



Ashton Keynes Neighbourhood Plan Steering Group

Draft Ashton Keynes Neighbourhood Plan

2015 - 2026

Submission Version - 31st August 2016



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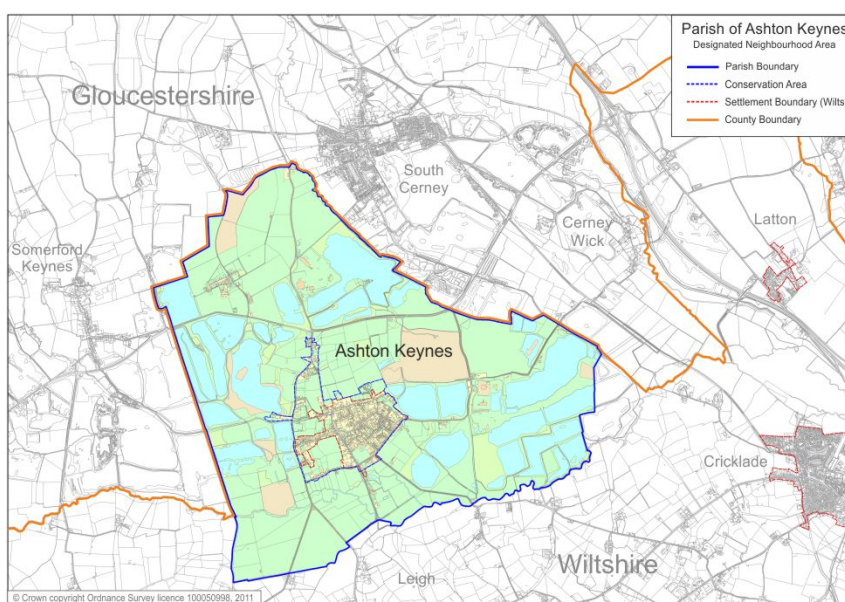
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Environment information courtesy Cotswold Water Park Trust - Vision and Implementation Plan

1 Introduction

1.1 About the Neighbourhood Plan

- 1.1.1 Representatives from the Parish Council of Ashton Keynes, together with representatives from the local community have joined together to form The Ashton Keynes Neighbourhood Plan Steering Group.
- 1.1.2 The aim of the group was to consult with local residents, groups and bodies, as well as gain advice from planning experts, and within the framework of the National Planning Policy Framework (NPPF) and the adopted Wiltshire Core Strategy (WCS), devise a Neighbourhood Plan for the Ashton Keynes designated area.
- 1.1.3 The Parish in its entirety, as shown on the map below, was submitted to Wiltshire Council in application for the designation of the Ashton Keynes Neighbourhood Plan Area (the Plan Area) on the 29th July 2013 and was subsequently approved on the 14th November 2013.



- 1.1.4 This Plan provides a vision for the future of our area and sets out clear planning policies to realise this vision. These policies are in step with higher level Government planning policy, as required by the Localism Act 2011, namely the NPPF and Wiltshire Council's adopted Core Strategy. Our Plan is governed by the adopted WCS, in particular its Core Policy 13: Malmesbury Community Area Policy, and provides the locally-developed detail.
- 1.1.5 The adopted WCS requires the Plan Area to accommodate more housing and this Draft Plan shows in a positive way how this can be achieved. Whilst the WCS obliges the Malmesbury Community Area to accommodate an indicative minimum number of additional dwellings in the planning period to 2026, our Neighbourhood Plan will provide guidance on the community's wishes with respect to the location of this new build and the type of houses to be constructed.
- 1.1.6 The provision of school places and infrastructure facilities has also been addressed and there are policies that support and encourage further employment sites.
- 1.1.7 In addition to this Draft Plan document, there are a number of key documents that comprise its 'Evidence Base'. These are technical documents, typically assessing options for development and related matters, which explain what options were considered for the future of Ashton Keynes.

