



Ashton Keynes Neighbourhood Plan Steering Group

Pre-Submission Consultation Report

25th August 2016



Contents

Introduction.....	1
1 Purpose of the Consultation.....	1
2 Draft Plan Policies.....	1
3 Publicity.....	1
4 Information Displayed	1
5 Survey Questionnaire	2
6 Survey Analysis	2
7 Representations and Comments	2
8 Consultation Outcome	2
Draft Plan Policies	3
Housing Policies	3
Infrastructure Policies.....	9
Amenities Policies	11
Environment Policies.....	16
Historic Conservation Policies.....	20
Economy Policies.....	23
Appendix A – Pre-Submission Survey Questionnaire	26
Appendix B – Survey Analysis	27
Appendix C – Analysis of Comments on Policies	29
Appendix D – Community Comments	39
Appendix E – Consultee Responses	40
Appendix F – Stakeholder Responses	41

Introduction

1 Purpose of the Consultation

The purpose of the Pre-Submission Consultation was to share the Draft Neighbourhood Plan at its stage of development as of the 14th September 2015. The Regulation 14 of the Neighbourhood Planning regulations requires a 6-week period of public consultation prior to submitting a Neighbourhood Plan to the Local Planning Authority.

The Ashton Keynes Neighbourhood Plan Regulation 14 consultation commenced on the 26th September 2015. To initiate this Pre-Submission Consultation two public events were held in the Village Hall on the 26th September and the 6th October 2015.

Due to resource limitations at Wiltshire Council Spatial Planning department an extension to the 6-week consultation period was agreed to the 31st December 2015. Any other stakeholder, consultee or community representations or comments were also accepted up to this extended consultation period.

2 Draft Plan Policies

The 32 Policies prepared for the Pre-Submission Draft Plan formed the core of the Plan and were focused on delivering the vision and objectives of the Plan during its period up to 2026.

3 Publicity

Statutory Consultees and identified stakeholders, businesses and service providers were informed of the Pre-Submission Consultation ahead of the 26th September 2015 start date.

A door-drop of a flyer delivered to all dwelling addresses in the Parish one week before the first public consultation event notified community residents of the Pre-Submission Consultation and of the opportunity to make comments on the Draft Plan.

Other publicity channels were used to raise the awareness of the consultation, namely: The August, September and October 2015 editions of the Ashton Keynes and Leigh newsletter, the Ashton Keynes Neighbourhood Plan website, the Ashton Keynes Parish Council website, the Ashton Keynes village website, the 24th September 2015 article on Our Community Matters website, an article in the October 2015 edition of Ripples local magazine, an article in the 17th September 2015 Wilts and Gloucestershire Standard newspaper printed and online versions.

4 Information Displayed

Pre-Submission Draft Plan Policies with supporting text for context and justification were displayed arranged by theme topic on presentation boards at the two public events. Maps relevant to particular Policies were also displayed.

Members of the Neighbourhood Plan Steering Group and theme Focus Groups were available during the public events to answer any questions from visitors.

During the consultation period printed copies of the Pre-Submission Draft Plan were made available for reading at notable public places, namely: The Village Shop, the White Hart Inn and Holy Cross Church.

The same information as displayed at the public events was made available to browse on the Ashton Keynes Neighbourhood Plan website, where electronic versions of the Pre-Submission Draft Plan and other supporting documents could be viewed and downloaded.

5 Survey Questionnaire

A four-page survey questionnaire was given to each visitor attending the consultation events where comments of support or otherwise could be made on all of the Draft Plan Policies. Seating and tables were provided where printed copies of the Pre-Submission Draft Plan and supporting documents could be browsed. Appendix A shows the survey questionnaire used for the consultation.

Completed surveys were handed to event registration helpers who gathered them for each day of the events and passed them to the Neighbourhood Plan Project Co-ordinator for processing.

Public event visitors who did not return their survey questionnaires at the event were notified that they could return their completed surveys to the Village Shop during the consultation period.

An online version of the survey was also made available on the Ashton Keynes Neighbourhood Plan website during the consultation period.

6 Survey Analysis

Survey responses were analysed quantitatively for support or otherwise of the Draft Plan Policies. Appendix B shows the results of this analysis and indicates the predominant comments for support or otherwise of Policies.

Survey responses were also assessed for the main categorisation of comments in support or against the Plan Policies. The assessment is shown in Appendix C grouped by Policy reference.

7 Representations and Comments

During the consultation period representations were received from interested developer stakeholders and agents. These are described in Appendix F.

Comments requested from Wiltshire Council, statutory and other consultees were also received. These are described in Appendix E.

In addition to consultation survey returns, a number of detailed comments from members of the community were received by email. These are described in Appendix D.

8 Assessment

Resulting from the Regulation 14 Pre-Submission Consultation, the survey returns, representations and comments gathered from all parties were assessed and considered by the Ashton Keynes Neighbourhood Plan Steering Group in regard to any subsequent changes that may be justified to the Draft Neighbourhood Plan.

Draft Plan Policies

Housing Policies

Intent

- There is a need to provide smaller houses.
- More affordable housing needs to be provided.
- There is very little in the way of building land within the settlement boundary.
- Housing suitable for older people should be provided.
- Housing should be provided at a scale that is appropriate to the character of the Village and will enable new residents to integrate easily into village life.
- There should be provision for those with a strong local connection to have preferential access to housing.

Summary assessment of supply and remaining housing to be identified for Malmesbury Community Area.

Area	Indicative requirement 2006-2026	Housing already provided for		Indicative remaining requirement
		Completions 2006-2014	Developable commitments 2014-2026	
Malmesbury Town	885	483	447	0
Remainder	510	273	86	151
Community Area Total	1,395	756	532	151

Policy HSP1 Site Allocations

Residential allocations are provided in the table below. The development of, up to and including, the number of new houses in the table for each development will be supported.

AKNP Ref	SHLAA Reference	Site Name Address	Maximum Number of Homes
01	151	AB Carter Haulage, Happy Land	11
02	484	part of the former Cotswold Community, Ashton Fields	48

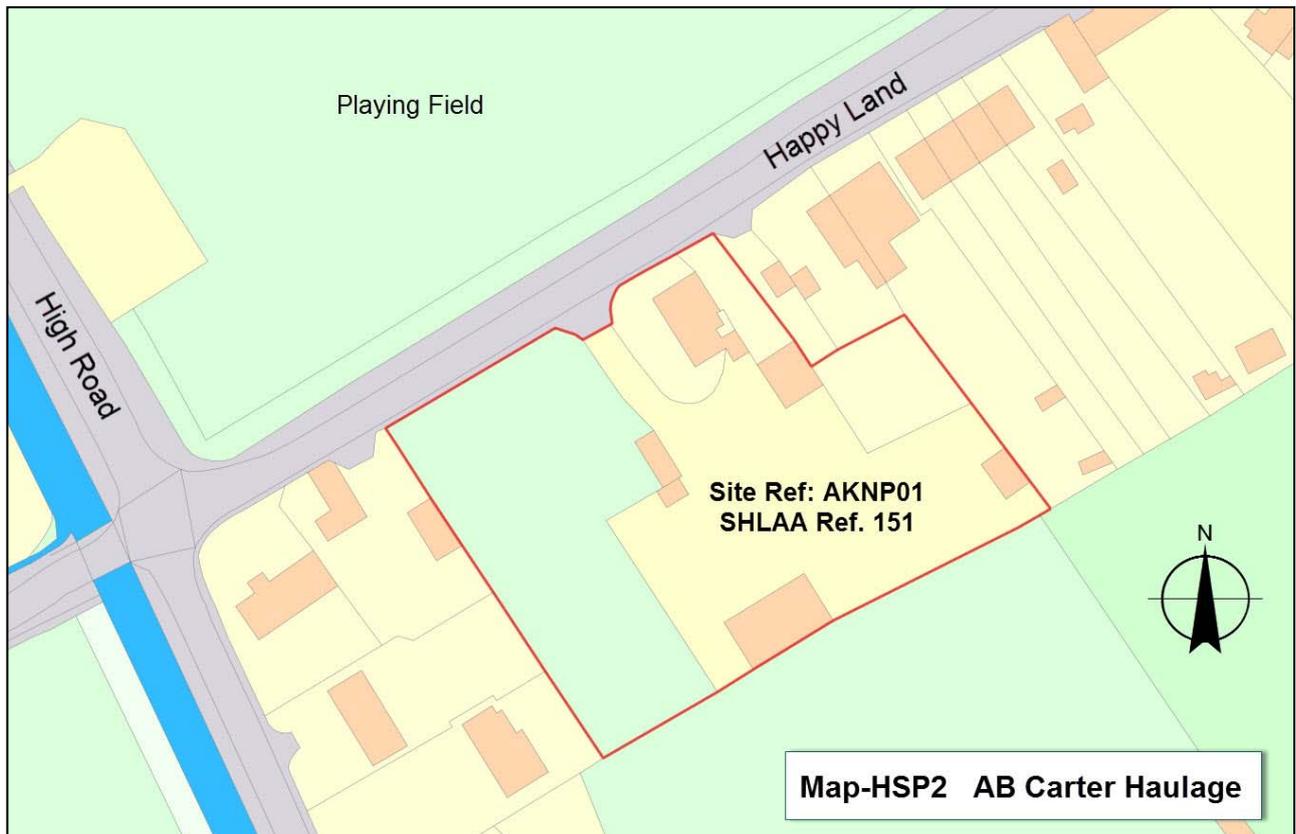
Policy HSP2 – AB Carter Haulage

Site Reference	AKNP01
Area to be developed	0.36 ha
Number of New Homes	11

Site AKNP01 comprises a single existing dwelling and out-buildings with an access entrance from Happy Land. Formerly it was occupied by three dwellings all of which had entrance access from Happy Land. More recently the site was used for parking and garaging of haulage vehicles. The site is no longer used for business purposes and is listed as a potential housing development site by Wiltshire Council.

The site is allocated for a maximum of 11 dwellings, subject to the following site specific requirements;

- the development will occupy the area edged in red shown on Map-HSP2;
- vehicular access to the site taken only from the existing entrance to the site (on Happy Land);
- an element of affordable housing will be required in accordance with the policies contained in this Plan and the Wiltshire Core Strategy;
- screening from adjacent properties in the interests of privacy through the retention of existing hedge screening and the provision of additional screening where considered appropriate;
- the existing orthostatic (plank stone) walling on the frontage with Happy Land to be retained and preserved.



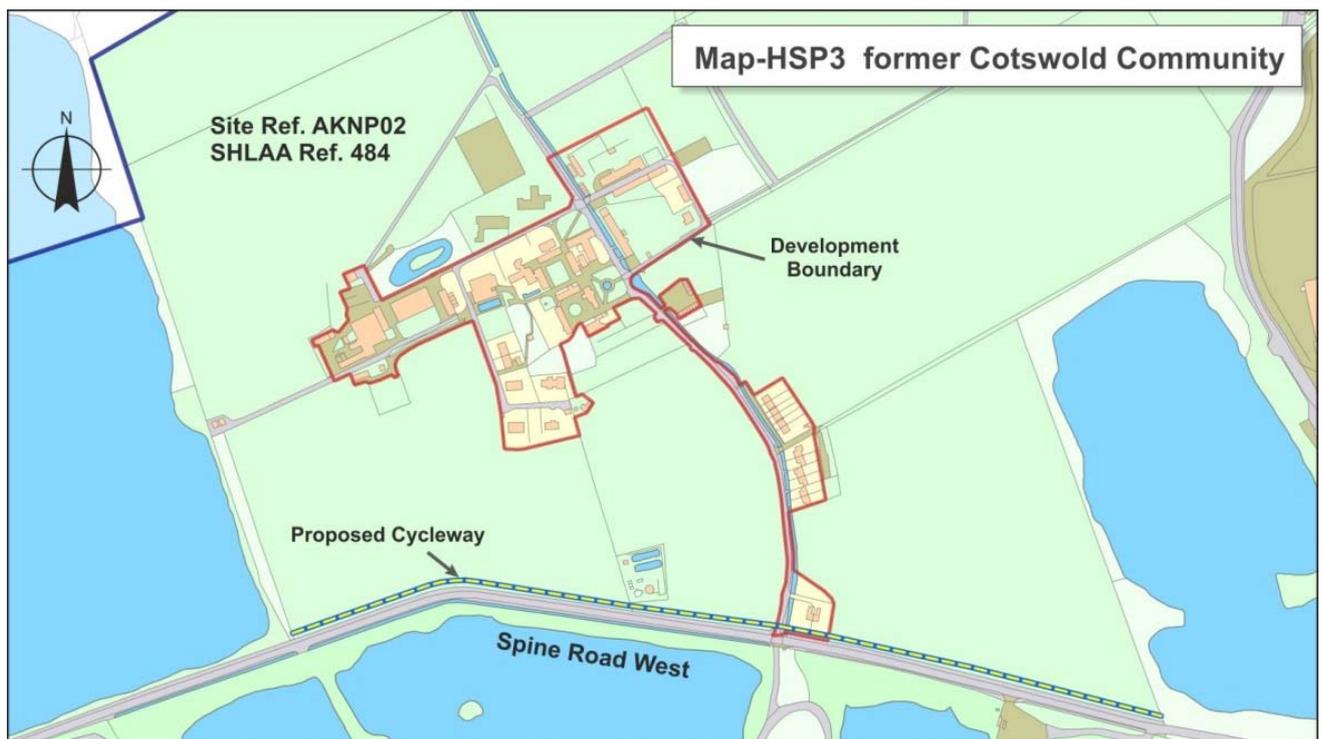
Policy HSP3 – former Cotswold Community

Site Reference	AKNP02
Area to be developed	5.97 ha
Number of New Homes	48

Site AKNP02 (the former Cotswold Community) is comprised of large areas of agricultural open space with a central collection of former residential institution buildings and 27 detached, semi-detached and terrace houses. There are four notable listed buildings in a quadrangle centre of the former community which served as administrative and community meeting venues. The non-housing buildings comprise workshops, sports facilities, and farm buildings. A sports field with pavilion and a large area of open field scheduled ancient monument lie to the southern part of the site.

