having too great a hand in future reshaping of the Policies to their/the governments requirements. It seems clear that any change of legislation could lead to rapid rewriting of the Plan and Policies. The Summary refers to the Parish Council

	<p>ensuring that “all the procedures described above are followed”. However, it is unclear what the procedures are in relation to 3,4 and 5 for monitoring and addressing issues.</p> <p>We appreciate that there is probably pressure from various quarters to include wide flexibility regarding change but if we are truly being allowed to have some right to shape our future development at a local level then the provisions in Chapter 8 need to be tightened up to ensure that only significant change and review to the Plan and Policies may be made with proper consultation, following proper procedures in a realistic timescale and this should be the role of The Parish Council/Community Steering Group and not Wiltshire Council alone.</p> <p>This all may seem cynical, but we have seen in Urchfont how willing the Council has been in the past to ignore and ride rough shod through the set Policies. The somewhat brief drafting of Chapter 8 could allow them to do this again. It would be a shame after all the excellent work done to unwittingly permit this through a minor oversight.</p> <p>With best wishes and Happy New Year</p> <p>Peter and Rosemary Winckley</p> <p><i>Hello Peter & Rosemary,</i></p> <p><i>Thank you for your detailed feedback. Please don't worry about the timing of your response! The Steering Group will meet on 12 Jan to review the feedback (29 responses to date) and the UWLNP will then be forwarded to UPC for onward transmission to Wiltshire Council.</i></p> <p><i>Happy New Year to both of you. Simon</i></p>	
01/01/16	Richard and Janet Hawkins	
	<p>Much is written in the plan regarding '<i>supporting proposals which show a predominance of 2 & 3 bedroom houses and/or include small scale housing units for older people</i>'. Also the requirement for smaller houses is certainly overwhelmingly supported by the 'Parish Housing Needs Survey' and is something we consider to be the most important aspect</p>	<p>The need for 2-3 bedroomed homes is already listed in Policy H1. The Site Briefs</p>

with regard to maintaining a vibrant and balanced community and protecting community facilities. We are concerned as to how this will be achieved! The housing site allocations within the plan include 'The Beeches' and 'Peppercombe' which have recently either put in for planning permission or made presentations to the Parish Council. These two sites propose a total of **eight** 4 bedroom houses and **one** luxury 3 bedroom house, which would yield no small scale housing units. Other than 'Land at Hales Farm' where we believe a mix of small scale/affordable and 3 and 4 bedroom houses are proposed, it is difficult to see how any of the sites included in the plan will produce 2 and 3 bedroom houses that are within the price range of young families. The proposal for supporting 2 and 3 bedroom houses will only be achievable if the requirements are rigorously enforced by the Parish Council when considering planning applications. We also note that 'Land at Wildman's Garage' is designated as a housing development site for 5 houses which contradicts Policy LB1 - Protecting existing employment facilities. We further understand that the proposed site 'Land at Uphill' for 7 houses will now interfere with an agreed 'Important View' from the existing dwellings at Uphill. This view is missing from the diagram in the draft plan but has been agreed with the residents. Will this mean that this site is removed from the plan?

In summary we think the wording within the document needs to be reinforced to show how a predominance of 2 and 3 bedroom houses will be achieved!

The 'UWLNP Change Management Process' section appears unworkable and unnecessary and should be removed from the plan. We cannot believe that the community as a whole would want to get involved in going through a consultation process for just one site and how would an existing site be determined as 'undeliverable'? Surely the best route to ensuring community interest and participation in the process and also removing or adding sites is best done during a general review of the plan? This could be done on a 3, 4 or 5 year cycle which over the 12 year period covered by the plan gives ample time for considered opinion by the whole community.

We take this opportunity of thanking the Committee for the time and effort they have put into producing this plan.

in Appendix 1 already set desired house sizes. This will refer to larger sites. The Views map will be amended to incorporate the Uphill view. Clearer reference to Site Briefs will be given in the Plan itself.

There will actually be two 3 bed houses on the sites referred to, not one. The use of the term luxury is felt to be subjective and difficult to define.

Chapter 8: This is being redrafted to reflect expressed views.

	<p>Richard and Janet Hawkins</p> <p><i>Hi Richard,</i></p> <p><i>Thank you for your feedback. This Final Consultation process has brought 30 responses to date which I feel the Steering Group will be very pleased about. We are due to meet on 12 Jan to review the comments received and make relevant amendments. The NP will then be presented to UPC before its onward transmission to WC.</i></p> <p><i>Happy New Year, Simon</i></p>	
03/01/16	<p>Mrs Lesley Nash</p> <p>Dear Sir,</p> <p>Thank you for the leaflet mentioning that 'it's your plan - so read, reflect and advise if there are any changes you would like to see incorporated'. I respectfully request that my suggested amendments below be considered by the Steering Group.</p> <p>4.2.11</p> <p>Roads and traffic</p> <p>'Being rural in nature, the roads and lanes in the Parish are generally narrow and without formal kerbs; they are not designed to cope with modern-day traffic, especially HGVs. The Devizes/Upavon road, the A342, runs north east south west through the Parish, but not directly through any of the settlements.'</p> <p><i>* The A342 <u>runs directly</u> through the 'settlement' in which I and my neighbours live, so the above statement is factually incorrect.</i></p> <p><i>Given that settlements are 'places where people live' my home, The Bell House, which has been alongside the A342 for well over 300 years has been central to the very small settlement here, which is increasing substantially with the 4 additional properties nearby now almost completed.</i></p> <p><i>There is another Lydeaway 'settlement' where there are 5 properties close to the railway bridge and a larger number of Park Homes in the area known as 'The Clock' <u>through which the A342</u></i></p>	<p>The comments made by Mrs Nash refer to the old edition of the SA Scoping Report not the NP.</p> <p>Roads and traffic: We will check the wording.</p>

also directly runs.

4.2.12. ECONOMY AND ENTERPRISE

There is no specific data for economy and enterprise for the UWLNP area. Apart from the Manor Farm complex and **garage at Lydeaway**, and Wildmans garage in Urchfont, much of the business in the Parish is small scale and home based.

** The garage at Lydeaway no longer exists so this reference should be removed*

Figure 4.6 LANDSCAPE CHARACTER AREAS

This shows 'Amenity Land (caravan/camping)' - this is incorrect. The land is privately owned grounds and garden adjoining the Bell House, Lydeaway.

Checking with the National Land Use Database: Land Use & Land Cover Classifications there is no reference to 'amenity land'.

The definition of Amenity Land appears to be 'to improve the general view and provide open space, the attributes of which can give relief from built development where accessible space is not adequately provided.' Such open spaces of 'Amenity Land' are generally used in the middle of houses/bungalows such as the several in various areas in Urchfont village. This definition cannot pertain to the curtilage of the land which is private gardens and grounds at The Bell House, Lydeaway.

5.3.2. Land and soil resources

Key Environmental and Sustainability Issues:

- There is **limited scope for brownfield development** within the recognised settlement (Urchfont) boundary; it is not clear if there is sufficient to accommodate the Wiltshire Core Strategy target for the area for new homes.
- Wiltshire Core Strategy Policy 2 gives the community the option to identify, and justify, greenfield sites for development, beyond the Urchfont settlement boundary.