- 1.1.8 This version of the Ashton Keynes Neighbourhood Plan is the final Draft Plan and has undergone revision subsequent to Regulation 14 Pre-Submission Consultation. For the Plan to become part of the development plan for Wiltshire it has to go through several further stages:
- Submit the final Draft Plan and required supporting documents to Wiltshire Council
 - Wiltshire Council undertake a 6 week public consultation period
 - Examination by an independent inspector
 - Referendum by the Parish Community to support the Plan by at least 50% of the vote
- 1.1.9 It is because this Neighbourhood Plan will not be adopted as a planning policy until these steps are completed that it is referred to as a Draft Plan.

1.2 What we wish to achieve

- 1.2.1 ***We wish to make our neighbourhood an even better place to live, work and visit. We wish to sustain and enhance the beauty and vitality of our neighbourhood and make sure our infrastructure is capable of supporting us.***

Ashton Keynes is a large village with lots of character, traditional buildings, a good school and amenities. It is located in the Cotswold Water Park and it is surrounded by wildlife open spaces, lakes and watercourses, including the infant river Thames which runs through the Parish. We must ensure that any increase in population also brings enhanced infrastructure.

- 1.2.2 ***We want community led development.***

We want development that will stand the test of time, provide high quality accommodation for all of our community, respect the individual character of the Parish, support the local economy and protect our natural environment. We want a stronger voice in local development when planning applications are decided by Wiltshire council.

- 1.2.3 ***We want the opportunity to plan for future development.***

We want a greater say about where, how, what and when development occurs in our community. We want our community to have a chance to get good impartial advice from experts about what kind of growth would benefit the Parish. We want to use this advice to work in partnership with all those involved so as to manage what is eventually built. We want to maintain the Village as the vibrant central core of the Parish and to ensure that development does not result in a coalescence of disparate settlements.

1.2.4 Over-arching Vision

The over-arching vision for how Ashton Keynes should be regarded by 2026 is:

“A thriving sustainable community in the Cotswold Water Park where people want to be, and which continues to evolve by developing in harmony with its character and natural environment”

1.3 How this Plan is organised

- 1.3.1 The Plan is divided into major sections based on theme topics and objectives which were set out by the Ashton Keynes Neighbourhood Plan Steering Group following survey feedback from community consultations in May 2013 and April 2014. For the avoidance of doubt Plan Policies and Plan Projects are set out in separate sections of this document.

2 Neighbourhood Plan Policies

2.1 Introduction to Policies

- 2.1.1 Neighbourhood Plan policies must – like all planning policies – relate to the development and use of land. However, this does not mean that Neighbourhood Plans can't include other non-planning related policies that local people would like to achieve, but it is important that the Plan makes a clear distinction between planning and non-planning projects. Plan Policies are set out in the following theme Policy sections. Projects in this Plan, which are non-planning related, are set out by similar themes in a subsequent section 9 of this Plan document.
- 2.1.2 This part of the Neighbourhood Plan addresses the following theme topics:
- Housing
 - Infrastructure
 - Amenities
 - Environment
 - Historic Conservation
 - Economy
- 2.1.3 Each theme topic has its own chapter. The chapters are structured in the same way for each theme topic:
- each theme topic chapter gives its vision; and
 - each chapter explains how it relates to the strategic objective/s of the adopted Wiltshire Core Strategy;
 - the objectives for the theme topic are set out and referenced (e.g. HS3);
 - each chapter has a policies background section explain the intent of the policies;
 - each policy has text explaining the context; and
 - each policy is explained and set out in a light green box and referenced (e.g. HSP5); and
 - where needed, a map is provided showing the features relating to the policy; and
 - each policy has text explaining the reasoned justification, including theme topic objective/s it supports, and references to related planning documents and reports.