The site is allocated for a maximum of 48 dwellings, subject to;

1. the boundary of the area edged in red shown on Map-HSP3 forming an addition to the Settlement Boundary of Ashton Keynes of;
2. the proposed development conforming to the policies contained in this Plan and the Wiltshire Core Strategy;
3. the following development site specific requirements;
 - a. the development site occupying the area edged in red shown on Map-HSP3;
 - b. vehicular access to the development site taken only from the Spine Road West;
 - c. the development includes the re-development of the sites of the former C2 Residential Institution buildings within their existing curtilages;
 - d. an element of affordable housing will be required in accordance with the policies contained in this Plan and the Wiltshire Core Strategy;
 - e. the development includes the restoration and conversion to residential of the 4 Grade II listed buildings;
 - f. a paved cycleway is provided adjacent to the southern boundary of the site with the Spine Road West and which is assigned as a public right of way.
4. It is acknowledged that a proposed development may, in certain circumstances, additionally include the re-development of some or all of the 27 C3 dwellings within their existing curtilages.



Policy HSP4 Windfall and Infill Development

Applications for small residential developments on infill and windfall sites within the settlement boundary will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in the Plan, and where such development:

- a. fills a gap in the continuity of existing frontage buildings, or on other sites within the built-up area of the Village where the site is entirely surrounded by existing development; and
- b. where the scale and form of proposals are complementary to surrounding properties and do not result in loss of amenity for existing residents; and
- c. will not involve the outward extension of the built-up area of the Village; and
- d. does not require unsuitable access; has no overlooking impacts on adjoining properties and is consistent with the character of the locality; and
- e. is accompanied by appropriate provision for parking, access and storage of waste.

In respect of back land development in gardens of existing properties, developments will not be supported where they have the potential for loss of amenity of neighbouring properties through loss of privacy; daylight; car parking; or through the loss of mature vegetation and landscape screening; or any visual intrusion by a structure or building.

Policy HSP5 Tenancy Mix

Proposals for development will need to consider local housing needs and should normally provide a tenure mix and house types and sizes capable of meeting the identified local need in respect of:

- a. houses for sale on the open market;
- b. affordable social rented and affordable rent homes;
- c. shared equity or other intermediate housing products; and
- d. if feasible, elderly persons sheltered accommodation

25% of the affordable homes should be for intermediate housing unless viability or other local factors demonstrate a robust justification for a different mix.

Policy HSP6 Priority to Purchase

Proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market will be encouraged.

Policy HSP7 Affordable Housing

Proposals for developments that result in a net gain of 10 or more dwellings will be expected to provide the minimum number of affordable housing on the site in accordance with the Wiltshire Core Strategy. These houses will be fully integrated into the development unless other material consideration demonstrates a robust justification for a different percentage.

Affordable housing development will be supported if:

- a. the proposals contribute to meeting the affordable housing needs of people with local connections in terms of types and sizes of dwelling, affordability, and mix of tenures; and
- b. there is an agreement with the developer which ensures that affordable housing remains affordable for people with local connections; and
- c. the proposals do not have a significant impact on the surrounding rural landscape and the landscape setting in the plan area; and
- d. the development is appropriate in terms of its scale, character and location within the settlement to which it is associated; and
- e. the location, design and layout of affordable housing within the scheme creates an inclusive development.

Developers are required to submit an Affordable Housing Mix statement with any planning application. The statement must clearly outline how the development addresses the Ashton Keynes local housing needs.

Policy HSP8 Allocation of Affordable Housing

All new affordable housing provided by the Plan will be subject to a local connection covenant, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market (i.e. appear on the local housing register) will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection is defined by section 199 of the Housing Act 1996 (the 1996 Act) as:

‘A person has local connection if he has a connection because of normal residence there (either current or previous) of his own choice; employment there; family connections, or special circumstances.’

Policy HSP9 Inclusive Development

To ensure that the location, layout and design of the affordable housing within a site creates an inclusive development, proposals for new housing must ensure that the new homes are well integrated with the Village.

This integration could be achieved by a number of means including by ensuring that:

- a. affordable housing units are integrated with open market homes;
- b. affordable housing is not located in one area;
- c. there are short and direct routes for pedestrians and cyclists connecting to the rest of the Village to ensure safe walking/cycling to the school; shop; village hall etc;
- d. provision of new facilities that can be shared with adjacent areas – e.g. connecting new and existing open spaces.

Policy HSP10 Type of Homes

A proportion of new homes on developments of nine or more new homes would normally be expected to be semi-detached or terraced. The precise number will be agreed at the time of application and will depend the local need at that time. The developer must demonstrate robust justification for a mix different from that required by the parish of Ashton Keynes to meet its local need.

Policy HSP11 Size of Homes

This policy directs that new development should favour smaller dwellings. Overall up to 15% of new homes on developments of nine or more new homes would normally be expected to have 1-bedroom, a minimum of 40% should have 2-bedrooms, a minimum of 40% should have 3-bedrooms, and up to 5% could have 4 or more bedrooms unless there is robust justification for a different mix.

Policy HSP12 Housing for Older People

Developments of more than 10 houses that address the local need for older persons housing will be supported. This can be through provision of single story dwellings or house types suitable for the elderly.

In the case of rented and affordable housing, occupancy should be restricted to local residents where at least one person is over the state retirement age and where such development:

- a. is in suitably located sites of less than 10 new homes where normally at least one home meets the Lifetime Home standards; or
- b. is in suitably located sites of greater than 10 new homes where normally a minimum of 10 per cent of housing meets Lifetime Home standards; and
- c. new homes are subject to a Legal Agreement that ensures the home remains available in perpetuity for occupancy by local residents where one member is over state retirement age.

Infrastructure Policies

Intent

The infrastructure services in the Parish are generally not within the control of the Parish Council. These include Highways, Police and Emergency Services, Utilities provision, Public Transport and Health Services.

The objectives and supporting policies in this section aim to influence a limited number of topics where through a local Plan community support is demonstrated for improvements to enhance resilience and sustainability.

Policy INP1 Flood risk mitigation

The Parish Council will work with Wiltshire Council to identify unauthorised filling of drainage ditches and seek enforcement for the riparian owner to restore it/them to the previous condition and maintain it/them in good order.

Policy INP2 Road and Pedestrian Safety

1. Development proposals that lead to an increase in road and pedestrian safety risk will not be supported, particularly where they involve reductions in road visibility for drivers and pedestrians at bends, corners and junctions.
2. The Parish Council will work with Wiltshire Council Roads, Highways and Street Care to identify properties which have added walls, fences, hedges, shrubs or trees that have led to a decrease in road and pedestrian safety, particularly where they involve reductions in the road visibility for drivers and pedestrians at bends, corners and junctions, and seek enforcement for the riparian owner to restore it/them to the previous condition.

Policy INP3 Rural Health Service Enhancement

Development proposals that relate to and contribute to improvements in locally based health services will be supported.

In particular:

- a. Proposals for expansion of the Village Hall to provide increased space for general practitioner rental will be supported.
- b. Proposals for new amenities that offer suitable space for rent for general practitioner services will be supported.

Policy INP4 Communication infrastructure service improvement

1. Development proposals should wherever possible provide communications ducting for routing of fibre-to-the-premises (FTTP) or fibre-to-the-home (FTTH) to enable the potential to supply super high speed broadband services.
2. Proposals that contribute to improvements in mobile phone service coverage in the Village will be supported.

In particular:

- a. Proposals for the siting of a mobile phone mast at an appropriate location on the outskirts of the Village will be supported subject to appropriate public consultation and with regard to other policies in this plan.
- b. The siting of a mobile phone mast should seek to minimise the visual impact by adopting the guidelines of the Code of Best Practice for Mobile Phone Network Development as published in July 2013 and subsequently updated.
- c. Wherever possible mobile phone service providers should share a mobile phone mast site unless the developer can provide robust reasons why this is not possible.

Policy INP5 Contributions to new infrastructure and facilities

1. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, policing, waste services and the highways network within the Parish in accordance with the obligations detailed in the Wiltshire Core Strategy.
2. Under its requirement to support the development of the Parish through the meaningful proportion of CIL contributions, the Parish Council will seek in particular to provide the following:
 - a. improvements to the centrally located community facilities to provide additional space for use as a medical centre with associated parking spaces;
 - b. improvements and maintenance of the centrally located community facilities used for leisure purposes, meetings and storage, with associated parking spaces;
 - c. acquisition of land suitable for public area parking with footpath access routes to the Village school for improvements in road safety of drop-off and pick-up traffic;
 - d. improvements to the community building located in the Bradstone Sports Field for changing rooms with toilets and showers, for men, ladies, and visiting officials;
 - e. improvements to the community building located in the Bradstone Sports Field for entertainment and meeting facilities including associated kitchen and storage;
 - f. the provision of a multi-use synthetic sports pitch located on Parish land adjacent to the Bradstone Sports Field suitable for use by the community and school;
 - g. improved parking facilities at the Bradstone Sports Field to increase the capacity to accommodate the projected increase in traffic from sports field and community building users;
 - h. improvements for public area parking on the High Road Playing Field;
 - i. improvements to leisure facilities on the Millennium Green public open space.
 - j. improvements to footpaths, verges, and riverside to enhance the look and feel of the Village;
 - k. upgrades to highways as appropriate to improve road safety at identified hazard areas.
3. The Parish Council will produce and maintain a living document of local infrastructure priorities in consultation with Wiltshire Council.

Amenities Policies

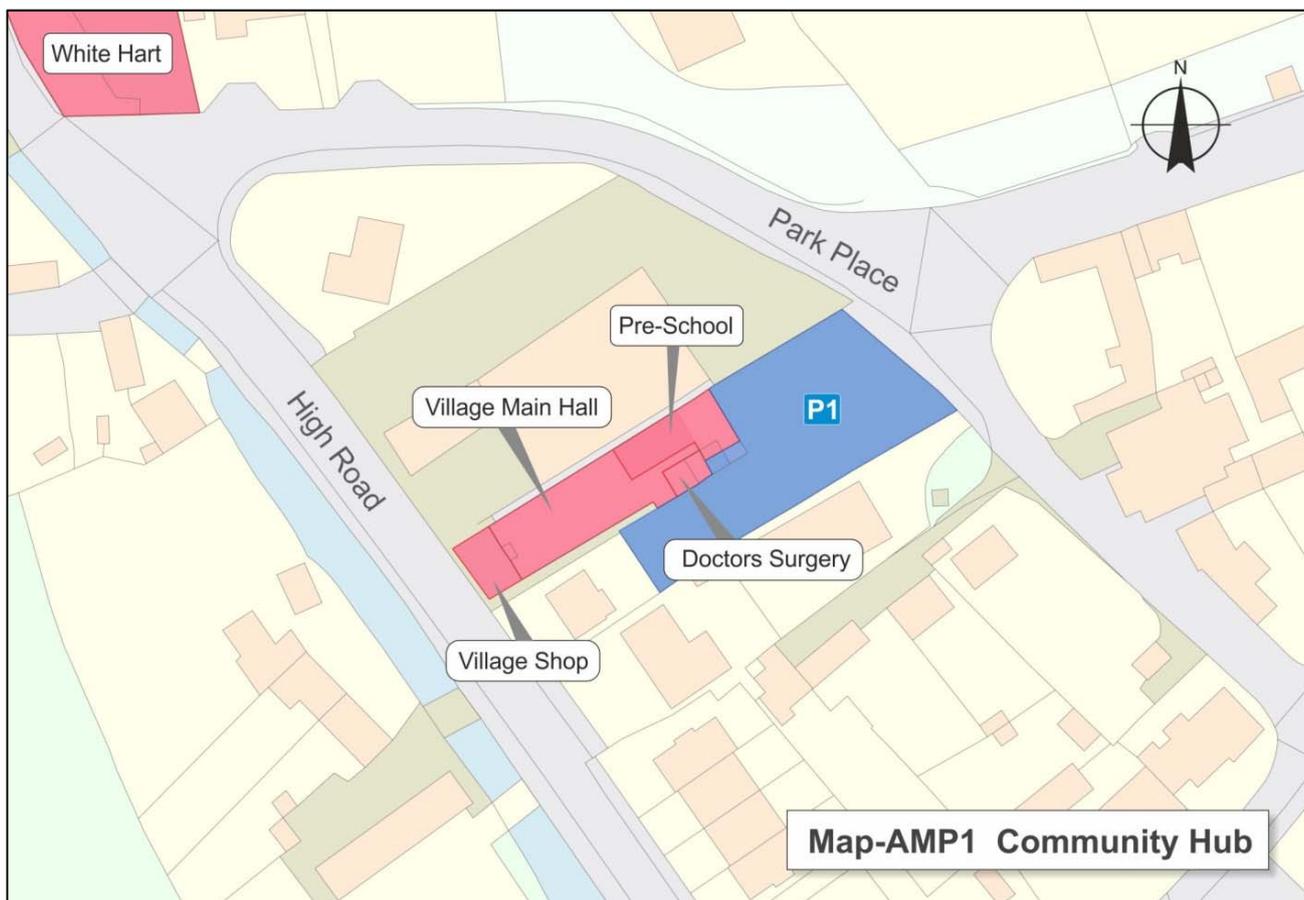
Intent

The research carried out within the Village, indicates that the range of amenities available at present is adequate to meet our needs but with growing population, further enhancements are required in order to meet our needs up to 2026. The following policies address these needs.