** Further to the planning application to build two properties on the land between The Bell House and Lydeaway Bungalow, which was supported by the Parish Council, the owners of The Bell House respectfully request for the second time, that the grounds at The Bell House be*

Park Homes and some of the nearby homes are not in our Parish.

Economy and Enterprise: Garage at Lydeaway not listed in UWLNP.

Landscape Character Areas: This is a technical term and ownership is not relevant.

No Figure 4.6 in UWLNP.

Land and Soil resources: The land beyond the settlement boundary of Urchfont is considered as open countryside. As a principal new housing in the countryside is regarded as unsustainable.

	<p><i>identified as a site for development beyond the Urchfont settlement boundary and be included into the Urchfont, Wedhampton and Lydeaway Neighbourhood Plan.</i></p> <p><i>(We understand that the land should be designated as brownfield; there is an old building used for the business which may be removed in due course to incorporate the space for building at this site.)</i></p> <p>There is such a lot included in the document and I thank you for this opportunity to put forward my views.</p> <p>Your faithfully, Lesley Nash</p> <p><i>Hello Lesley,</i></p> <p><i>Thank you for your feedback (yours is the 30th so far!)</i></p> <p><i>The Steering Group will meet on 12 Jan to consider amendments prior to the Plan being submitted to Urchfont Parish Council for onward transmission to Wiltshire Council.</i></p> <p><i>Regards, Simon Holt</i></p>	
03/01/16	<p>Frances Wood</p>	
	<p>Morning Simon,</p> <p>For some reason I was not able to open all of the documents online (my fault for leaving it so late to look!). Thank you and your committee for all the work that so obviously has gone into this consultation.</p> <p>I have one point to raise and that is why, when the plan is for Urchfont, Wedhampton & Lydeaway are there only development sites in Urchfont? Proportionately I completely understand we are the larger community, but proportionately should there not be some proposed development at the other locations in the community? I can see other sites were considered.</p> <p>Happy New Year!</p>	<p>Wedhampton and Lydeaway are open countryside and therefore development there is not sustainable.</p>

Kind regards,

Frances Wood

Hi Frances,

Thank you for your feedback. We considered sites in Lydeaway and Wedhampton but they were rejected

mainly because they are considered by the Core Strategy as 'green space'.

The Steering Group will meet on 12 Jan to consider the feedback from the 40 or so respondees we have heard from.

Happy New Year.

Simon

Thank you Simon.

If the main reason for the rejection of plots at Wedhampton and Lydeaway was that they were considered to be 'green space' then we would like to register our objection regarding the selection of the site on the agricultural field at Uphill (site 5), also on this basis.

Kind regards,

Frances & Mark Wood

Hi Frances,

The term 'green space' is a definition of a place which is not a town; local service centre (Market Lavington); large village (Urchfont) or small village (Chirton). The listed sites in Urchfont are all within the proposed development boundary of the large village of Urchfont.

I accept this is a little confusing as green space is oft used to denote an open space!

Regards,

The land at Uphill is within the proposed Development Boundary.

Hi Simon,

Thank you for this clarification.

However we would still ask you to register our objection to the agricultural field at Uphill being developed on the basis that it is a green open space currently used for agricultural purposes, as opposed to the other developments that are either brownfield or infill.

Thank you.

Frances & mark wood

Hi Both,

Noted! We do though need to consider the public voting sessions and our Site Assessment Matrix.

Thanks Simon.

Also duly noted and understood.

However, I hope you are not saying that it's too late to make a comment, as this is what we have been urged to do in the steering group's publicity by today!

Thanks,

Frances

Frances,

Certainly not too late as the Consultation finishes at 24.00 today.

Regards,

Simon

04/01/16

David Stuart, Historic Places Adviser South West, Historic England

Dear Mr Holt

Thank you for your consultation on the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan.

We have previously received consultations on Sustainability Appraisal and SEA Screening exercises for the Plan and I attach our responses for your information.

You will see that we have been impressed by the extent to which the Plan recognises and values the existence of the area's historic environment and the positive role this plays in creating its distinctive local character. This is reflected in the Plan's Objectives (p6 & 10) and the policies for the area's comprehensive protection and enhancement (H2, D1TIC1, BE1, CN1, CN3 & LB2). Throughout the Plan the need to respect and take account of the area's historic environment in formulating proposals for change is strongly promoted.

In our response on the SEA screening we highlighted that while the sites proposed for development may indeed have no impact on heritage assets there is a need to provide evidence to this effect in accordance with the provisions of the National Planning Policy Framework (NPPF) and also to be consistent with the stated objectives and policies of the Plan itself. We note that of the allocated sites identified in policy H1 only the Wildmans Garage site appears to straddle the Urchfont Conservation Area though the remainder may lie within its setting or affect views into or out of the area. Equally, the location of other forms of heritage asset, such as Listed Buildings, are not identified in sieve maps in the Plan's section on the Built Environment. As a consequence it is not clear overall how the existence of relevant heritage assets and the need to preserve and enhance them and their settings has influenced the selection of the sites.

Reference is made on p13 to the technical assessment of the sites and Appendix A (not supplied) covers site briefs (although this probably assumes the sites are acceptable for allocation in principle and may not, from a heritage perspective, state why).

The information necessary to substantiate the proposed sites and demonstrate in terms of evidence their compliance with national and local policy has no doubt already been prepared as part of the activity associated with the drafting of the Plan. We would therefore encourage your community to ensure that this need has been addressed in an explicit manner to avoid


3rd Para: Noted

4th Para: Where heritage assets including Listed buildings and Conservation Areas may be an issue in development of the sites, this is noted in the Site Briefs at Appendix A.
(eg Wildman's Garage Site Brief)

Listed building and significant Unlisted buildings are set out in Appendix B.

	<p>inadvertently allocating heritage to sites where the principle of development might cause harm to heritage assets and generate difficulties when bringing them forward with specific proposals at a subsequent stage.</p> <p>Otherwise, we wish your community well in the making of its Plan.</p> <p>Kind regards</p> <p>David Stuart, Historic Places Adviser South West, Historic England 29 Queen Square Bristol BS1 4ND</p>	
04/01/16	Cairns Langlands	
	<p>Simon</p> <p>Congratulations to all those responsible for the production of the Neighbourhood Plan. I have read it several times and, in my view, it is outstanding in format, content and professional presentation.</p> <p>The provision of a summary, or index, was a wise move and, I guess, attracted more readers who were interested but found locating the Plan on the website difficult and then returning to study specific elements, frustrating.</p> <p>In your text, words like "vision" and "objective" have a real meaning - such a welcome change from many current quasi political offerings.</p> <p>You made it clear that the Plan's ambitions are <u>our</u> ambitions, a brilliant concept.</p> <p>Making it all work will be hard, particularly ensuring that heavy political hands are kept at bay. This is an ambitious, apolitical, social document. If the Community see it in this light, that it is <u>theirs</u> with the responsibilities that brings, it can become a beacon of hope in a world where such a phenomenon is increasingly rare.</p> <p>One solitary plea. Whilst the inclusion of a foreword by an experienced ex chair is right, to precede those words, by a contribution from the MP for the area devalues the Plan. Claire Perry is known for jumping on to any bandwagon in an attempt to make political capital by association with projects.</p> <p>Pressure will doubtless be exerted to keep the Perry name. To appear to allow her on board will dilute the credibility of a marvelous piece of community work.</p> <p>Congratulation again and Thanks to you all.</p> <p>Cairns Langlands</p>	<p>Comments noted.</p>