3 Housing Policies

The vision for housing development within the parish in the Plan period is:

“To maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Ashton Keynes”

The Plan objectives and policies set out in this section are in general conformance with the Wiltshire Core Strategy and support its strategic objectives, in particular:

“Strategic Objective 3: to provide everyone with access to a decent, affordable home”

3.1 Housing Objectives

- Objective HS1:** To enable local people to stay in the parish throughout their lifetime by ensuring housing is available as their needs change.
- Objective HS2:** To ensure an adequate supply of affordable housing to meet the needs of the parish in line with the Wiltshire Development Plan and our own housing needs.
- Objective HS3:** To ensure the parish is not over-developed and that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.
- Objective HS4:** To give preferential access to affordable housing for people with a strong local connection in line with the adopted Homes4Wiltshire Policy.
- Objective HS5:** To ensure that the design and location of new development is resilient to the effects of climate change and flooding.

3.2 Housing Policies Background

3.2.1 Intent

- There is a need to provide smaller houses.
- More affordable housing needs to be provided.
- 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.

3.2.1.1 The majority of people (65%) have lived in the Parish for more than ten years and the Village does not have an itinerant population. Residents choose to live in the Village because they want to and are more likely to need accommodation to meet their continued living needs than those living in a commuter town.

3.2.1.2 The population is ageing¹. Since 2001 the number of residents in the Parish aged over 60 has increased by over 33% and the number under 40 has decreased by 17%. This threatens the vitality of the community and places extra, and different, demands on local health, transport and housing.

¹ Source: Comparison of 2001 and 2011 National Census, and Malmesbury Joint Strategic Assessment 2011

- 3.2.1.3 Ashton Keynes Housing Needs Survey 2013 shows that the Parish needs more young people and families for the community to retain its age balance. However, the current shortage of affordable housing denies young people and families the opportunity to live in the village where they grew up. The Village needs smaller homes for elderly villagers wishing to downsize and remain in the Village, and for young singles or couples.
- 3.2.1.4 Of the 597² homes in Ashton Keynes 58% are detached; 28% are semi-detached and 13% terraced. Of these, around 80% are owned outright or owned with a mortgage. Of the remainder only 7% are social rented. Providing smaller social rented homes will re-dress this imbalance.
- 3.2.1.5 The 2011 Census indicates that 89.6% of households in Ashton Keynes parish have one or more spare bedrooms in their homes. Higher levels of under-occupation often reflect a large proportion of older people; as under-occupation is more common in older person households. By providing houses for downsizing or homes better suited for an aging population, family homes may become available.
- 3.2.1.6 The village of Ashton Keynes is in a conservation area and to retain the character and avoid sprawl, housing development should be directed primarily to redundant brown field sites within the Settlement Boundary.

3.2.2 Housing Strategy

- 3.2.2.1 This housing strategy is directed towards improving the sustainability of Ashton Keynes as a demographically mixed and balanced community. It therefore targets:
1. Priority for smaller dwellings to address the imbalances identified. This includes:
 - a. starter and smaller homes for private purchase,
 - b. affordable housing for rent or shared ownership,
 - c. smaller dwellings for residents to downsize.
 2. It is accepted that a small number of larger homes may be necessary in order to secure viability of allocated sites and deliver the number and type of homes required to meet the local housing need.

3.2.3 Housing Plan

- 3.2.3.1 The goals and objectives of the Plan are realised by a set of policies that:
1. provide housing to meet the local housing need,
 2. retain the character of the Village in terms of community and housing,
 3. address those Village issues that are related to land use, and
 4. address the sustainability or any other requirements that arise from a specific site proposal.

3.2.4 Number of New Homes

- 3.2.4.1 A large majority of residents do not wish to see major new housing developments in Ashton Keynes which would inevitably lead to a significant change in the character of the Village or creating village sprawl.

² Source: 2011 Census data plus recorded new homes built since the 2011 Census.