Policy AMP1 Village Centre Amenities

Development proposals for new or improved amenities in the Village centre as shown in Map-AMP1 will be supported. In particular:

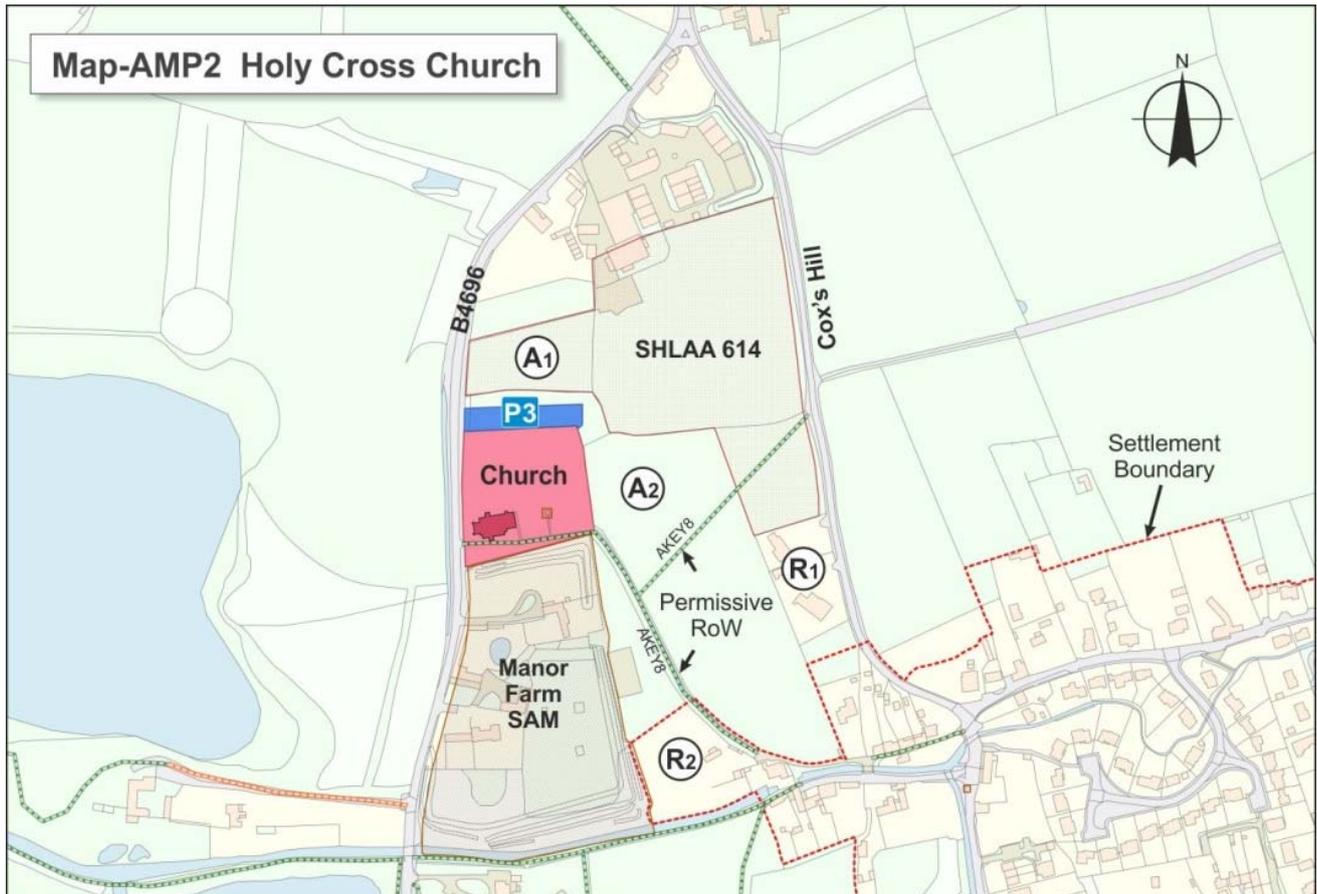
- a. Re-development of the existing village hall site for the purpose of improving facilities that contribute to the objective of a community hub in this central location is supported.
- b. The Village Hall Annexe should continue to be used to run the Village Shop unless an alternative and/or larger and/or more appropriately located premises is identified.



Policy AMP2 Holy Cross Church

With reference to Map-AMP2.

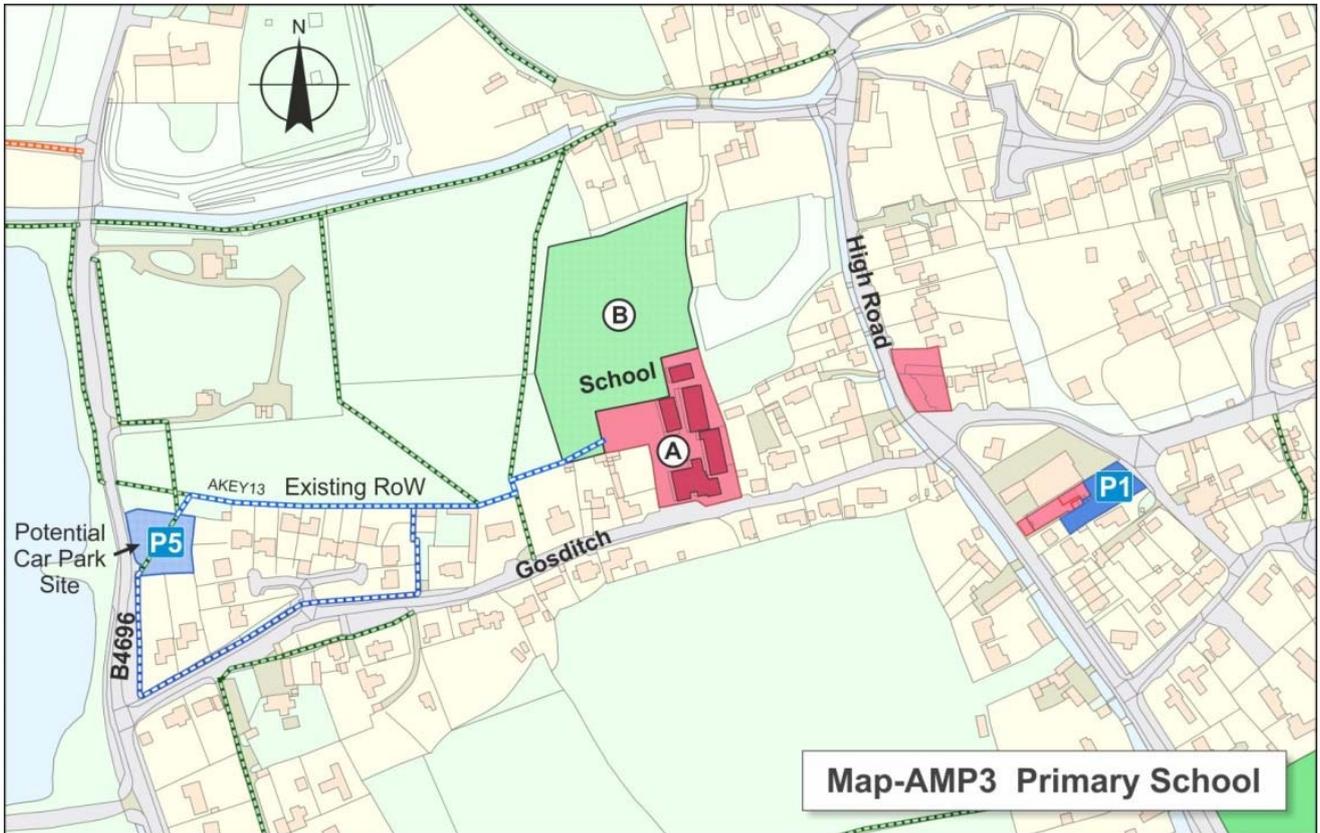
- a. The areas marked as Zones A1 and A2 should remain as open land unless increased parking facilities are required specifically for the church.
- b. Changes of use from residential in Zones R1 and R2 will not be supported.
- c. The footpath reference AKEY8 marked as Permissive RoW should remain a footpath with permissive access to the church from Church Walk and Cox's Hill.



Policy AMP3 Village School

With reference to Map-AMP3

- a. The School buildings and playing fields shown as A and B should be safeguarded for their existing use. Alterations or redevelopment of the existing façade of the building on Gosditch will be resisted.
- b. The area shown as B should be retained as open space unless pupil levels necessitate the need for larger school buildings as per Government guidelines.



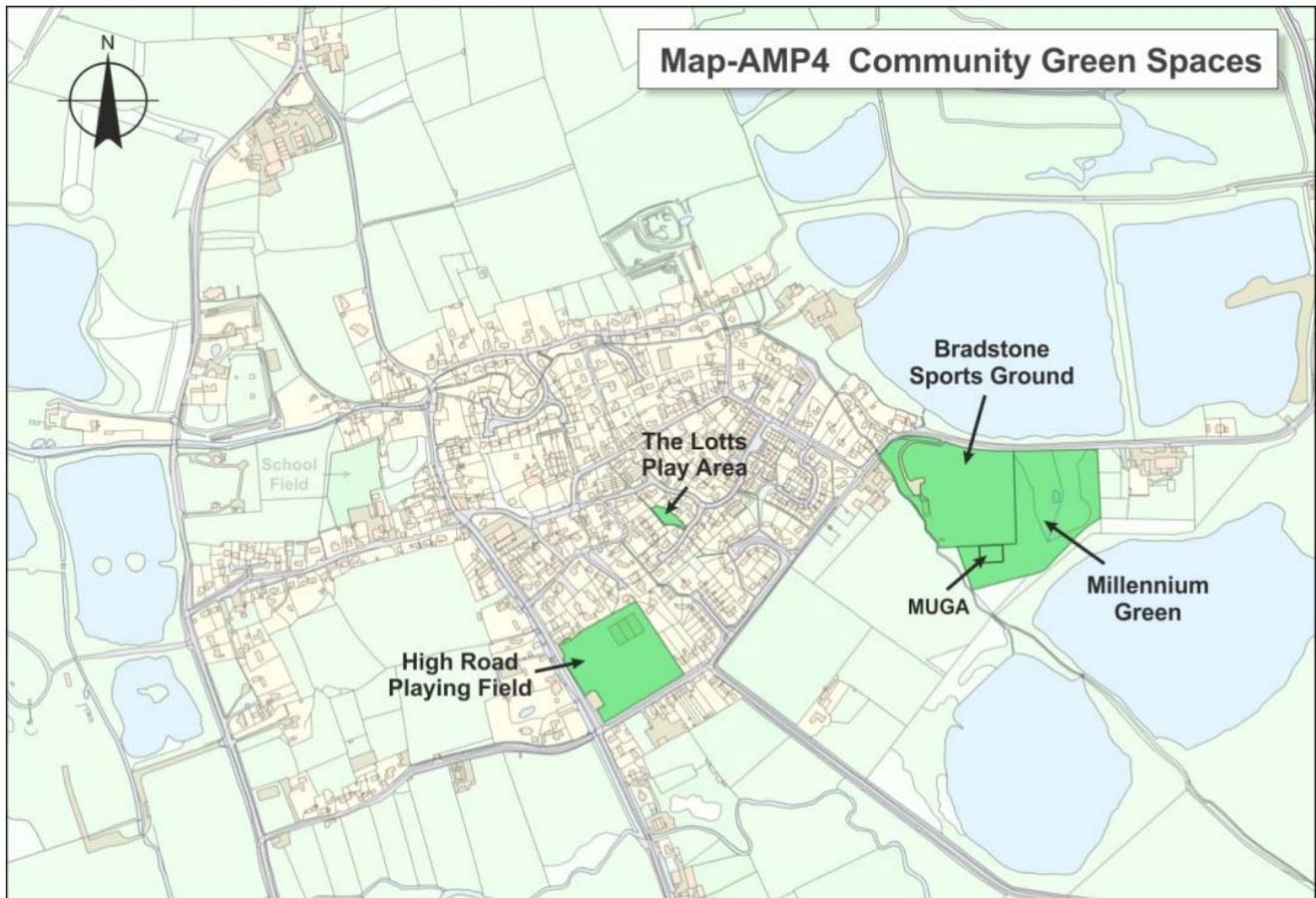
Policy AMP4 Green spaces

The following locations, as shown on Map-AMP4, are designated for protection as Local Green Spaces:

- a. The High Road playing field
- b. The Lotts play area
- c. The Bradstone sports field
- d. The Millennium Green

Development that results in the loss of the above green spaces, or that results in any harm to their character, setting, accessibility or appearance, general quality or to amenity value will be resisted unless the community would gain equivalent benefit from provision of a suitable replacement.