	<p><i>Cairns,</i> <i>Thank you for your considered response. To be fair to her, the Steering Group asked Ms Perry for a comment and indeed I had to amend it twice for her but your comment is noted.</i></p> <p><i>Regards,</i></p> <p><i>Simon</i></p>	
03/01/16	Bob Organ	
	<p>Simon, probably to late anyway but Having had several attempts to understand the document as presented on the parish web site. I have found it extremely difficult to follow and to refer backwards and forwards through the various annexes, appendices and documents. The use of jargon was confusing .</p> <p>Regards, Bob Organ <i>Hello Bob,</i></p> <p><i>It's not too late, as constructive feedback is welcomed from you prior to 12 Jan as you have had some difficulty. To that end there is a paper copy in The Lamb and The Village Hall. Both have a cd inside the rear cover which has the Annexes & Appendices. The Plan itself is the most important document and only 48 pages in total. If there is jargon which you find tricky I am happy to help. The Consultation has though finished for other Parishioners.</i></p> <p><i>The Steering Group will meet on 12 Jan to consider amendments before submitting the Plan to the Parish Council for onward transmission to Wiltshire Council.</i></p> <p><i>Regards & Happy New Year,</i></p> <p><i>Simon</i></p> <p>Simon, With reference to Change Management Process H1: 1. so the list at H1 is a closed list until either a site is developed or considered too long a wait? Why. Surely the more sites on a list then the density of other sites could be adjusted accordingly. Or are more housing needs to be added at a later date?</p> <p>2. If other polices in the plan are to be reviewed at 3 yearly intervals then why not review the whole plan at a 3 yearly date. Five years is a long time to wait for a review if the plan at H1 is not working.</p>	<p>Chapter 8: This is being redrafted to reflect expressed views.</p>

	<p>3. The various stages of site development do not mention of the net gain in housing for the village.</p> <p>4. Perhaps the word continuously needs to be removed from the opening statement in item 2. Surely annual updates, at the UPC ago perhaps.</p> <p>Thanks again for the extra week,</p> <p>Regards, Bob</p>	
03/01/16	Steve Osborne	
	<p>Dear Simon and the Urchfont PC Steering Group Committee</p> <p>I would like to register formal objection to the proposed development on site 5 at Uphill on the grounds that:</p> <ul style="list-style-type: none"> • it is 'green space' land and other, similar 'green space' land has been protected • access is already poor and assessment of potential access issues has been inadequate. • crucially, the definition of 'important views' has been very subjective. Indeed, during the consultation process, the 'important view' has been moved from opposite the Brockie residence to north of Coppers Yew and has subsequently disappeared completely. <p>Thank you for your attention to this matter.</p> <p>Steve Osborne</p>	<p>The site is already listed in the SHLAA which was produced before the SG started working on the Plan. Indeed the area of land in the SHLAA is about four times larger than the site consulted and voted on. It is not classified as local Green Space but is countryside. The map of important views will be amended to include the view at Uphill.</p>
05/01016	Wiltshire Council	
	<p style="text-align: center;"> Reg 14 UWLNP - Wiltshire Council consultation response (1).pdf</p>	<p>Housing numbers: We have reviewed the rate of historic housing growth in the parish and feel that 37 new homes reflects that growth pattern for the NP period.</p> <p>Housing sizes and types: Accepted and change made.</p>

		<p>Affordable Housing provision: Policy H3 – criteria accepted. P18 – accepted. Before the first para on P 18 we will insert ‘in most cases’. This should give some flexibility.</p> <p>Hales Farm proposed housing site: Accepted that the bungalow will retain its agricultural restriction.</p> <p>Change Management process: Chapter 8 has been rewritten following this public consultation.</p> <p>Sustainability appraisal: Thank you.</p> <p>Basic Condition Statement: Undertaken</p> <p>Consultation/Appendixes: Review undertaken.</p> <p>Design Section: Most of these matters have been included in our Design Statement.</p> <p>Infrastructure/Utilities: reference to Wiltshire Council removed and substituted with ‘relevant bodies’.</p> <p>Policy TIC2/ 3: Comments noted.</p> <p>The Built Environment: Policy BE1 amended.</p>
08/01/15	<p>Andrea Kenworthy BSc (Hons) Dip LA CMLI ,Landscape & Design Officer (Landscape Architect) Wiltshire Council</p>	
	<p>Hi David</p> <p>I have reviewed the Draft Urchfont Neighbourhood Plan, and it appears to be very comprehensive from a landscape and design perspective. It makes reference to the key policies CP 51, CP52 and CP57, NPPF Section 11, and the local Landscape Character Assessments and North Wessex Downs AONB Management Plan.</p> <p>Re. housing site allocations being proposed – of note is the ‘Land at Uphill’ which is a smaller part of SHLAA Site 598, and therefore will have very limited potential visual impact on the AONB</p>	<p>No action necessary.</p>

	<p>that was identified as a landscape constraint for the bigger site in the SHLAA High Level Landscape Assessment.</p> <p>Regards</p> <p>Andrea</p> <p>Andrea Kenworthy BSc (Hons) Dip LA CMLI Landscape & Design Officer (Landscape Architect)</p> <p>Landscape & Design Team Economic Development & Planning Wiltshire Council</p>	
05/01/16	Development Management Team at Wiltshire Council	
	<i>"It's a pleasure to see a decent and cogent NP appear that appears to dovetail nicely with the CS and other statements and that includes policies on a wide range of matters".</i>	Thank you.
05/01/16	Conservation Officer at Wiltshire Council	
	<i>The NP "seems to be comprehensive and includes references to the Conservation of the built environment. The site allocations do not raise any immediate concerns in relation to listed buildings and the conservation area".</i>	Thank you.
01/01/16	Jason Wildman, Wildmans of Urchfont	
	<p>Ref: Urchfont Neighbourhood Plan</p> <p>Dear Mr Holt,</p> <p>I am writing to object to the proposal to the use of Wildman's Garage for housing development.</p> <p>I am currently the tenant on this site which is home to 3 businesses. Wildmans of Urchfont, Urchfont MOT centre and Finely Tuned Ride. These businesses employ 8 members of staff. All 3 businesses provide a service to the local community.</p> <p>I have lived and worked in the village all my life and feel it is very important to keep the services we provide local. We currently have a lot of customers from the village and surrounding parishes. Although we would encourage further growth as this has recently provided us with new customers, we feel there are other sites in and around the village that should be considered before the Wildman's site. Relocation for our company would have a massive negative affect resulting in loss of customers, staff and isn't financially viable for us as we are small family run company that has always tried to keep our cost low to provide an affordable service to the local community.</p>	<p>The site is already listed in the SHLAA which was produced before the SG started working on the Plan.</p> <p>At the outset, the aim is to protect employment sites (Policy LB1) which also demands a marketing exercise to go through before the site can be considered for redevelopment.</p>