3.2.4.2 The Malmesbury Community Area Remainder housing land supply requirement is for an indicative number of 116 homes to be identified between 2014 and 2026³. A starting point for the allocation of new homes required in Ashton Keynes by 2026 (and other villages in the Community Area) in accordance with the Core Strategy requirement would be proportionally in relation to their existing population, but that this will be modified by consideration of such factors as the individual vision for each village, the existence of designations such as greenfield sites, the conservation area, the settlement boundary and the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities.

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 2006-2015	Developable commitments 2015-2026	
Malmesbury Town	885	492	521	0
Remainder	510	299	95	116

Source: Wiltshire Council – Housing Land Supply Statement – September 2015 – Appendix 6

3.2.4.3 Using the methodology detailed in the Core Strategy a proportional allocation of houses based on population produces a requirement for 11 new homes to be built in Ashton Keynes by 2026.

3.2.4.4 The Ashton Keynes housing survey shows that sixteen people are in need of housing in Ashton Keynes. Five of the sixteen were seeking open market homes and the remaining eleven were looking for affordable homes. The following shows the minimum need over the next three years for new affordable housing development in the Parish.

Subsidised rented housing

- Four one-bedroom homes for singles / couples, three of which should be bungalows / single level accommodation.
- One two-bedroom home for a family.
- Two three-bedroom homes for families one of which should be a bungalow / single level accommodation.

Shared / Low cost home ownership

- One two-bedroom home for a family.
- Three three-bedroom homes for families.

3.2.4.5 During development of the Plan two small schemes have come forward at The Mead that involved the replacement of existing poor quality affordable housing with new homes which has resulted in a net gain of 7 new affordable homes of 2 and 3 bedroom houses.

³ Wiltshire Council Housing Land Supply Statement – September 2015

3.3 Housing Site Allocations

3.3.1 Context and Intent

- 3.3.1.1 The Ashton Keynes site assessment exercise showed that there is no community support for large-scale development within the Village Settlement Boundary or on its border.
- 3.3.1.2 The Housing Site Assessment consultation in January 2015 identified a number of potential sites which were subject to evidence based scrutiny (National Planning Practice Guidance) which demonstrated that many of these sites were unsuitable for housing development, and that development sites outside of the Settlement Boundary were not in conformity with the Wiltshire Core Strategy.
- 3.3.1.3 Infill development within the Settlement Boundary of the Village will be considered. The opportunity for any meaningful scale of infill development within the period of the Plan is limited due to the compactness of the Village within the current Settlement Boundary. It is important that infill development does not destroy the character of the Village. It is accepted that there will be some windfall land over the life of the neighbourhood plan.
- 3.3.1.4 To ensure a meaningful contribution to the indicative remaining requirement for new housing provision in the Malmesbury Community Area, sites were considered and put to the community in a consultation exercise. The survey results of the Housing Site Assessment consultation showed clear support for two sites, SHLAA 151 (AB Carter Haulage) and SHLAA 484 (the former Cotswold Community site). Site SHLAA 484 has been deemed unsuitable for inclusion in this plan by Wiltshire Council as it does not comply with the Wiltshire Core Strategy or the Wiltshire and Swindon Minerals Core Strategy.
- 3.3.1.5 Only one site within the Settlement Boundary (SHLAA 151) meets the site assessment criteria. This site therefore represents this Plan's contribution to the Malmesbury Community Area's Remaining indicative requirement for new housing provision, and also meets the housing needs of the Parish. The landowner of the SHLAA 151 site expressed the intention to develop the site for housing. The site includes previously developed land which the landowner/developer wishes to develop for new housing and has agreed the quantum of new housing allocated in this Plan.
- 3.3.1.6 During the preparation period of the Plan, approval was granted, on appeal, for the development of land at Wheatleys Farm for 18 new homes. The planning application was opposed by the Parish Council and was initially refused by Wiltshire Council. Therefore, despite this site being outside the Settlement Boundary, the 18 homes are included in the housing supply for the Parish as, following the decision by the Planning Inspector, there is a high probability that they will be constructed in the Plan period. Combining the Wheatleys Farm and SHLAA 151 sites, the Plan allocation contributes housing over and above that required by both the Malmesbury Community Area Remainder plan, and the Parish's own housing needs.