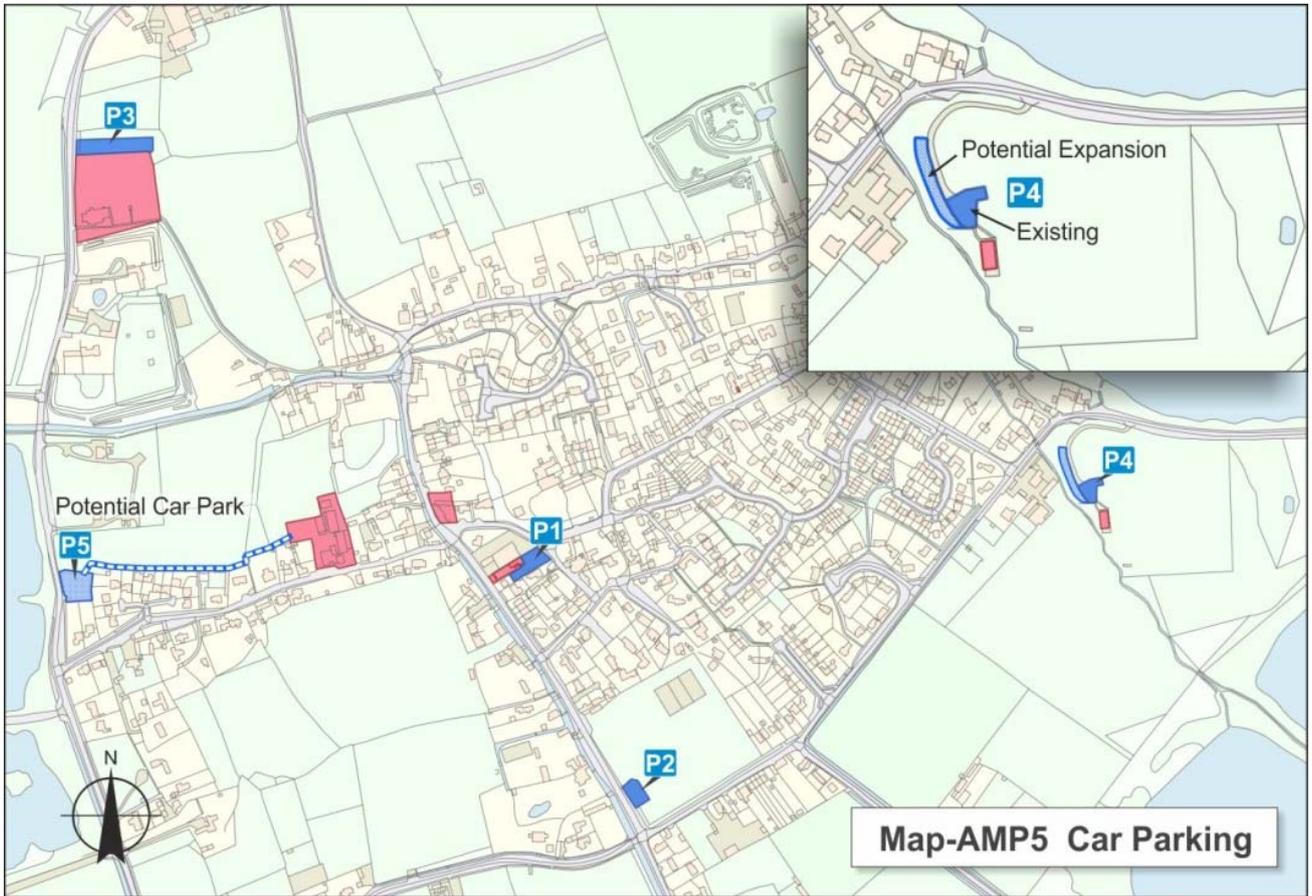
Development of a MUGA on the Parish Council land adjacent to the Bradstone Sports Ground will be supported.



Policy AMP5 Car Parking

Proposals to alleviate parking problems in the area by improving existing and providing new community and public parking sites will be supported. In particular, and with reference to Map-AMP5:

- a. P1 will be retained as a centrally located public car park.
- b. In the event of the provision of a community hub building on an alternative site to the existing village hall site the car parking space adjacent to the existing village hall, marked as P1 should be retained for public use.
- c. P2 re-configuration or expansion to accommodate High Road Playing Field users and alleviate parking on the High Road will be supported with due regard to the protection of the High Road Playing Field as a Green Space. Any expansion would be restricted to no more than 2.5 metres in depth, moving the East side of the perimeter further into the Playing Field. The gates and hedge to be re-instated along this boundary.
- d. P3 will remain as parking for church visitors.
- e. P3 expansion to alleviate peak attendance overflow parking onto the B4696 will be supported.
- f. P4 expansion to accommodate increased user parking will be supported.
- g. P5 provision of a public parking site for the primary purpose of vehicles transporting pupils to the village school will be supported subject to funding and deliverability.



Environment Policies

Intent

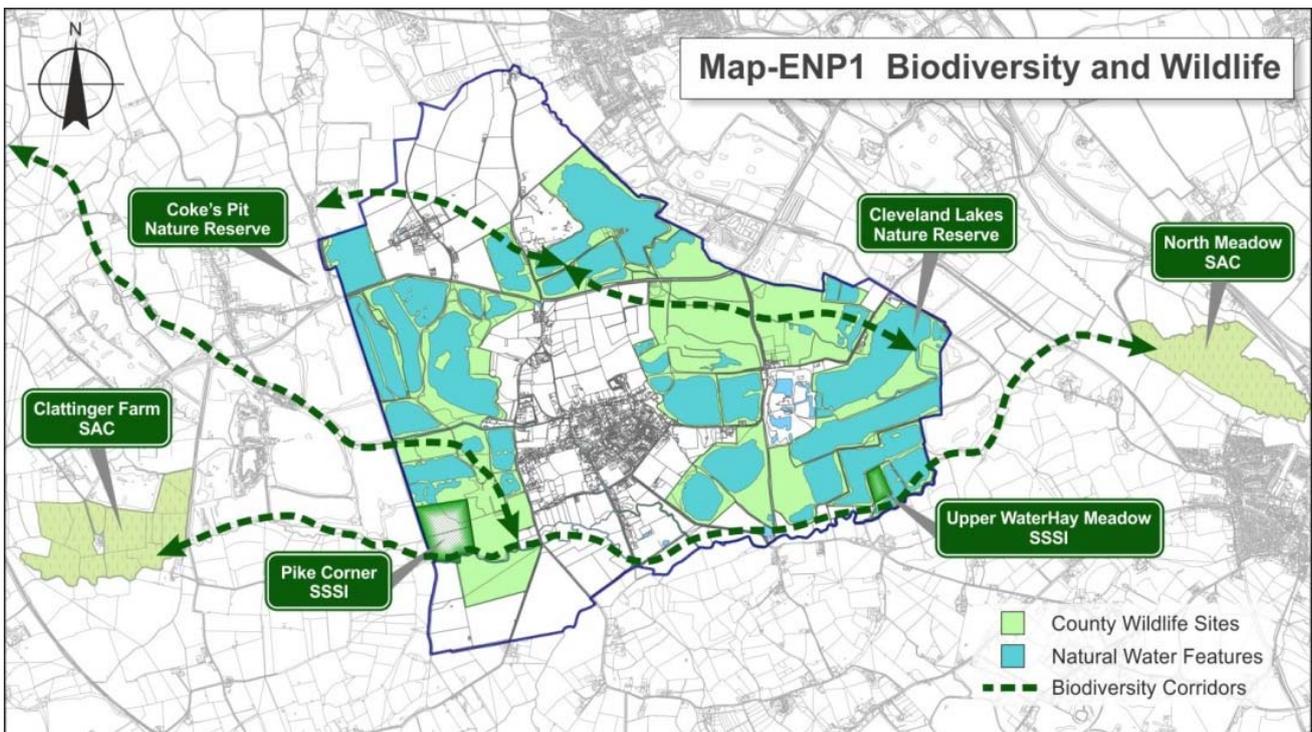
The Environment Policies of the Wiltshire Core Strategy are the principal Environment Policies for Ashton Keynes. The policies shown here are in addition to these policies and address specific local environmental issues. The vision and strategic framework for the development of the Cotswold Water Park is of material consideration in informing the Environment topic theme policies of this plan.

Policy ENP1 Protection of biodiversity and wildlife sites

Development proposals should seek to enhance biodiversity wherever possible.

With reference to Map-ENP1

1. Development on sites identified as important for the preservation of biodiversity and wildlife will be limited to sensitive, small scale leisure orientated development that contributes to the accessibility and enjoyment of the environment for residents and visitors.
2. Larger-scale development proposals likely to have a direct or indirect adverse impact on local biodiversity will only be permitted provided an independent survey report supported by Wiltshire Council's ecology adviser demonstrates that there are no alternatives with less harmful impacts, or that appropriate mitigation measures or, as a last resort, compensation measures can be provided to achieve a net enhancement to the site's biodiversity.
3. Development proposals for new buildings likely to have a direct or indirect adverse impact on the habitat or wildlife of a County Wildlife Site (CWS) will only be permitted where an independent survey report which is supported by Wiltshire Council's ecology adviser includes an assessment of the alternatives investigated and demonstrates that appropriate mitigation measures or, as a last resort, compensation measures can be provided to significantly reduce the impact.

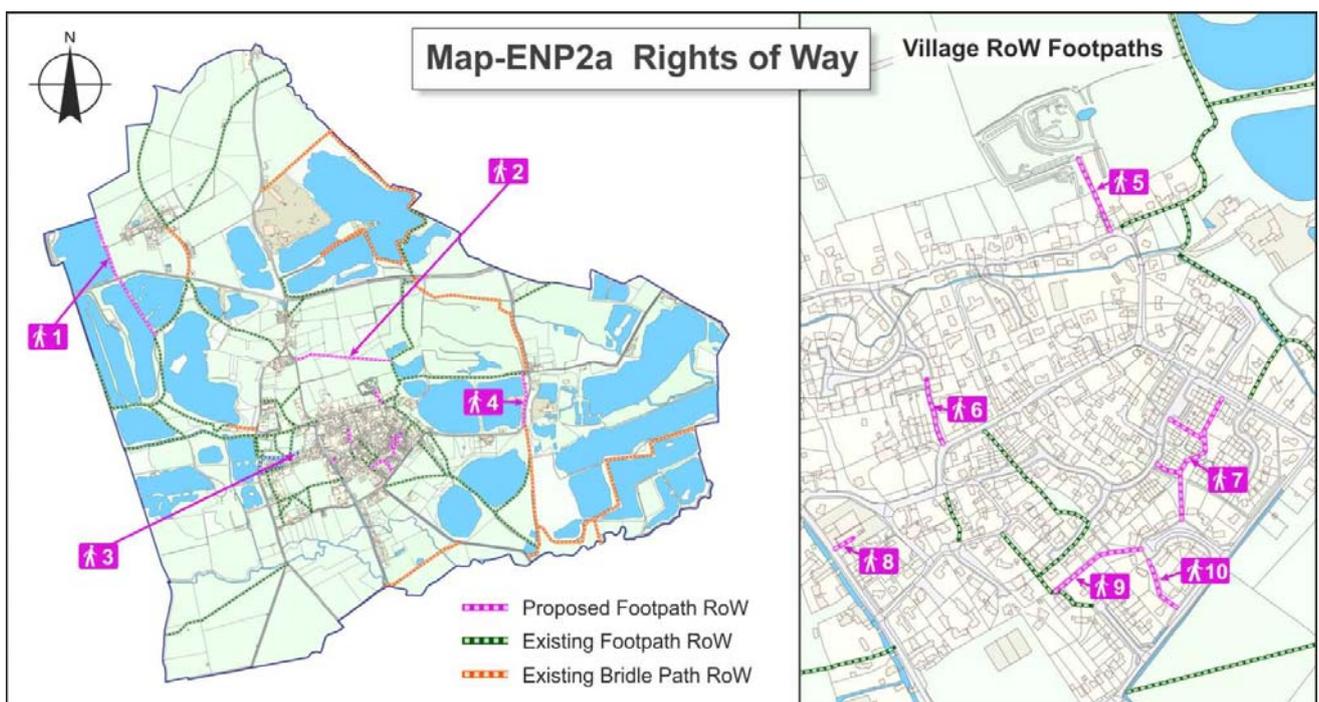


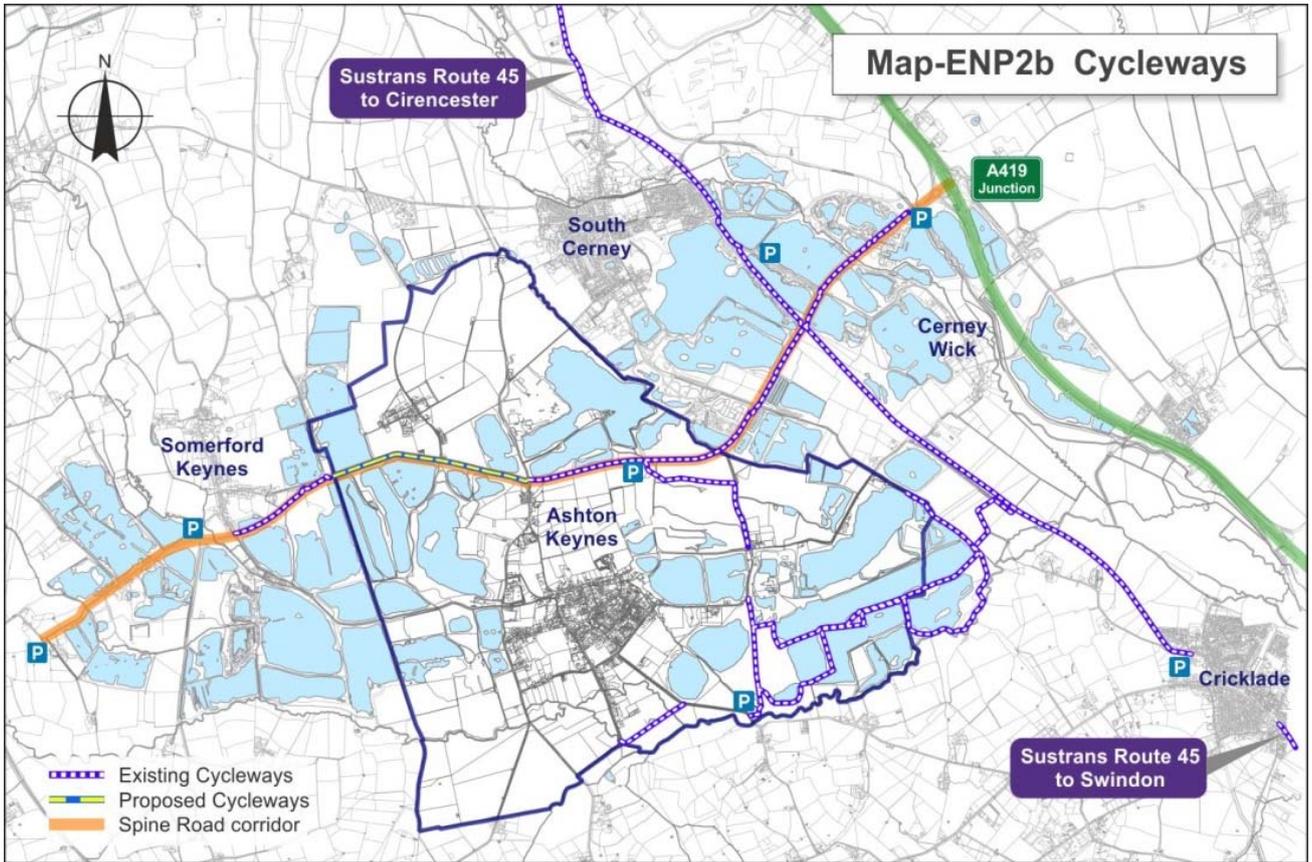
Policy ENP2 Environmental infrastructure and accessibility