	<p>Wildman's has been through some very tough times but has gone from strength to strength in the last 2 years through a lot of hard work by myself and my team. We have a very close working relationship with Urchfont MOT centre.</p> <p>Finely tuned Ride has recently expanded into other units and is continuing to grow.</p> <p>We were recently able to assist another local business to expand by providing car parking as their site was too small.</p> <p>Safe and secure storage facilities within our site are available and used regularly by locals.</p> <p>Within the consultation documents it states that local businesses should be encouraged and supported. Use of this site therefore should not be considered.</p> <p>Yours Faithfully,</p> <p>Jason Wildman.</p> <p><i>Simon spoke with Jason Wildman on 11 Jan and advised that the site would stay in the Plan as it is deliverable, but that the existing businesses do get protection from Policy LB1.</i></p>	
08/01/16	John & Anne Poole	
	<p>Dear Sirs,</p> <p>On New Year's Eve the main sewer down Friars Lane became blocked, causing sewage to flow down the road from the manhole cover near Vale Cottage. Also to cause sewage to flow out of the manhole cover in our drive. Down our drive and all over our back garden, on its way to the stream.</p> <p>The man from the water board arrived quite promptly and cleared the blockage in the road. Having seen the state of our garden, he called out further men who arrived with shovels, black bags and disinfectant. They did the best work they could for us.</p> <p>But we now have a back garden that we are not able to use for the moment as we don't feel we can even let the dogs into it in case of infection.</p> <p>Is this a result of nineteen more houses being connected to this drain? We don't know. But we think that it should be taken into consideration when planning new houses. Although the sewage works may be adequate, the old village drainage system may not be. This is a problem the water board is having. We think builders should be made to take the problem into consideration and put in further drainage where needed; which is something they are not being made to do at the moment.</p> <p>Perhaps you could take this into consideration when planning the new housing in the village.</p>	<p>Drainage/infrastructure taken into account.</p> <p>Infrastructure providers claim systems can accommodate up to 40 new homes.</p>

	<p>Yours truly, John and Anne Poole</p>	
<p>19/01/16</p>	<p>Fiona Elphick MSc. Env. Biol. Senior Ecologist, Landscape & Design Team, Economic Development & Planning, Wiltshire Council,</p>	
	<p>Dear David, Thank you for consulting me on the Urchfont, Wedhampton and Lydeaway Neighbourhood Plan in relation to ecology. Melanie Dodd has already carried out the HRA for the plan and found no significant effects on European designated sites for nature conservation, based on the current draft Plan Policies. I would reiterate that if the policies are altered, the plan will need to be re-assessed to ensure that it is still HRA compliant.</p> <p>More general biodiversity and ecology comments are as follows:</p> <p>The section on Green Infrastructure highlights the community's perceived value of green spaces and their wish to conserve and enhance such places is very welcome. I think it is worth adding that future development should seek to not only retain green space but to connect these areas by the use of green corridors wherever possible. These could be lines of trees or planting of copses or larger wooded areas, hedgerows and even rough grass or strips of hay meadow. These corridors will improve the permeability of the landscape for a range of wildlife species, providing them with some seclusion to move between different habitat areas. This tactic also raises the human perception of "green-ness" within the local area.</p> <p>There are several known bat roosts within Urchfont and surrounding areas and connectivity between their roosting places and foraging areas is key to the success of the local population. They will also benefit from their foraging areas and commuting routes being kept dark, or nearly dark. New developments should not increase light levels at the edges of hedgerows, tree lines and wooded areas. Wherever possible a level of 1 lux should be achieved at these places. This of course benefits other wildlife species commuting along these routes at night by ensuring a level of seclusion in darkness.</p> <p>There is an opportunity for new development to help to achieve this by designing Green Infrastructure into individual sites, whether they are residential or employment sites. New GI should obviously link to existing GI.</p> <p>Surface water drainage should be addressed for each development through design of SuDS, which in turn can be incorporated into the local GI. Wherever possible SuDS schemes should be above ground rather than crated systems, being much easier and cost effective to maintain and contributing to GI, with benefits for both wildlife and human residents.</p> <p>I suggest that either Policy CN2 or CN3 could be augmented to include the desire to connect existing green space and that new housing or employment sites should contribute to the local GI strategy.</p> <p>I hope these comments are useful, however if you wish to discuss further, please give me a call.</p> <p>Best wishes,</p>	<p>Agreed that new sites should contribute to the Defra Geographic Information Strategy</p>

	Fiona.	
Overall review of responses received	This Final Public Consultation has produced 41 responses. They can be roughly analysed as: 22 responses (54%) were unqualified or qualified statements of support.	
15/02/2016 to 30/03/2016	Regulation 16 Consultation undertaken	
20/03/17	<p>I am writing to complain about the recent actions of the Urchfont Parish Council (UPC) with regard to their recently submitted Neighbourhood Plan.</p> <p>In the original draft of the plan, the house types defined for each of the proposed development areas was either unspecified, or contained a lot of 4+ bed homes. After the subsequent public consultation, it became clear that residents overwhelmingly wanted more 2 and 3 bed homes to be built. The second draft of the plan duly reflected this, and the house types specified were changed accordingly. However, in a third draft of the plan, submitted to WCC but not subject to any consultation, many of the house types were reverted back to the originals. That is, they were changed back again to favour developers rather than residents.</p> <p>This action by UPC is an absolutely travesty, and may well be illegal. If this was an election it would be considered vote rigging and fraudulent.</p> <p>The UPC should be investigated and forced to submit the version of the plan which was actually approved by residents through the consultation process.</p> <p>Regards,</p> <p>Chris Smith.</p>	
30 /03/17	<p>I wish to add my name to those who are calling into issue the validity of the above plan, submitted to you by Urchfont Parish Council (UPC).</p> <p>There's been much correspondence concerning this and the fact that the document you've received does not agree with that on which we, the residents, were consulted. At the original presentations, we were asked to vote on various sites which were considered to have potential for development at some time; we were not asked to consider how those sites could be developed, i.e. the exact number and types of houses, although ideas were given within the illustrations.</p>	

	<p>In due course, a detailed Consultation Document, containing specifics as to numbers and sizes (bedrooms) for each possible development, was produced and our comments were invited. Following the consultation period, some amendments were made to the document.</p> <p>It then appears that the Steering Group decided to make changes which were (and I quote) “necessary to ensure that the information contained in the approved copy of the UWLNP (third presentation) is aligned to that information presented to the public and voted upon during the three public presentations held at the Village Hall.”, even though those presentations weren’t considering HOW sites could be developed but WHICH sites could be developed.</p> <p>It could be that a majority of the people who responded to the consultation did not accept the level of development proposed and preferred what had been alluded to in the original presentations, but no evidence has been given to corroborate this. Indeed, since the general consensus seems to be that smaller houses are what’s required to encourage younger people into the villages, it’s highly unlikely they voted for larger properties!</p> <p>What seems more certain is that, for whatever reason(s), the members of the Steering Group (by majority, not unanimously!) decided to ignore the results of the Consultation and vote in a way that favours the developer.</p> <p>Quite clearly, the consultation was a waste of everyone’s time and taxpayers’ money and one questions if the results were ever going to be used!</p> <p>Powered by Objective Online 4.2 - page 1</p> <p>UPC endorsed the Plan and submitted it to Wiltshire Council; it’s interesting to note that of the 12 members of the Steering Group, FOUR are Parish Councillors, including the Chairman, Vice-Chairman and previous Lead Councillor for Planning. They’re hardly likely to vote against their own proposals!</p> <p>David Myers.</p>	
31/03/17	<p>I would like to register a concern over the section on “Site brief - home sizes” which has been inserted as the first page in the site briefs appendix (A) of the plan. Specifically:</p> <ul style="list-style-type: none"> - what discussion and governance was applied to to justify the insertion of this section as this was not included in the consultation version? - I believe the wording and line of argument is not consistent with the plan and arguably contradicts /undermines policy H2 which has the specific clause "show a predominance of 2 & 3 bedroomed houses and /or include small scale housing units for older people" as: <p>item 3) below implies that 2/3 bed homes are best provided by building 4 bed homes, via “upscaling”, and not building 2/3 bed homes as H2 would encourage</p> <p>items 4) and 5) argues against elements of the 2/3 bed home policy</p> <ul style="list-style-type: none"> - item 3 below makes specific reference to expressions of interest to the Beeches developer without detail. It is not possible to determine whether this is hearsay or how 	

independent this interest is. The plan is not the place to make arguments for a specific developer or development