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
08	n.a.	Wheatley's Farm, High Road	18

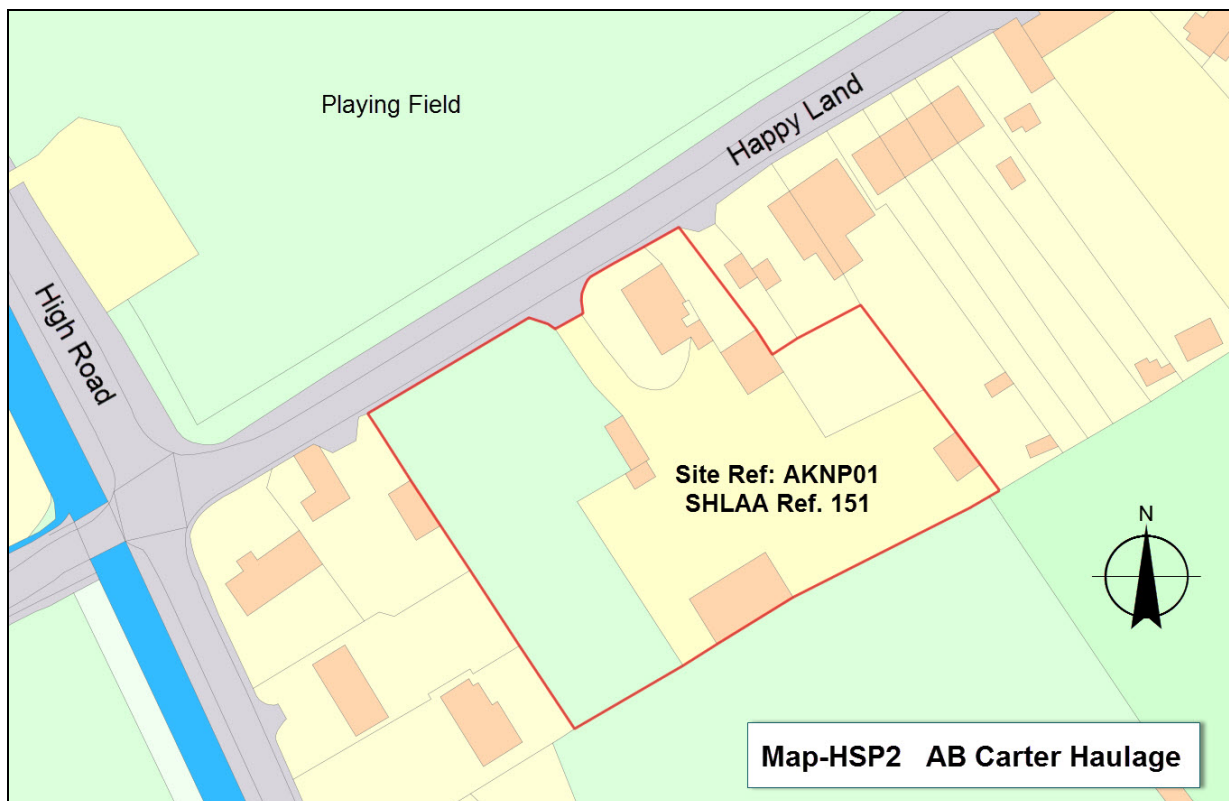
Policy HSP2 – AB Carter Haulage

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 access entrances 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 Council⁴.

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

- the development will be contained within the area edged in red shown on Map-HSP2;
- vehicular access to the site taken only from the existing entrances to the site (on Happy Land);
- 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.