With reference to Map-ENP2a and Map-ENP2b

1. Development on any former minerals extraction site should make provision for strips of land for additional footpaths, bridle paths and cycleways, and assign such strips of land as public rights of way where possible and appropriate.
2. Developments able to provide additional cycleways will be supported. Where possible, these should connect with existing cycleways, the Sustrans national cycleway network and/or the Wiltshire Cycleway project.
3. In particular development proposals in the following locations should include provision of cycleways on land adjacent to their southern boundaries as shown on Map-ENP2b:
 - a. Keynes Country Park and Beach
 - b. The former Cotswold Community
 - c. Cotswold Lake 62
4. Proposals to add to the existing public rights of way network in the area will be supported. In particular it is considered that the following existing and proposed footpaths as identified and shown on Map-ENP2a should be registered as public rights of way.

-  **1** Existing footpath from the Western side of Lake 35 to the Eastern side of Lake 32
-  **2** New footpath from Cox's Hill to the eastern side of Lake 76
-  **3** New footpath from field behind Dairy Farm to the school playing field
-  **4** Existing footpath on the eastern side of Lake 81
-  **5** Existing footpath from Back Street to the scheduled ancient monument earthworks
-  **6** Existing footpath linking Fore Street to Richmond Court
-  **7** Existing footpaths linking Four Acre Close, Harris Road and Kent End
-  **8** Existing footpath linking the Village Hall car park and the High Road
-  **9** Existing footpath linking Four Acre Close and The Mead
-  **10** Existing footpath linking Four Acre Close and Rixon Gate



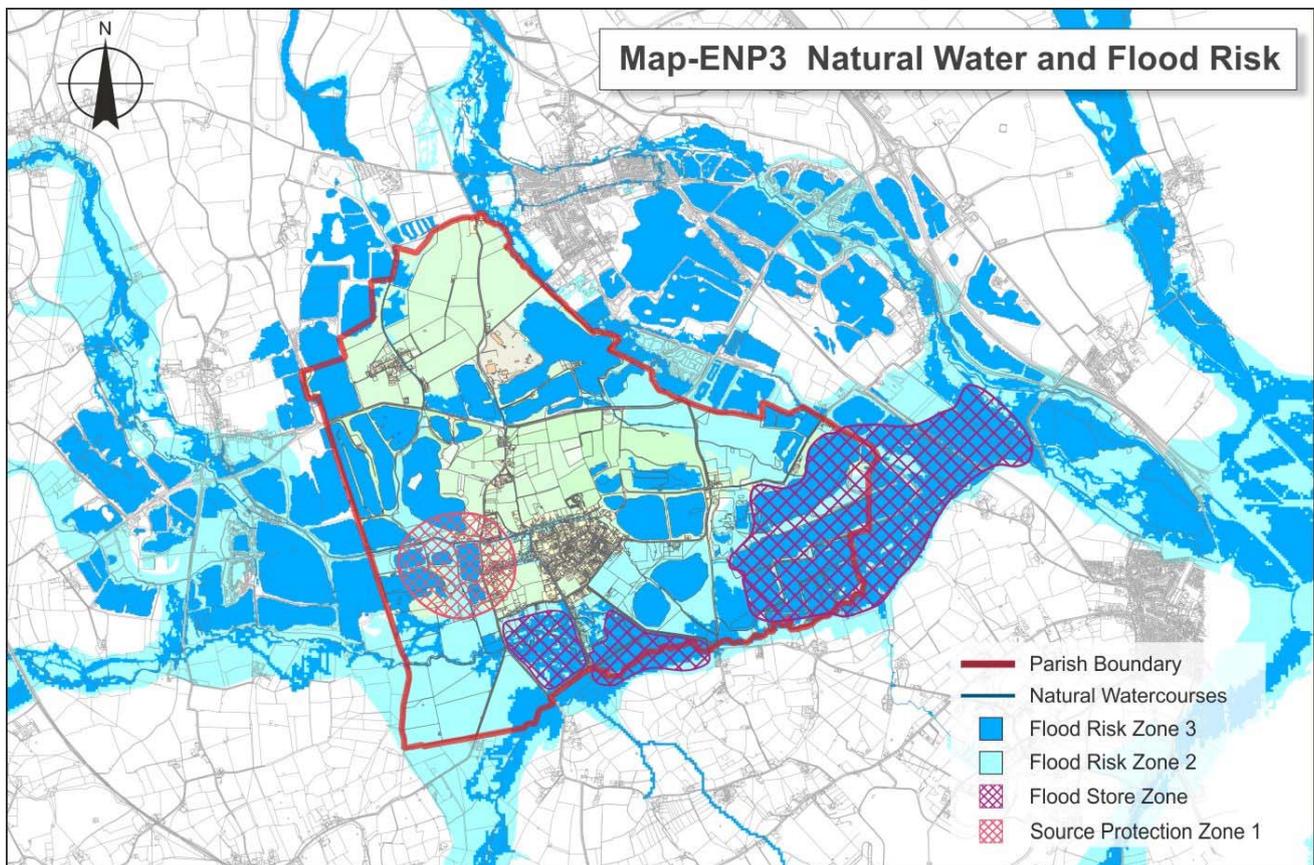


Policy ENP3 Water based protection and improvement

In accordance with NPPF paragraph 100 and Wiltshire Core Strategy Policy 68, development proposals with the potential to increase the risk of residential flooding or that could cause contamination of source protection zones (SPZ) will not be supported.

With reference to Map-ENP3 and the provisions of national and Wiltshire planning policy:

1. Development on sites within or adjacent to Source Protection Zone 1 will require contamination risk assessment demonstrating that contamination mitigation measures could be successfully achieved.
2. Housing development on sites within or adjacent to the identified Flood Store Zones will be resisted.
3. Development on sites within or adjacent to the identified Flood Store Zones for small scale leisure or wildlife orientated design will be permitted provided they entail no significant loss of flood store area.



Historic Conservation Policies

Intent

Wiltshire Core Strategy No 58 requires that 'development should protect, conserve and where possible enhance the historic environment'.

The Ashton Keynes Framework Settlement Boundary is coincident in most places with the Conservation Area, originally established by North Wiltshire District Council (NWDC) in 1974, and extended to include virtually the entire village in 1995.

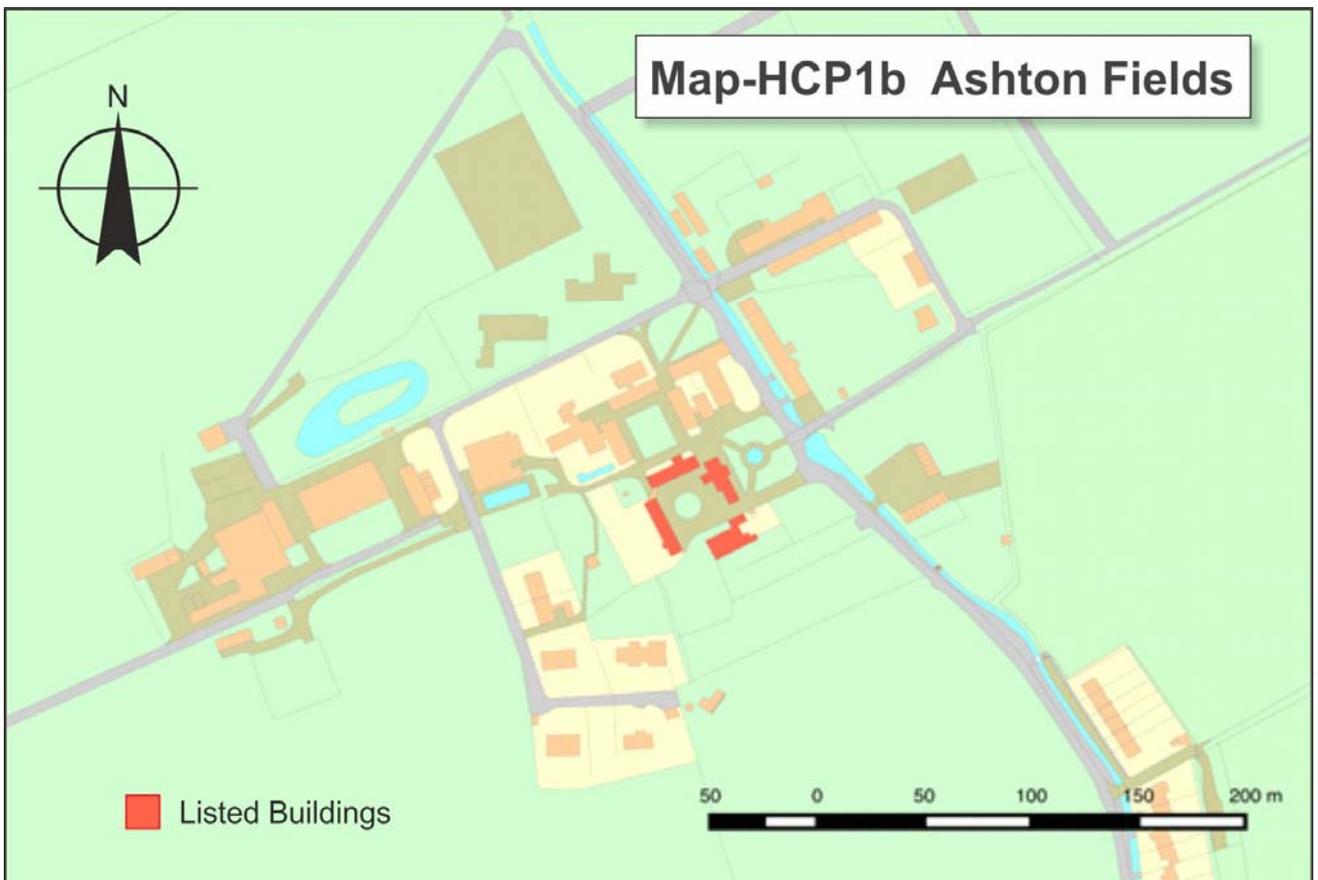
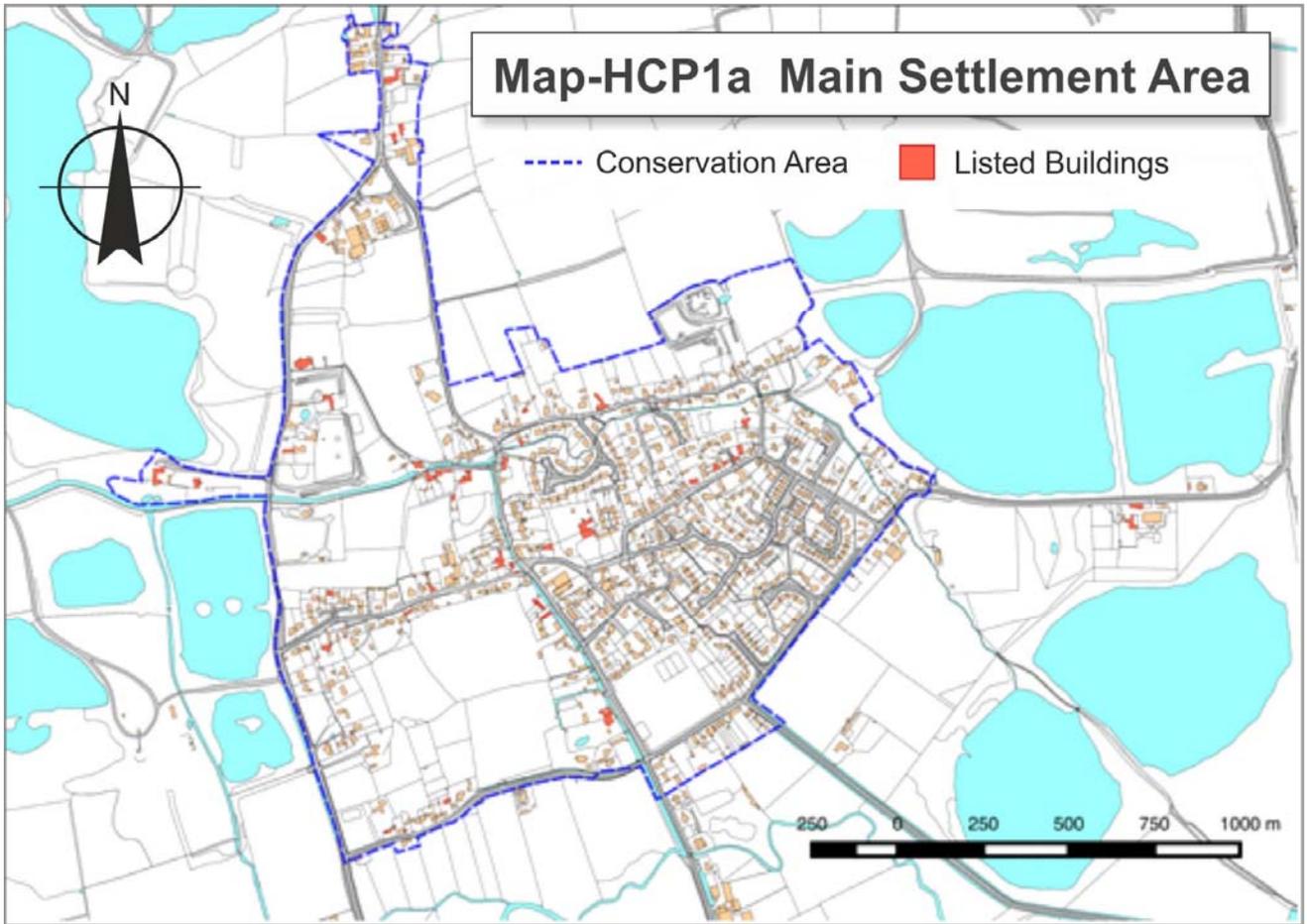
The intent of the AKNP in this respect is to ensure that future developments are sympathetic to the heritage and overall character of the village by encouraging good design and the use of appropriate materials. This is enshrined in *Section 5.1 HSP14 – Good Design* earlier in this Plan.