- item 4 appears to have a typo (surely the argument is that 4/5 bed homes could be provided by extending 2/3 bed homes). Again, why is an opinion being expressed here? One could equally argue that the small size of proposed gardens will prevent extension or planning restrictions / covenants could be applied? Also, why document a route for circumventing policy H2 in the plan itself?
- item 5 points out a risk of over-supply that can be straightforwardly managed by monitoring what has been delivered and what will be delivered in the future. It doesn't mean the starting plan is unrealistic.

I believe policy H2 and the plan has strong support within the neighbourhood and I'm concerned that this section appears contradictory in style and content, and gives too much ammunition to developers. I hope Wiltshire Council will take my points into consideration as part of their consultation.

For reference, this is the section, as I'm not sure how widely publicised this has been:

SITE BRIEF - HOME SIZES

Powered by Objective Online 4.2 - page 1

One of the challenges being faced as the UWLNP is implemented, is to ensure the right balance of house sizes to meet market needs. The 9 sites will be developed over a period of time, so monitoring the number and size of houses on each development will give an indication of our ability to deliver our target of a predominance of 2-3 bedroom houses. Some of the factors that will be fed into the monitoring process are:

- 1 The sites we have chosen will give a predominance of smaller homes with 3 sites having a mix of sizes of accommodation.
- 2 The need for 2/3 bed homes was evidenced by the HNA where plainly the need for 2/3 bed homes would be greater than if the whole community had been asked for their preference.
- 3 The building of 4 bed homes might result in second hand 2/3 bed homes coming to market as Parishioners move 'up the ladder'. This has already been evidenced in the Beeches where two parties have already made enquiries about the new homes who live in smaller homes in the Parish. The other two interested parties are looking to 'down size' where a chain of Parish movers might also result in smaller 2/3 bed second hand homes becoming available
- 4 If, for instance, 2/3 beds are demanded for single house sites I suspect owners will simply extend the house after construction to get the 'right size of house' for the garden. Indeed until 2019 a home owner can extend a house by up to half of the garden area without consent (subject to some restrictions). This could result in no control at all being exerted by Urchfont Parish Council or Wiltshire Council if 2/3 bed houses were to be extended.
- 5 If 9 sites were to be built with 2/3 bed houses there might be an excess of supply over demand which could result in sites not being built. If some of these sites fail to deliver enough houses, we may need to include other sites which through the public consultation were deemed less acceptable to the majority of the parishioners who took part. The individual site briefs below are based on the information given to parishioners

	<p>at the public consultation sessions in late 2104 / early 2015. Planning applications made by owners / developers may vary from these briefs, but it is the overall position that is important, and needs monitoring.</p> <p>Regards,</p> <p>Declan Lyttle</p>	
01/04/17	<p>Dear Neighbourhood Planning Urchfont, Wedhampton and Lydeaway Neighbourhood Plan</p> <p>Thank you for consulting the Environment Agency on the above plan.</p> <p>We have no comments to make on the Urchfont, Wedhampton and Lydeaway Neighbourhood Plan.</p> <p>Yours sincerely Ms Ellie Challans Sustainable Places - Planning Advisor</p>	
29/03/17	<p>Dear Sir / Madam</p> <p>Thank you for your consultation this neighbourhood plan.</p> <p>We have in previous consultation responses highlighted the need for evidence to demonstrate that sites proposed for development do not cause harm to heritage assets and that the Plan is therefore in conformity with national and local planning policies.</p> <p>In response to our comments on the Regulation 14 consultation (below) the Statement of Public Consultation states:</p> <p>“ 3rd Para: Noted</p> <p>4th Para: Where heritage assets including Listed buildings and Conservation Areas may be an issue in development of the sites, this is noted in the Site Briefs at Appendix A.</p> <p>(eg Wildman’s Garage Site Brief)</p> <p>Listed building and significant Unlisted buildings are set out in Appendix B .”</p> <p>Having looked at these Appendices on the Parish Council’s website we can confirm that the site briefs do refer to heritage assets where they are considered relevant considerations. This does suggest that development may have the potential for impact upon them but the briefs do not identify what the significance of the heritage assets in question might be or what the</p>	

consequences of preserving or enhancing this aspect of their character might be on the delivery of the housing sites in question.

It is still not entirely clear whether caveats and safeguards in the Plan will be sufficient to prevent development which could cause harm to heritage assets. Or, conversely, whether the necessary accommodation of heritage assets will allow the delivery of the sites to the extent which is intended.

In the circumstances we therefore are obliged to defer to your authority in the determination of whether conformity with national and local policy in the protection and enhancement of heritage assets is satisfactory.

Kind regards

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David Stuart

David Stuart | Historic Places Adviser South West

Dear Mr Holt

Thank you for your consultation on the Urchfont, Wedhampton & Lydeaway Neighbourhood Plan.

We have previously received consultations on Sustainability Appraisal and SEA Screening exercises for the Plan and I attach our responses for your information.

You will see that we have been impressed by the extent to which the Plan recognises and values the existence of the area's historic environment and the positive role this plays in creating its distinctive local character. This is reflected in the Plan's Objectives (p6 & 10) and the policies for the area's comprehensive protection and enhancement (H2, D1TIC1, BE1, CN1, CN3 & LB2). Throughout the Plan the need to respect and take account of the area's historic environment in formulating proposals for change is strongly promoted.