⁴ Wiltshire Council Housing Land Supply Statement - Appendix 1 – September 2015

Policy HSP3 – Wheatleys Farm

Site Reference	AKNP08
Area to be developed	1.48 ha
Number of New Homes	18

Site AKNP08 (Wheatleys Farm) is comprised of a range of modern steel framed and concrete block buildings over hard-standing and concrete surfacing. The area was formerly operated as a dairy unit but this activity has now ceased. The area is currently used to store, on a commercial basis, caravans, motor homes and boats. Currently, there are no residential properties on the site. (To the north of the site lies Wheatleys Farm Bungalow and to the south Wheatleys Farm House.)

The site has, on appeal, been granted outline Planning Permission for a maximum of 18 dwellings. The planning application was opposed by Ashton Keynes Parish Council. Detailed planning requirements including the amount of affordable housing, screening, drainage etc will be the subject of a Reserved Matters Application.

The development boundary of the site is shown as the area edged in red on Map-HSP3.

1. The Parish Council will work with Wiltshire Council and the Developer to try to ensure that the Reserved Matters Application will have the maximum alignment with the Plan's Housing Strategy.
2. Updating the existing Settlement Boundary to include this development will not be supported.
3. Development at this location should seek to minimise the loss of the 'Coastal and Floodplain Grazing Marsh' Biodiversity Action Plan Habitat⁵ present at the site.



⁵ Priority Habitat Inventory – Coastal and Floodplain Grazing Marsh (England) – magic.defra.gov.uk

3.3.2 Reasoned Justification

- 3.3.2.1 The sustainability and balance of the community is threatened when young people brought up in Ashton Keynes are forced to move away because the Village is unable to meet their housing needs in the open market. Starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families. Older residents are also frequently forced to move out of the Village, leaving behind family and friends, because there are no suitable properties into which to downsize.

Supports: **Housing Objective HS1, Housing Objective HS2, Housing Objective HS3**

NPPF reference:

Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design

Wiltshire Core Strategy reference:

Core Policy 13: Malmesbury Community Area
Core Policy 43: Providing affordable homes
Core Policy 44: Rural exception sites
Core Policy 45: Meeting Wiltshire's housing needs
Core Policy 57: Ensuring high quality design and place shaping

Supplementary Planning Documents reference:

Wiltshire Council - Housing Land Supply Statement - September 2015

3.4 Additional Housing Development

3.4.1 Context and Intent

- 3.4.1.1 In addition to the housing allocations in this plan housing proposals on sites within the Settlement Boundary will be supported in certain circumstances. The Wiltshire Core Strategy supports sustainable development within adopted settlement boundaries in Core Policy 2. This plan supports infill development and development at windfall sites within the Settlement Boundary.
- 3.4.1.2 Infilling is defined in the Wiltshire Core Strategy as “the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.” (para. 4.34).
- 3.4.1.3 This neighbourhood plan generally adheres to this definition and further defines infill as development which fills a gap in the continuity of existing frontage buildings within the adopted Settlement Boundary of Ashton Keynes.
- 3.4.1.4 Windfall sites are defined for the purpose of this plan as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available; however, this does not exclude greenfield sites per se. This is consistent with the NPPF definition.

Policy HSP4 sets out the criteria which guide the development of infill and windfall sites.

Policy HSP4 Additional Housing Developments

In addition to housing allocations in this plan, applications for residential developments on windfall and infill sites within the Settlement Boundary will be supported where such development:

- a. in its scale and form is complementary to surrounding properties and does not result in loss of amenity for existing residents;
- b. does not require unsuitable access and has no significant overlooking impacts on adjoining properties;
- c. is accompanied by provision for parking in line with adopted Wiltshire parking standards, and space for storage of waste;
- d. developments in gardens of existing properties 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.

3.4.2 Reasoned Justification

- 3.4.2.1 The adopted Wiltshire Core Strategy expresses a presumption in favour of sustainable development within adopted settlement boundaries. Policy HSP4 acknowledges that windfall and infill development is likely to occur in the Area during the Plan period and sets out the criteria that must be adhered to. Core Policy 57 provides the overarching policy on the design of new development and HSP4 complements it in the local context.