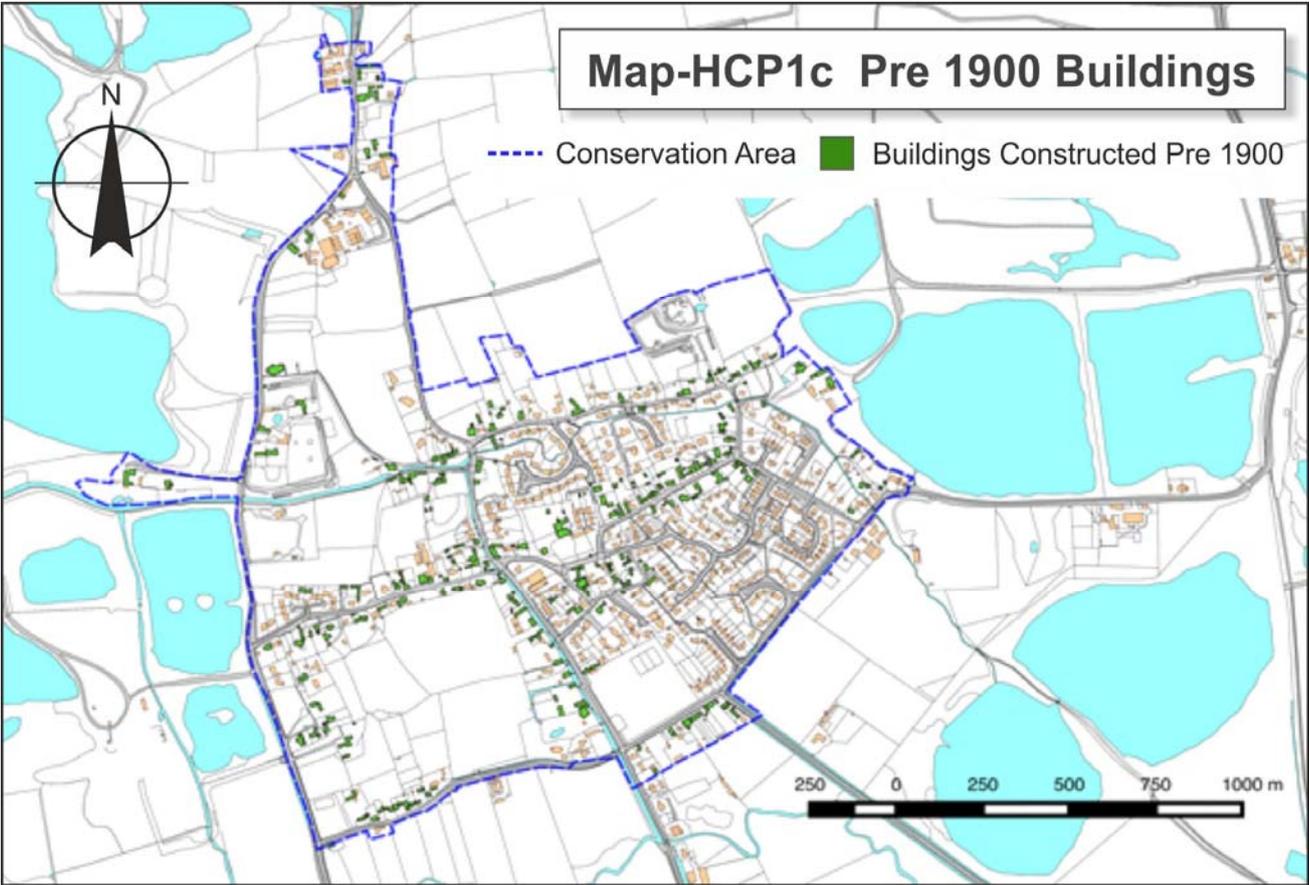
Policy HCP1 Local character

With regard to national and local heritage and conservation policies, development is expected to fulfil the following criteria:

- a. Styles, proportions, materials and finishes used for new build and conversions of both residential and commercial properties must be in harmony with their surroundings, in particular when these are in close proximity to Listed Buildings and Scheduled Ancient Monuments (SAMs).
- b. The current limits of the Ashton Keynes Settlement Boundary and Conservation Area should be adhered to unless designated elsewhere in the Neighbourhood Plan.
- c. The current footprint of the Ashton Fields site should be respected when considering future developments and the historic context of the Listed Buildings at the heart of that site must be preserved.
- d. Commercial signage displayed should minimise visual impact and employ materials and finishes appropriate to the environment.
- e. Street furniture (including signage) should be kept to the minimum necessary to provide for the safety of road users.
- f. Urbanisation of the village by the installation of more pavements and kerbs is discouraged except where it can be shown that it is necessary on road safety grounds and heritage impacts are minimised.
- g. Covenants will be enforced where it can be proven that there has been an infringement of an open space frontage condition by the addition of walls, fences, hedges, shrubs or trees.
- h. Wherever possible, utilities companies will be encouraged to place their services underground.

New residential development should be appropriate to their surrounding context in terms of scale, density, layout, height and massing.





Economy Policies

Intent

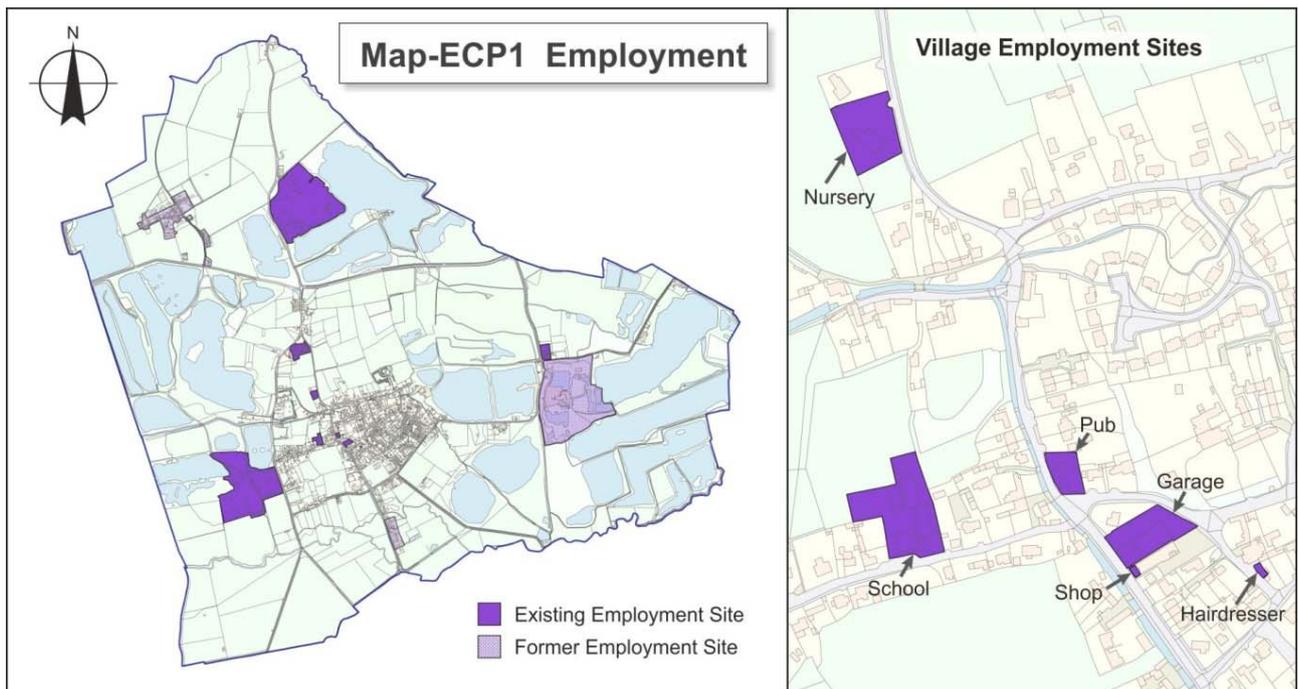
This Plan is required to be in general conformity with the adopted Wiltshire Core Strategy (WCS) and the NPPF, both of which contain statements of support for the development of a sustainable and prosperous rural economy. The aim of the policies in this section is to contribute towards the WCS and NPPF objectives, which are to:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Policy ECP1 Existing Employment Land

Existing employment land will be protected and enhanced where appropriate by:

- Retaining existing employment sites wherever possible for that purpose where they are well located and well suited to employment use or community facilities.
- Supporting a change to a mix of uses on employment land where it can be shown that the use of the site solely for employment is no longer viable as assessed by generally accepted appraisal methods and that the proposed alternative use would provide equal or greater benefits for the local community than the current use.



Policy ECP2 New Employment Sites

Development proposals for new business purposes on suitable sites outside the settlement boundary with existing or potential good road access and close to existing services and facilities that contribute to the local economy and employment will be supported.

Previously-developed sites will be preferred and given preference as new employment sites over greenfield land.

Policy ECP3 Mixed Use Development

Proposals for mixed use development incorporating small businesses which encourage 'live-work' opportunities on appropriate sites with existing or potential good road access and close to existing services and facilities will be supported.

Policy ECP4 Use of former Minerals Extraction and Manufacturing Sites

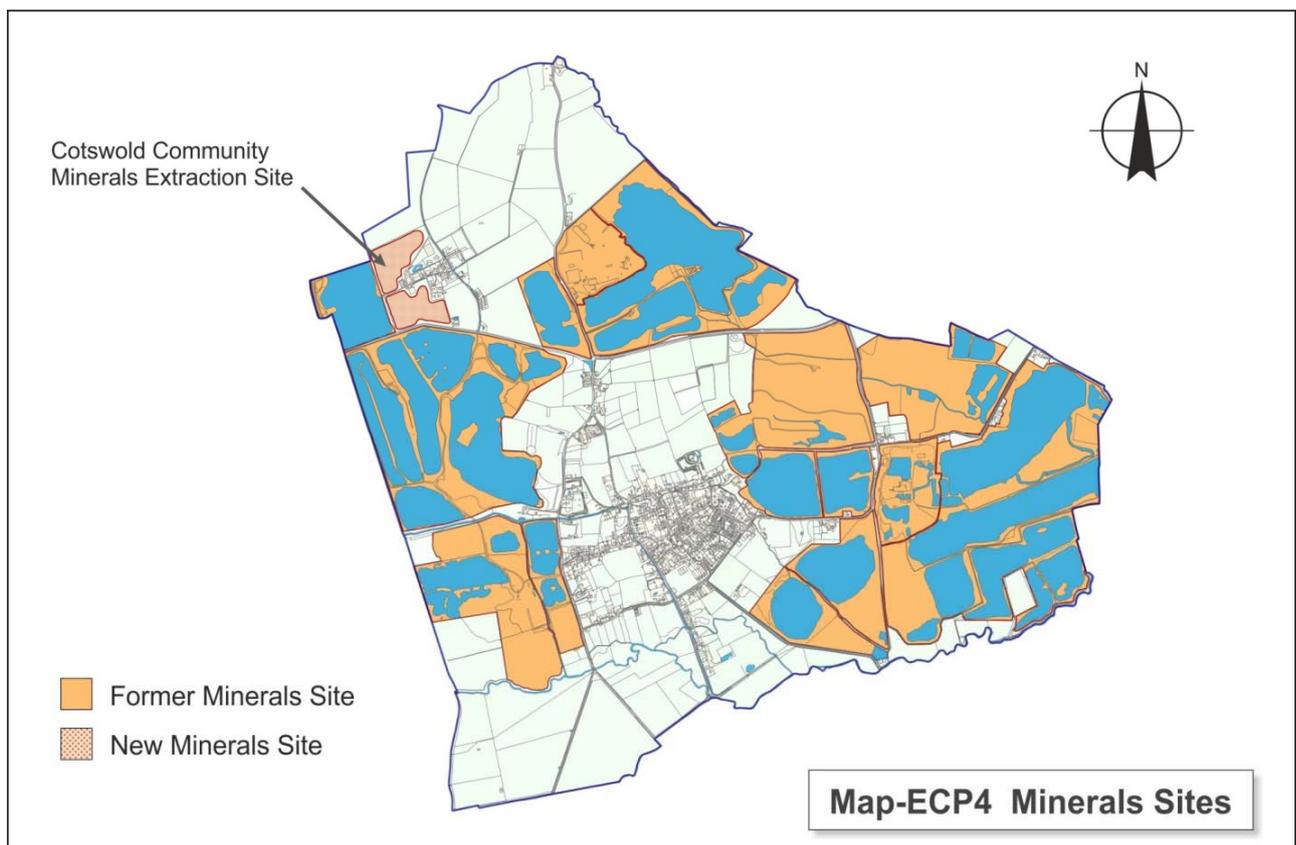
The use of former minerals extraction and building products manufacturing sites will be supported for:

1. business (B1 use classes a, b, c); and/or
2. leisure and tourism purposes

provided that:

- a. proposed sites have good road access; and
- b. are close to existing services and facilities; and
- c. biodiversity and landscape of the site is protected; and
- d. the scale of the proposal is appropriate to its setting; and
- e. public accessibility to wildlife sites is safeguarded

General industrial use (B2) and distribution and storage uses (B8) are considered inappropriate for former minerals extraction and building product manufacturing sites and will not be supported.