In our response on the SEA screening we highlighted that while the sites proposed for development may indeed have no impact on heritage assets there is a need to provide evidence to this effect in accordance with the provisions of the National Planning Policy Framework (NPPF) and also to be consistent with the stated objectives and policies of the Plan itself. We note that of the allocated sites identified in policy H1 only the Wildmans Garage site appears to straddle the

	<p>Urchfont Conservation Area though the remainder may lie within its setting or affect views into or out of the area. Equally, the location of other forms of heritage asset, such as Listed Buildings, are not identified in sieve maps in the Plan's section on the Built Environment. As a consequence it is not clear overall how the existence of relevant heritage assets and the need to preserve and enhance them and their settings has influenced the selection of the sites.</p> <p>Reference is made on p13 to the technical assessment of the sites and Appendix A (not supplied) covers site briefs (although this probably assumes the sites are acceptable for allocation in principle and may not, from a heritage perspective, state why).</p> <p>The information necessary to substantiate the proposed sites and demonstrate in terms of evidence their compliance with national and local policy has no doubt already been prepared as part of the activity associated with the drafting of the Plan. We would therefore encourage your community to ensure that this need has been addressed in an explicit manner to avoid inadvertently allocating heritage sites where the principle of development might cause harm to heritage assets and generate difficulties when bringing them forward with specific proposals at a subsequent stage.</p> <p>Otherwise, we wish your community well in the making of its Plan.</p> <p>Kind regards</p> <p>David Stuart</p> <p>David Stuart Historic Places Adviser South West</p>	
30/03/17	<p>The following representations are set out under the relevant headings or policy references:</p> <p>Development Principles. First bullet . It is impractical and unreasonably restrictive to set an absolute figure for the quantum of development in such a way. The Wiltshire Core Strategy (Core Policy CP2) seeks the provision of housing on a range of small sites of fewer than ten dwellings within large villages such as Urchfont. The actual yield from each site will depend upon a range of factors which may not have been appreciated or taken into account during the preparation of the draft Plan. These may include say physical, ecological, archaeological or other constraints not revealed within the allocation process but which would become apparent as applications are prepared. The other aspect which may not have been fully appreciated is the financial viability of each site or indeed the anticipated land value expectations of each site's individual owner(s). Good practice guidance suggests that the Plan should not introduce any "cap" but a guidance range of say between 35-50 dwellings subject to the policies of the Core Strategy regarding design etc.</p>	

Section 2.0 Housing Policy H1 :The yield from each site should not be so specifically identified for the reasons identified above. For instance in the cases of site c) The Beeches and site i) Land at Uphill, application preparation has revealed that in the case of c) the presence of on-site constraints (TPO'd trees) meant that the yield had to be reduced and type of accommodation amended (as a consequence of housing land value factors which work against smaller scaled housing on this site) resulting in no more than 4No. dwellings being feasible. In the case of site i) a preliminary layout and feasibility assessment has revealed that both the number and range and mix of house types feasible could be achieved with potentially some 9 plots as contrasted with the 7 identified. This would include the provision of affordable housing.

Again it is considered that the site specific numerical allocations within Policy H1 are overly prescriptive and it is recommended that this be revised to reflect a range with no site specific detailed yield associated with each beyond approximation.

It would appear that the primary concern of the draft Plan is to ensure that an adequate range of house types is delivered across the 9 allocated sites. That philosophy is supported however without far greater dialogue with the individual land owners and feasibility testing (including constraints and financial

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viability appraisals) the simple designation of numbers and house types is too crude particularly where such relatively small scaled sites are concerned.

The distribution of the allocated sites' yield or density is therefore brought into question as is the reasoning for determining which sites should accommodate lower density housing whilst other higher. Aesthetic considerations aside this would appear to disadvantage those land owners whose land is not identified as suitable for low density housing. The consequence may be that some sites simply do not come forward at all as the incentive to bring the site to the market and develop the site is not there.

This would therefore suggest that either an "equalisation" arrangement between the site owners would have to be arrived at ensuring that there is a fair distribution of land value across all sites or revert to the Core Strategy's Policy 43 which seeks affordable housing provision where the yield exceeds 5 or more dwellings. This is the subject of draft Policy H3 which would seem the more acceptable way of meeting the need for affordable homes.

In order to achieve a deliverable mix of house types it is unlikely that a range of relatively small sites with only two even exceeding the threshold for the provision of affordable housing (5+) under the terms of Core Policy 43 will achieve what the community is essentially seeking. It is recommended that the Plan identifies say an additional site of say nine dwellings which together with site a) Land at Hales Farm (allocated for 12) may have sufficient scope and scale to accommodate a more varied mix of house types including affordable homes. At present the scale of the identified sites appears generally too small to achieve the mix sought.

	<p>Mix and Density :The concerns expressed apply together with the fact that a minimum density requirement is no longer in accordance with national planning policy and previously resulted in concerns regarding "town cramming" and inappropriate development patterns and scale, environmental or physical constraints, particularly in the context of sensitive landscapes or conservation areas including their settings.</p> <p>Draft Policy H2. Concerns are raised regarding the suggested predoinance of 2 & 3 bedroomed houses on all sites without this having been established as feasible through detailed development appraisals for each site and distributional matters refered to above.</p> <p>Draft Policy H3 .The occupancy criteria applicable to affordable housing are conventionally the subject of a section 106 agreement (1990 Act) and delivered through the involvement of Registered Providers (RPs).The qualification critieria need to be consistent with those typically applied within the nomination process.The criteria should therefore be revised as they appear to go beyond those being applied at present. Criterion 4) is at odds with national policy concerning the "right-to-buy". It will not therefore be acceptable to RPs.</p> <p>Car Parking PolicyH4 : It is unclear as to whether the car parking spaces sought include or exclude that associated with any garage accommodation. Many garages are used for domestic storage purposes with the resultant decanting of the car parking into the street. Clarification is needed.</p> <p>The requirements of crtieria a) and b) are unclear.The minimum level of parking required should accord with the Wiltshire Council's own (on-site) standards in any event and which also allows for exceptions to be made in certain circumstances.</p> <p>Policy D1 Design :This policy is overly prescriptive and does not reflect national planning policy as set out within the National Planning Policy Framework (NPPF).Whilst those proposals within the Conservation Area must protect or enhance the character or appearance of the designated Area, or respond to the setting (including any associatyed with Listed Buildings) the draft Policy can at most only seek to protect identified "local distinctiveness". It should not go beyond such a characteristic and impose any particular taste, style or say prevent innovative or high quality contemporary design unnecessarily.</p> <p>Policy TIC 1 Local Traffic and Movement:The requirements must not go beyond the tests of Regulation 122 of the Community Infrastructure Regulations and the text needs to cross refer to these or make clear the relationship.</p> <p>Robert Gillespie</p>	
13/03/17	<p>I am contacting you to raise my concerns about an element of the Urchfont Neighbourhood Plan. Having an interest in the proposed development of The Beeches, we have used the Neighbourhood Plan and the details contained within it as part of the objection to the proposed development.The Plan always stated that, following public consultation, the consensus was that that the properties to be built on The Beeches should be in keeping with the surrounding properties and be 2/3 bedroomed houses suitable for</p>	