Supports: **Housing Objective HS3, Housing Objective HS5**

NPPF reference:

- Section 6: Delivering a wide choice of high quality homes
- paragraph 48
- Section 6: Resisting inappropriate development of residential gardens
- paragraph 53

Wiltshire Core Strategy reference:

- Core Policy 2: Delivery Strategy
- Core Policy 57: Ensuring high quality design and place shaping

3.5 Housing Types and Tenure

3.5.1 Context and Intent

- 3.5.1.1 The Malmesbury Community Area population is set to increase by 9.7%⁶ by 2026. Within this, the under 16 years of age population is projected to decrease slightly, and the working age population is projected to see a much larger decrease.
- 3.5.1.2 Ashton Keynes has a high percentage of detached homes (58%) compared to the national average and only 13% of terraced homes. This reduces the supply of less expensive homes in a village where housing is expensive.

⁶ The majority of the increase in population is expected to occur in the Malmesbury town area. Villages in the parishes are expected to have lower rates of population growth.

- 3.5.1.3 In addition, the background information in this plan shows that there is a need to achieve a more varied mix of tenure and type of housing in order to achieve a more demographically mixed community and cater for the housing needs of current and future generations.

Policy HSP5 Mix of housing types and tenure

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 local need identified in credible sources of evidence such as the Housing Register and Local Housing Needs Surveys. On new housing sites a mix of different type of homes is encouraged to contribute to a supply of a variety of homes locally. Developers are encouraged to maximize the potential for semi-detached or terraced properties on site.

3.5.2 Reasoned Justification

- 3.5.2.1 The Ashton Keynes Housing Needs Survey 2013 shows that the Parish needs more young people and families for the community to retain its age balance. There is also a need for smaller homes for elderly villagers wishing to downsize and remain in the Village.
- 3.5.2.2 Of the 597 homes in Ashton Keynes 58% are detached; 28% are semi-detached and 13% terraced. Of these, around 80% are owned outright or owned with a mortgage. Of the remainder only 7% are social rented. Providing smaller social rented homes will re-dress this imbalance.
- 3.5.2.3 The 2011 Census indicates that 89.6% of households in Ashton Keynes parish have one or more spare bedrooms in their homes. Higher levels of under-occupation often reflect a large proportion of older people as under-occupation is more common in older person households. By providing houses for downsizing or homes better suited for an aging population, family homes may become available.

Supports: Housing Objective HS1

NPPF reference:

Section 6: Delivering a wide choice of high quality homes

Wiltshire Core Strategy reference:

Core Policy 43: Providing affordable homes
Core Policy 45: Meeting Wiltshire's housing needs
Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people
Core Policy 57: Ensuring high quality design and place shaping