Policy ECP5 Recreation and Tourism

Development proposals for recreation and tourism purposes will be supported providing that the siting, design, layout and scale of the proposal respects the quality and tranquillity of the parish's built and natural environments, including its character and surrounding countryside.

Appendix A – Pre-Submission Survey Questionnaire



PRE-SUBMISSION CONSULTATION SURVEY

Consultation Period: 26th September to 7th November 2015

Signature: Date:

Name: Address/Postcode:

Please tick this box to indicate you agree with all of the policies in the Draft Plan, as written, except where you have stated otherwise.

Thank you for attending this Consultation Event, which is designed to give the parishioners of Ashton Keynes, and other interested parties, the opportunity to make final comments on the Draft Ashton Keynes Neighbourhood Plan.

Copies of the Draft Plan, and associated documents are available for inspection at this event. However, the main aspects of the Draft Plan, the Policies, which are grouped by Theme, are shown on the display boards.

Since these Policies have been formulated following extensive research and earlier consultation events, it is hoped that you will be able to agree with most of them. Therefore, to save you from extensive writing, this questionnaire has been constructed on an 'exception basis' i.e. you only need comment on a policy, or express disapproval of it, where you feel it is appropriate. (Extra sheets are available should you need them.)

Please take this questionnaire around with you as you look at the various policies and enter your comments either as you go round the displays, or at the end. Please do not forget to sign the questionnaire – this is necessary for the information to be deemed authenticated – and hand it in at the end of your visit. If you do have any questions, please ask any of the representatives of the Neighbourhood Planning Team who are present. All the information displayed at this event, and more, can be found on our website: www.ashtonkeynesneighbourhood.com.

This event is part of the 6 week period of consultation as required by the Neighbourhood Planning Regulations, which commenced on the 26th Sept. 2015. This consultation is an important part of the final stage prior to submitting our Draft Plan for examination by an independent inspector, and subsequent adoption by Wiltshire Council as part of the Local Development Plan.

Theme and Policy References

HOUSING	
Policy HSP1	Site Allocations
Policy HSP2	AB Carter Haulage
Policy HSP3	former Cotswold Community
Policy HSP4	Windfall and Infill Development
Policy HSP5	Tenancy Mix
Policy HSP6	Priority to Purchase
Policy HSP7	Affordable Housing
Policy HSP8	Allocation of Affordable Housing
Policy HSP9	Inclusive Development
Policy HSP10	Type of Homes
Policy HSP11	Size of Homes
Policy HSP12	Housing for Older People
INFRASTRUCTURE	
Policy INP1	Flood risk mitigation
Policy INP2	Road and Pedestrian Safety
Policy INP3	Rural Health Service Enhancement
Policy INP4	Communication infrastructure service improvement
Policy INP5	Contributions to new infrastructure and facilities
AMENITIES	
Policy AMP1	Village Centre Amenities
Policy AMP2	Holy Cross Church
Policy AMP3	Village School
Policy AMP4	Village Shop
Policy AMP5	Green spaces
Policy AMP6	Car Parking
ENVIRONMENT	
Policy ENP1	Protection of biodiversity and wildlife sites
Policy ENP2	Environmental infrastructure and accessibility
Policy ENP3	Water based protection and improvement
HISTORIC CONSERVATION	
Policy HCP1	Local character
ECONOMY	
Policy ECP1	Existing Employment Land
Policy ECP2	New Employment Sites
Policy ECP3	Mixed Use Development
Policy ECP4	Use of Former Minerals Extraction Sites
Policy ECP5	Recreation and Tourism

Comments on Policies

Policy Ref No.

I generally agree with the policy but I wish to make the following comment:
or I disagree with the Policy because: (* Delete as appropriate)

Policy Ref No.

I generally agree with the policy but I wish to make the following comment:
or I disagree with the Policy because: (* Delete as appropriate)

Comments on Policies

Policy Ref No.

I generally agree with the policy but I wish to make the following comment:
or I disagree with the Policy because: (* Delete as appropriate)

General Comments

I would like to make the following comments about the Draft Plan in general:

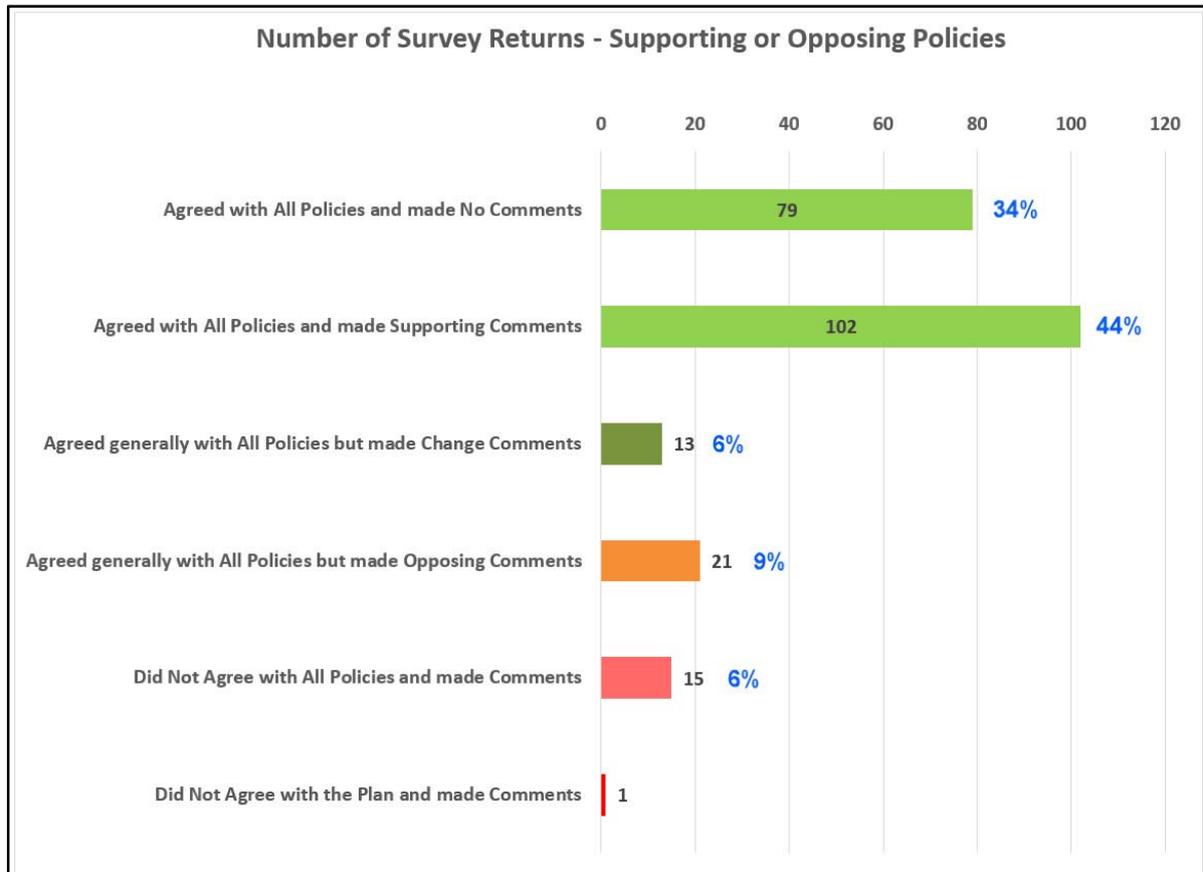
Continuation sheets for each of these sheets were available at the Pre-Submission Consultation events.

Appendix B – Survey Analysis

Over the two public events held in the Village Hall there were **139** visitors. Event attendees were given a paper survey questionnaire. People who could not attend any of the events were encouraged to read the Draft Plan online and complete an online survey form based upon the event survey questionnaire.

The number of paper and online surveys submitted over the consultation period was **232** (representing 22% of the voting age population of the Parish as per the 2011 National Census data)

The following chart and table shows the quantitative analysis of the surveys returned over the period.



Support Comments were predominantly on:

- development should only be on brownfield land – **45 comments**
- there should be no development outside of the settlement boundary – **18 comments**
- there should be no development on green open spaces – **50 comments**
- holiday home development on green spaces should not be supported – **15 comments**

Change Comments were predominantly on:

- there should be policy restrictions on holiday home development – **6 comments**
- developers should donate to improved cycleway routes and footpaths – **3 comments**

Opposing Comments were predominantly on:

- against the Car Park P5 proposal in Policy AMP3 – **10 comments**
- against a developer proposal for Dairy Farm Field (Site 2) – **2 comments**

Disagreement Comments were predominantly on:

- opposed to proposal for Dairy Farm being added to the draft Plan – **10 comments**
- the lack of inclusion of the Dairy Farm (Site 2) in the housing allocations – **2 comments**

Survey Responses and Comments by Policy

		Policy	Supporting the Policy	Opposing the Policy
Housing	Site Allocations	HSP1	223 (96%)	9 (4%)
	AB Carter Haulage	HSP2	230 (99%)	2 (1%)
	former Cotswold Community	HSP3	232 (100%)	0 (0%)
	Windfall and Infill Development	HSP4	232 (100%)	0 (0%)
	Tenancy Mix	HSP5	231 (99.6%)	1 (0.4%)
	Priority to Purchase	HSP6	232 (100%)	0 (0%)
	Affordable Housing	HSP7	232 (100%)	0 (0%)
	Allocation of Affordable Housing	HSP8	231 (99.6%)	1 (0.4%)
	Inclusive Development	HSP9	232 (100%)	0 (0%)
	Type of Homes	HSP10	229 (98.7%)	3 (1.3%)
	Size of Homes	HSP11	228 (98.3%)	4 (1.7%)
	Housing for Older People	HSP12	231 (99.6%)	1 (0.4%)
Infrastructure	Flood risk mitigation	INP1	232 (100%)	0 (0%)
	Road and Pedestrian Safety	INP2	227 (98%)	5 (2%)
	Rural Health Service Enhancement	INP3	232 (100%)	0 (0%)
	Communication service improvement	INP4	232 (100%)	0 (0%)
	Contributions to Infrastructure and Amenities	INP5	232 (100%)	0 (0%)
Amenities	Village Centre Amenities	AMP1	231 (99.6%)	1 (0.4%)
	Holy Cross Church	AMP2	232 (100%)	0 (0%)
	Village School	AMP3	221 (95%)	11 (5%)
	Green Spaces	AMP4	223 (96%)	9 (4%)
	Car Parking	AMP5	222 (96%)	10 (4%)
Environment	Protection of biodiversity and wildlife	ENP1	232 (100%)	0 (0%)
	Environmental Infrastructure Accessibility	ENP2	232 (100%)	0 (0%)
	Water based protection and improvement	ENP3	232 (100%)	0 (0%)
Historic Conservation	Local Character	HCP1	232 (100%)	0 (0%)
Economy	Existing Employment Land	ECP1	232 (100%)	0 (0%)
	New Employment Sites	ECP2	232 (100%)	0 (0%)
	Mixed Use Development	ECP3	232 (100%)	0 (0%)
	Use of Former Minerals Extraction Sites	ECP4	231 (99.6%)	1 (0.4%)
	Recreation and Tourism	ECP5	231 (99.6%)	1 (0.4%)

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Appendix C – Analysis of Comments on Policies

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each policy and do not relate to the survey analysis in Appendix B.