	<p>young families or retirement properties. (See Planning Report on the Planning Portal where it is instanced) There is now the suggestion that the Plan submitted to yourselves has been changed after the public consultation where the above details were agreed, to “no details” against these sites. This suggestion is from a reliable source and gives me great cause for concern if it is true. The current situation is that a local developer, QDOS Homes, is applying for planning permission for 4 3 and 4 bedroomed houses on The Beeches, none of which meet the aspirations of the plan. If those aspirations have been arbitrarily removed after they were agreed at the public consultation, then there is no guidance as to the type of properties that the community would like to see on the development.</p> <p>I would be delighted to be proven wrong on this; if, however, the wording has been changed prior to submitting to yourselves, can you please advise what course of action we (or you) can take?</p> <p>Linda Clow</p>	
29/03/17	<p>I would ask the examiner to look at a discrepancy between Policy in the main body of the UWLNP , and information in Appendix A: viz - the need for 2/3 bedroomed or small-scale homes in Urchfont village as confirmed in Policy H2 and its accompanying text, and, the house size/type information contained within the site briefs at Appendix A. Under the Reg 14 consultation, the site briefs put out for the public contained a point “desirable development “ and for the sites, with one exception, this was 2/3 bedroomed or small scale homes. Subsequently, the site briefs section was amended by the UWLNP Steering Group, deleting the phrase “desired development” and inserting in its place “breakdown as presented”. This revised version of the Plan and its Appendices has not been the subject of further public consultation; hence the confusion about the Regulation 16 version in the community.</p> <p>”Breakdown as presented” refers to a set of slides, which were put up on a screen during 3 public presentations on the UWLNP in Nov/Dec 2014 and Jan 2015. At this time, those present were asked to vote on each site as a preference for housing development. At no point during the presentations were the community asked to focus on, or to vote on, the detail of house sizes/types or numbers. However, the development principles including “seek small scale homes to meet identified local need” etc were displayed on an AO sized poster in the same room.</p> <p>During the plan development process, there has been a consistent message – the aim is to deliver small scale housing so that there are more affordable options in and around Urchfont to suit younger people and the elderly. A survey of housing stock carried out by the Steering Group, showed a relative lack of small homes; with this information, the housing objective (allocate sufficient land for small scale housing etc) and the development principles were formulated. Then, Policy H2 was devised to seek such housing and the Regulation 14 site briefs followed up with this message. Now, the Appendix A submitted to Wiltshire Council for the Regulation 16 consultation includes a</p>	

	<p>preamble and some site briefs that differ from those in the Regulation 14 consultation with which the community are familiar.</p> <p>I would ask that the examiner considers the need to change the site briefs to reflect desired development as being 2/3 Bedroomed or small scale homes in line with Policy H2, so that at least the community's needs can be the start point for negotiations on development . At the end of the day, in the context</p> <p>Powered by Objective Online 4.2 - page 1</p> <p>of the whole Plan this discrepancy may appear relatively minor. However, this is a rural area where small scale, more affordable housing is at a premium and the latest site briefs could affect what materially is built on the ground.</p> <p>Linda Jennings, Urchfont Resident</p>	
30/03/17	<p>Dear Sir/Madam</p> <p>Planning consultation: Urchfont, Wedhampton and Lydeaway Neighbourhood Plan</p> <p>Thank you for your consultation on the above dated and received by Natural England on 11 February 2016. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England made comments to the neighbourhood steering group in our letter dated 18 December 2015. We are pleased to see the inclusion of enhancing existing ecology, along with green infrastructure, in policy H2, section G, following our previous comments.</p> <p>We also advised that the housing allocation at Peppercombe is adjacent to Peppercombe Copse/Wood Local Wildlife Sites, therefore consideration should be given to the design of this site so it does not impact the woodland. The consultation statement says the Peppercombe Site Brief lists the impact as an issue to address and recommends contact with the Wiltshire Wildlife Trust, which Natural England supports.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Powered by Objective Online 4.2 - page 1</p> <p>Yours faithfully</p> <p>Miss Kayleigh Cheese Sustainable Development Team</p> <p>Somerset, Avon and Wiltshire Area</p>	

30/03/17

Dear Sir/Madam

Network Rail has been consulted by Wiltshire Council on the Urchfont, Wedhampton and Lydeaway Neighbourhood plan (Regulation 16). Thank you for providing us with this opportunity to comment on this Planning Policy document.

Network Rail are aware of a local aspiration for a new station at Lydeaway, however, we are not aware that this is currently being actively promoted. I attach a copy of Network Rail's Investment in Stations document, which explains to third parties and promoters of new stations the processes which need to be followed.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Network Rail would draw the council's attention to the following (which applies to England only):

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Publicity for applications for planning permission within 10 metres of relevant railway land

16. —(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation

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or in relation to specified sites or geographical areas (“the instruction”), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) “requisite notice” means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

Developer Contributions

The Urchfont, Wedhampton and Lydeaway Neighbourhood plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:

A requirement for development contributions to deliver improvements to the rail network where appropriate.

1 A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. 2 A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit. Level Crossings

Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.

In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request that a policy is provided confirming that:

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Wiltshire Council has a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010)to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as Urchfont Parish Council will

	<p>be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.</p> <p>Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and</p> <p>1 The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed. Planning Applications</p> <p>We would appreciate the Parish Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).</p> <p>We trust these comments will be considered in your preparation of the forthcoming Neighbourhood development Plan document.</p> <p>Barbara Morgan, Network Rail</p>	
	10 responses copied from Wiltshire Council document received on 08 March 2017	
22/11/2016 to 06/01/2017	Consultation on the Non-Tech Summary of the Sustainability Appraisal undertaken.	No responses received.
27/01/2017	Final Report produced by the external Examiner. 56 modifications recommended.	
13/02/2017	Decision Statement received from Wiltshire Council. This formally stated that the UWLNP can proceed to Referendum. Appended to this Statement was a schedule of modifications needed to ensure the UWLNP meets the Basic Conditions.	
28/2/17	Wiltshire Council listed a small number of modifications which were still needed or script needed to be altered.	Undertaken on 05 March 2017.
08/03/2017	Urchfont Parish Council voted unanimously to send the Referendum version of the UWLNP back to Wiltshire Council	
20/04/2017	Formal Referendum to be held.	
TBC	Wiltshire Council issued a post-referendum Decision Statement confirming that the UWLNP is a 'made' document forming a part of the Development Plan for Wiltshire.	
TBC	A final period of 6 weeks, during which time legal challenges could be made.	

5. Written Consultations via Questionnaires.

The Steering Group recognised very early on that Consultation was of paramount importance to ensure that the developing Neighbourhood Plan would adequately reflect the views of Parishioners and those Consultations should ensure a high turnout and a positive vote for our Plan. Members of the Steering Group were particularly heartened by the fact that production of the Neighbourhood Plan would be a 'bottom up' rather than a 'top down' process which would encourage residents to take part and crucially seek to ensure that the Plan reflected the views of Parishioners.

We have publicised meetings by using: notifications in our Parish magazine (Redhorn News); placing posters around the Parish (including eye catching photos of the village with the 'Gherkin' and 'Shard' built behind Mulberry House to encourage residents to attend Public Consultation meetings; posting hundreds of flyers through letter boxes; sending reports to the Gazette & Herald which have been published and having dedicated web pages developed by a company on the Parish Council's own website.

We suspect that we were slightly naive about just how much work would be involved particularly in hand delivering and collecting Questionnaires and that there would need to be up to three visits made to some properties to collect Questionnaires. The later visits involved posting reminder slips requesting that residents complete the Questionnaires. Thankfully some Questionnaires were delivered to the Community Shop. In addition A5 posters were delivered to some specific areas mentioning individual matters which we felt those residents might be particularly concerned about.

Our first written two sided A4 Questionnaire was hand delivered to all homes in the Parish in Spring 2012. Questionnaires were also collected by hand, with forms returned from approximately 30% of homes. All comments were recorded verbatim on a spreadsheet and responses were also analysed to observe trends in respondents' Questionnaire returns.

The members of the Steering Group who completed the spreadsheets of verbatim responses and scores from the second written Consultation entirely understood what a time intensive process they had undertaken with 26 tick box sections to analyse and 14 boxes for comments to be made. They did though accept the task without complaint as the analysis of Questionnaires was of paramount import in ensuring that all views were recorded and reflected on.