Policy HSP1 – Site Allocations	
Summary of Comments	232 survey responses received
Supporting	54 survey responses with supporting comments
Only brownfield sites should be built on	39 comments [17%]
Opposing proposals to build on Dairy Fields site (site 2)	5 comments [2%]
No need for AB Carter (site 4) if Cotswold Community developed	1 comment [0.4%]
More houses required for elderly to downsize	1 comment [0.4%]
There is no provision in HSP1 for objecting to holiday homes	1 comment [0.4%]
General comments of thanks and support	7 comments [3%]
Opposing	9 survey responses with opposing comments
No development of land at Dairy Fields (site 2)	5 comments [2%]
SHLAA 702 (site 2) should be added to the recommended site list	4 comments [1.7%]

Policy HSP2 – AB Carter Haulage	
Summary of Comments	232 survey responses received
Supporting	6 survey responses with supporting comments
Support for the development of this site	5 comments [2%]
Amenities should be developed on this site	1 comment [0.4%]
Opposing	2 survey responses with opposing comments
11 houses not needed if Cotswold Community developed	1 comment [0.4%]
Owner requesting changes to this policy	1 comment [0.4%]

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Policy HSP3 – former Cotswold Community	
Summary of Comments	232 survey responses received
Supporting	14 survey responses with supporting comments
Concerns about traffic issues	3 comments [1.3%]
Impact on the primary school should be considered	3 comments [1.3%]
Impact on amenities and facilities should be considered	3 comments [1.3%]
Ideal brownfield site for development	2 comments [0.8%]
Social housing figures should be adhered to	1 comment [0.4%]
Should be no elderly housing due to remoteness from village	1 comment [0.4%]
Cycle ways should be improved	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy HSP4 – Windfall and Infill Development	
Summary of Comments	232 survey responses received
Supporting	3 survey responses with supporting comments
Objection to development of greenfield sites	2 comments [0.8%]
Development of outward extensions North of Gosditch	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy HSP5 – Tenancy Mix	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	1 survey response with opposing comments
The portion of social housing is too high	1 comment [0.4%]

Policy HSP6 – Priority to Purchase	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	0 survey responses with opposing comments

Policy HSP7 – Affordable Housing	
Summary of Comments	232 survey responses received
Supporting	2 survey responses with supporting comments
Support for this policy	2 comments [0.8%]
Opposing	0 survey responses with opposing comments

Policy HSP8 – Allocation of Affordable Housing	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	1 survey response with opposing comments
Against low cost housing	1 comment [0.4%]

Policy HSP9 – Inclusive Development	
Summary of Comments	232 survey responses received
Supporting	2 survey responses with supporting comments
Dairy farm site (site 2) should be rejected	1 comment [0.4%]
General observation	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy HSP10 – Type of Homes	
Summary of Comments	232 survey responses received
Supporting	4 survey responses with supporting comments
Concern about where Ellison's will park their coaches	1 comment [0.4%]
An amendment is required regards opposing holiday homes	1 comment [0.4%]
More affordable properties are required	1 comment [0.4%]
Policy leaves the look and style open to 'artistic' interpretation	1 comment [0.4%]
Opposing	3 survey responses with opposing comments
'Good design' principles not far reaching enough	1 comment [0.4%]
Too many semis	1 comment [0.4%]
Concern over holiday homes	1 comment [0.4%]

Policy HSP11 – Size of Homes	
Summary of Comments	232 survey responses received
Supporting	2 survey responses with supporting comments
More 4 bedroom homes are required	1 comment [0.4%]
Larger rooms in smaller homes are required	1 comment [0.4%]
Opposing	1 survey response with opposing comments
Larger detached houses are required	1 comment [0.4%]

Policy HSP12 – Housing for Older People	
Summary of Comments	232 survey responses received
Supporting	12 survey responses with supporting comments
Support smaller developments for older people	3 comments [1.3%]
Controlled sheltered accommodation for the elderly required	3 comment [1.3%]
Stop bungalows being extended or converted to houses	2 comments [0.8%]
Retain homes modified for the elderly as they become vacant	1 comment [0.4%]
Priority for the elderly for new homes	1 comment [0.4%]
Address transport issues for the elderly	1 comment [0.4%]
Address increasing demand for smaller homes for downsizing	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy INP1 – Flood Risk Mitigation	
Summary of Comments	232 survey responses received
Supporting	5 survey responses with supporting comments
Concern about flooding in severe periods of rain	1 comment [0.4%]
Dairy Fields (site 2) at risk of flooding	1 comment [0.4%]
Sewage system needs updating, development could cause flooding	1 comment [0.4%]
We should not build on good drainage land	1 comment [0.4%]
Restrict development of brownfield sites to reduce flood risk	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Policy INP2 – Road and Pedestrian Safety	
Summary of Comments	232 survey responses received
Supporting	7 survey responses with supporting comments
Supporting comments on road safety around the village	2 comments [0.8%]
Supporting comments on footpaths and pedestrian crossings	2 comments [0.8%]
The car park P5 and housing will make roads more dangerous	2 comments [0.8%]
Supporting with comment on speed restriction	1 comment [0.4%]
Opposing	1 survey response with opposing comments
Comment on traffic safety. The B4696 a B road	1 comment [0.4%]

Policy INP3 – Rural Health Service Enhancement	
Summary of Comments	232 survey responses received
Supporting	5 survey responses with supporting comments
Need to retain and improve local practitioner provision	4 comments [1.7%]
Limit the number of houses to reduce strain on doctors surgery	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy INP4 – Communication Infrastructure Service Improvement	
Summary of Comments	232 survey responses received
Supporting	1 survey response with supporting comments
A good mobile signal and broadband service is required	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy INP5 – Contributions to New Infrastructure and Facilities	
Summary of Comments	232 survey responses received
Supporting	3 survey responses with supporting comments
Essential repairs to roads and footpaths should take preference	1 comment [0.4%]
Mobile service and broadband required	1 comment [0.4%]
General observation	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy AMP1 – Village Centre Amenities	
Summary of Comments	232 survey responses received
Supporting	6 survey responses with supporting comments
Supporting comment for car park P5	1 comment [0.4%]
Provision of a mobile library	1 comment [0.4%]
A permanent Post Office is not required	1 comment [0.4%]
Central amenities is a must	1 comment [0.4%]
Improved neighbourhood communication is required	1 comment [0.4%]
General observation	1 comment [0.4%]
Opposing	0 survey responses with opposing comments
A bigger site is needed for central facilities	1 comment [0.4%]

Policy AMP2 – Holy Cross Church	
Summary of Comments	232 survey responses received
Supporting	2 survey responses with supporting comments
Make use of church for additional amenities	2 comments [0.8%]
Opposing	0 survey responses with opposing comments

Policy AMP3 – Village School	
Summary of Comments	232 survey responses received
Supporting	11 survey responses with supporting comments
Concerns about the capacity of the school to accept more pupils	7 comments [3%]
Issues about parking at the school	1 comment [0.4%]
Donations should be sought from developers to expand the school	1 comment [0.4%]
The school should be moved to another site	1 comment [0.4%]
There should be a mandatory bus drop off for walking to the school	1 comment [0.4%]
Opposing	7 survey responses with opposing comments
Concerns about traffic issues transporting pupils to school	4 comments [1.7%]
Concerns about dangerous road access	2 comments [0.8%]
General observation	1 comment [0.4%]

Policy AMP4 – Green Spaces	
Summary of Comments	232 survey responses received
Supporting	12 survey responses with supporting comments
No development should result in the loss of green spaces	6 comments [2.6%]
Include the Millennium Green within the Conservation Area	1 comment [0.4%]
Dog walking should be in specific areas only	1 comment [0.4%]
Dog mess fouling is an issue	1 comment [0.4%]
Footpaths must be retained	1 comment [0.4%]
No more housing required	1 comment [0.4%]
General observation	1 comment [0.4%]
Opposing	1 survey response with opposing comments
Build on brownfield sites only	1 comment [0.4%]

Policy AMP5 – Car Parking	
Summary of Comments	232 survey responses received
Supporting	14 survey responses with supporting comments
Supporting AMP5 but opposing car park P5	4 comments [1.7%]
Supporting comment for car park P5	1 comment [0.4%]
Ban High Road parking	1 comment [0.4%]
Use the AB Carter site (site 4) as a car park	1 comment [0.4%]
Enforce car parking signage	1 comment [0.4%]
Plan for correct road access and traffic through the village	1 comment [0.4%]
P5 well suited	1 comment [0.4%]
Village hall car park just as convenient	1 comment [0.4%]
Observations on car parking in general	3 comments [1.3%]
Opposing	5 survey responses with opposing comments
Access safety issues for P5	3 comments [1.3%]
People will not use this car park (P5)	1 comment [0.4%]
Disagree with car park P5	1 comment [0.4%]

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Policy ENP1 – Protection of Biodiversity and Wildlife Sites	
Summary of Comments	232 survey responses received
Supporting	7 survey responses with supporting comments
The Dairy Farm site (site 2) should not be built on	2 comments [0.8%]
Greenfield sites should be protected	2 comments [0.8%]
Include the Millennium Green as a County Wildlife site	1 comment [0.4%]
General observation	2 comments [0.8%]
Opposing	0 survey responses with opposing comments

Policy ENP2 – Environmental Infrastructure and Accessibility	
Summary of Comments	232 survey responses received
Supporting	9 survey responses with supporting comments
Need for more and improved cycle paths	3 comments [1.2%]
Footpath map needs improvement	2 comments [0.8%]
Ideal opportunity for a leisure hub	1 comment [0.4%]
Agree with the proposed cycle paths	1 comment [0.4%]
In favour of the new footpath across Dairy Fields site (site 2)	1 comment [0.4%]
Keep housing developments to brownfield locations	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy ENP3 – Water Based Protection and Improvement	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	0 survey responses with opposing comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Policy HCP1 – Local Character	
Summary of Comments	232 survey responses received
Supporting	8 survey responses with supporting comments
Pavements required	1 comment [0.4%]
Reduce street signage and furniture	2 comments [0.8%]
Conservation and settlement boundaries must be adhered to	1 comment [0.4%]
Cycleway to village a priority	1 comment [0.4%]
Protect listed buildings	1 comment [0.4%]
Ensure no designation of greenfield site north of Gosditch	1 comment [0.4%]
General observations	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy ECP1 – Existing Employment Land	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	0 survey responses with opposing comments

Policy ECP2 – New Employment Sites	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	0 survey responses with opposing comments

Policy ECP3 – Mixed Use Development	
Summary of Comments	232 survey responses received
Supporting	0 survey responses with supporting comments
Opposing	0 survey responses with opposing comments

Policy ECP4 – Use of Former Minerals Extraction and Manufacturing Sites	
Summary of Comments	232 survey responses received
Supporting	5 survey responses with supporting comments
There should be control on holiday home development	2 comments [0.8%]
Donations should be sought from developers for community good	1 comment [0.4%]
Infrastructure needs to be addressed	1 comment [0.4%]
Clear policies are needed for business, tourism and leisure	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

Policy ECP5 – Recreation and Tourism	
Summary of Comments	232 survey responses received
Supporting	6 survey responses with supporting comments
Concerns about large corporate and leisure facilities	1 comment [0.4%]
Concerns about traffic	1 comment [0.4%]
More needs to be said about holiday and second homes	2 comments [0.8%]
Infrastructure needs have to be addressed	1 comment [0.4%]
Observation on attractiveness of Thames Path to tourists	1 comment [0.4%]
Opposing	0 survey responses with opposing comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Appendix D – Community Comments

Comments on the Draft Plan were received by email from members of the community. Whilst not being included in the survey responses, their content was assessed and taken into consideration for any justifiable changes to the Draft Plan Policies.

In summary the number and nature of these emails are as follows:

8 emails – In objection to the proposed Car Park P5 in Policy AMP3 ‘Village School’

43 emails – In objection to the proposed development at Dairy Farm Field and Bungalow (Site 2)

1 email – Regarding the proposed Lake 82 development for holiday homes

The emails received can be viewed on the Ashton Keynes Neighbourhood Plan website from this link

www.ashtonkeynesneighbourhood.com/index.php/consultations/pre-submission-consultation/comments

Appendix E – Consultee Responses

Responses were received from 6 consultees, which can be viewed on the Ashton Keynes Neighbourhood Plan website from this link

<http://ashtonkeynesneighbourhood.com/index.php/consultations/pre-submission-consultation/consultees>

Wiltshire Council carried out a comprehensive review of the draft Neighbourhood Plan and provided detailed comments on all of its sections. The Council concluded that:

“From an officer perspective further work on the plan and its evidence is required in order to ensure adequate consistency with the policies contained in the suite of development plan documents adopted by Wiltshire Council. More specifically, consistency with strategic policies in the Wiltshire Core Strategy and the Mineral Core Strategy/Mineral Site Allocations DPD is yet to be achieved. There also remain inconsistencies with national planning policy and guidance.”

The Council also completed a Habitats Screening Assessment of the draft Plan which concluded that it “would have no likely significant effects upon any European designations”.

The **Environment Agency** supported environmental objectives EN1 to EN4 and recommended that its Flood Map for Surface Water was included in Section 4.2c.

Natural England confirmed that that the Sustainability Appraisal Scoping Report covered the areas of the natural environment that they were concerned with. They also recommended making reference to two Special Areas of Conservation and to the Thames Path National Trail in Appendix C of the Report.

Historic England made narrative comments on the Scoping Report principally checking that the authors of the report were satisfied with the scope of the lists of threats to, and potential enhancements of, the Conservation Area. Historic England also emphasised that the effectiveness of the Conservation Area Statement depends on its adoption by Wiltshire Council.

Somerford Keynes Parish Council recommended that the number of proposed houses on the former Cotswold Community site should be increased as they believed this would give a better mix of housing types and increase the benefits to neighbouring villages.

Oaksey Parish Council objected to housing development on the former Cotswold Community site.

Appendix F – Stakeholder Responses

Representations were received from 6 stakeholders, which can be viewed on the Ashton Keynes Neighbourhood Plan website

<http://ashtonkeynesneighbourhood.com/index.php/consultations/pre-submission-consultation/representations>

Hunter Page Planning made representations on behalf of Amita Management Ltd in support of their proposed housing development on the former Cotswold Community site.

SF Planning and their clients **Partridge Homes (Cotswolds) Ltd** made representations in support of their proposed housing development on land at Dairy Farm, Ashton Keynes.

Impact Planning Services Ltd (on behalf of Mr K Bowley and Castlewood (Commercial) Properties Ltd) and **Mr K Bowley** made representations in support of the proposed housing and employment development on land owned by Mr Bowley at Cox's Hill, Ashton Keynes.

Mr M C Cullimore (Managing Director of the Cullimore Group of Companies) made representations with respect to three sites owned by his company: Manor Farm, Dairy Farm and Kent End Farm. While Mr Cullimore was not in a position to set out firm, long term, plans for these sites he stated that:

“What is certain is that these sites cannot and will not stay in the same guise as they sit today, beyond gravel and restoration these sites will have to find ways to pay for themselves and their upkeep and therefore development of these sites cannot be ignored or forgotten about. “