Pupils at Urchfont Primary School (years 8 and 9) were asked to give feedback on what they liked about living in the Parish and what they felt was missing.

Our self produced draft Sustainability Appraisal Scoping Report was sent to Wiltshire Council, Natural England & English Heritage as part of its own Consultation process. Copies were also left in the village Shop and a number of residents gave detailed written feedback on this document.



This photo shows a chase up poster which were placed around the Parish reminding parishioners who had not completed Questionnaires that we wanted them to complete their Questionnaires and deliver them to the Community Shop.



Our second written Consultation was a more detailed sixteen page Public Consultation document was produced by a local graphic designer and distributed in early October 2013. Responses were received from approximately 43% of households. The right hand photo is a Questionnaire which interested a dog! This Questionnaire delved deeper into the ideas developed by Parishioners at the first Public Consultation. Questionnaires were analysed on spreadsheets with all comments from the 230 returned Questionnaires again being logged verbatim (29810 words) in November. This took approx 200 hours.

1. Public Consultations & Focus Groups.



We further developed a Vision & Objectives for the Neighbourhood Plan based on the three matters which underpinned our first Public Consultation on 12/4/2012, namely: Protect, Improve & Develop. This photo shows groups who were asked to consider these three matters and find factors on which they might all agree. (The cynics on the Steering Group also gave out Post It notes which attendees could use to show matters on which they couldn't agree!)

The results of written Consultations were discussed at Public Consultations in April 2012 & April 2014. A Public Consultation meeting was held on 16/9/12, which included a PowerPoint Presentation of progress made to date. Approximately 60 residents attended this meeting. Again all comments were transferred onto a spreadsheet. Feedback sheets were completed by residents and their feedback was taken into account when the draft Site Assessment Form was consulted on publicly in April 2014. The Steering Group used two example sites to show how the Site Assessment Form would score them.

Updated PowerPoint presentations of progress were given at the annual Parish Meetings in April 2013 & April 2014.

Estate Agents in Devizes were consulted in 2013 for their impressions of the Parish and they reported that Urchfont properties command a premium of 10% to 20% over and above similar properties set in the town of Devizes.

A flyer was distributed at the bus stop advising Comprehensive School pupils that a meeting was to be held for them to give feedback about their wishes for the Parish. Sadly this event was not well attended.



As the response to the the meeting mentioned in the above sentence was so poor, members of the Steering Group hung up washing lines of blank luggage labels at 2 bus stops in Urchfont and school children were asked to fill them with ideas of what they would like to see in the village. Completed luggage labels were collected when the buses returned. This produced a much better response. The idea was borrowed from a Locality Workshop which 2 Steering Group members attended in 2014

The Steering Group has regularly consulted with Urchfont Parish Council to give updates of progress and in particular on one occasion reported to UPC that it had made some minor alterations to the Terms of Reference, which were accepted by UPC.



Further Public Consultation meetings were held on 25 October 2014 (40 attendees) & 01 November 2014 (120 attendees). A PowerPoint presentation was given which showed progress to date and potential development sites were displayed with photos and a resumé of their characteristics. Our SEA was also discussed together with cherished views and Green Spaces. Photos of these were also shown. Attendees were given red amber & green voting cards and votes were counted for each site. The Site Assessment criteria findings were displayed and the voting numbers were also shown together with the change which parishioners' votes had made to the overall ranking of the sites (all done in the twinkling of an eye while parishioners enjoyed a second hot drink).

Attendees were generally very pleased to have an influence on the assessment of sites and the voting session was very lively. Steering Group members felt that parishioners had taken the whole meeting and in particular the voting very seriously. Some attendees who could not stay to vote were emailed with postal votes to complete and return later. The voting papers were also lodged on the Parish Council website. During the first Consultation meeting the Steering Group were criticised for not publishing the times of the Formal Presentation or voting. The Steering Group held a short meeting and in response decided to fly post the Parish again with a more detailed poster and hand deliver A6 copies of the new poster to all houses in the Parish. One of our critics undertook some of the hand deliveries for us and posters were delivered to every house four days before the second Consultation.



This photo shows yet another poster attached to a telegraph pole in the Parish advertising the 3rd public meeting where Parishioners were given the chance to vote on sites.



The left hand photo shows attendees at The Lamb Inn who inspected the displays when they were in the pub from the 3rd to 6th January whilst the middle photo shows visitors to the Coffee & Cakes session in the village hall on 6th January looking at the displays.

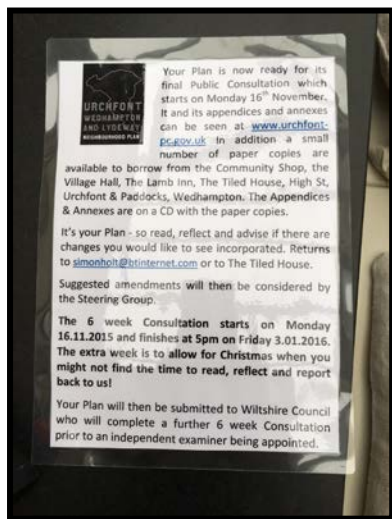
The right hand photo showed Parishioners, who could not previously fit into the Village Hall, having another chance to attend and vote on building sites. 42 attendees came to the meeting and the same PowerPoint Presentation was shown with attendees voting on the possible building sites. Two who were wary of the public ballot took paper voting forms with them as did others for members of their family to complete. Around 200 residents afforded themselves the opportunity to vote on sites.

A washing line was available for parishioners to tie luggage labels onto with any other comments or feelings which they wished to express. Some 6 luggage labels were written on and tied to the washing line at the three meetings to vote on sites.

Our Link Officer from Wiltshire Council had expressed concerns that a question in our second written Consultation could be misconstrued as referring to building sites rather than homes built. We conducted a vote and all voted (green cards) that they had felt it referred to homes rather than building sites except for two out of about 120 who felt there might be a slight element of doubt (yellow cards). As the second Consultation had been so well attended some parishioners had been unable to enter the village hall so a further Consultation meeting was arranged on Jan 6th 2015. The order of slides was changed and better detail given in the slides of potential building sites to aid understanding of where they are situated.

A further written Consultation with school children was arranged with luggage labels being distributed at two bus stops with a washing line provided on the same and following day to collect the thoughts of the younger generation. A good number of responses were collated.

The draft Policies were delivered to all houses in the Parish and about 20 responded in writing using the tear off page provided.
























This poster was displayed around the Parish on telegraph poles and hand delivered to every household which resulted in over 30 respondees offering their thoughts on the draft NP.

Consultation has been exhaustive and has taken approximately 500-600 hours to complete. Our thanks go to parishioners who have been kind enough to take part in this detailed process. Our thanks also go to UW&LNP Steering Group members who have given their time (and shoe leather) so graciously.













This Consultation Statement is considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

2. Appendices.

Below is a list of other sample documents and posters used during the production of UWLNP

 <p>Terms Of Reference for Urchfont NDP.pdf</p>	 <p>first Consultation questionnaire PDF.pdf</p>	 <p>NPlan Poster for Public Consultation.pdf</p>
 <p>Public written Consutation results (1).pdf</p>	 <p>Poster for Parish AGM re NP 2013.pdf</p>	 <p>Views expressed at first Public Consultation PDF.pdf</p>
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