3.6 Affordable Homes

3.6.1 Context and Intent

- 3.6.1.1 Affordable homes comprise social rented, affordable rented and intermediate housing (shared ownership) provided to eligible households whose needs are not met by the open market.
- 3.6.1.2 In terms of affordable housing those responding to the Wiltshire Council Ashton Keynes Housing Needs Survey 2013⁷ showed that sixteen people were in need of accommodation in Ashton Keynes. Only 14 of the 16 responded to the Wiltshire Council questionnaire in regards to questions about their financial status. Comparing income, savings and equity levels of the remainder with affordability in Ashton Keynes a further 3 would not require public support in order to achieve their required housing. There are therefore 11 households 'in housing need' who cannot afford accommodation on the open market. All but one of these households have a local connection to Ashton Keynes, either living or working in the Parish, having family members there, or having previously lived there themselves. Of the 16, 15 believed that there was no suitable housing in Ashton Keynes to meet their needs. Of the 11, 4 (36%) were seeking a 1 bed home; two (9%) a 2 bed home; five (45%) a three bed home.
- 3.6.1.3 From the first to the fourth quarter of 2012/13, no social homes were re-let in the Parish. This suggests that none of the households in need of affordable accommodation could meet their needs through accessing the existing social housing of the Parish.
- 3.6.1.4 There is evidence to suggest that households possess the financial capacity to either rent or purchase open-market accommodation and the lack of suitable accommodation points to a need for a mix of housing type and tenure.
- 3.6.1.5 The Ashton Keynes Housing Needs Survey found that of the 597 homes in the Parish 7% were social rented.
- 3.6.1.6 The Ashton Keynes Housing Survey showed that 74% of respondents seeking homes in the Village required a two or three-bedroom home which would:
- redress a housing imbalance in the Village in which a majority of homes have 4 or more bedrooms;
 - produce smaller, and therefore, more affordable family homes; and
 - provide homes for elderly residents wishing to downsize.
- 3.6.1.7 Two small schemes^{8 9} have come forward at The Mead, via Greensquare Housing Association, that involved the demolition of existing poor quality affordable housing stock to be replaced by new homes which resulted in a net gain of 7 new affordable homes of 2 and 3 bed houses. These units were completed at the end of March 2016. However, an additional 4 households are seeking affordable housing in Ashton Keynes for rented accommodation as of April 2016. Based on the Register data and the units which are being delivered in Ashton Keynes there does still appear a current demonstrable affordable housing need in the village specifically for small homes and especially some single storey bungalows as well as additional 3 bed houses.

⁷ Wiltshire Council – Ashton Keynes Housing Needs Survey - 2013

⁸ 13/05914/FUL: The approved scheme involved the demolition of a pair of semi-detached and one half of a pair of semi-detached houses. In their place, planning approval allowed for erection of three pairs of semi-detached houses and a short terrace of three houses.

⁹ 13/05613/FUL: The approved scheme involved demolishing 1 existing dwelling and erection of 2 dwellings

- 3.6.1.8 All new affordable housing provided will be subject to Wiltshire Council's adopted allocations policy which affords priority access to affordable housing for people with a local connection.

Policy HSP6 Affordable Housing Provision

1. Proposals for developments will be expected to provide the minimum number of affordable housing on the site in accordance with the Wiltshire Core Strategy Policy 43.
2. Affordable housing development will be supported if 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.
3. 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.
4. The delivery of affordable housing will be subject to an appropriate legal agreement with Wiltshire Council.

3.6.1.9 Affordable Housing Design

To ensure that the location, layout and design of any affordable housing provided within a site creates an inclusive development, proposals for new housing must ensure that the new homes are well integrated with the Village. Overall the affordable housing provided should form part of a development which enables residents to safely connect village facilities, especially through walking and cycling.

Policy HSP7 Affordable Housing and 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. The development is appropriate in terms of its scale, character and location within the settlement to which it is associated;
- b. affordable housing units are integrated with open market homes;
- c. affordable housing is not located in one area;
- d. there are short and direct routes for pedestrians and cyclists connecting to Village facilities;
- e. provision of new facilities that can be shared with adjacent areas – e.g. connecting new and existing open spaces.

3.6.2 Reasoned Justification

- 3.6.2.1 Affordable housing is an essential factor in considering future housing needs. It is essential that these homes are integrated into the Village. It is important to retain the communal feel that a compact village such as Ashton Keynes has and to ensure that everyone has the same accessibility to Village facilities.

Supports: **Housing Objective HS1, Housing Objective HS2, Housing Objective HS3**

NPPF reference:

Section 6: Delivering a wide choice of high quality homes

Wiltshire Core Strategy reference:

Core Policy 43: Providing affordable homes
Core Policy 45: Meeting Wiltshire's housing needs
Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people
Core Policy 57: Ensuring high quality design and place shaping

3.7 Housing Provision for Older People

3.7.1 Context and Intent

3.7.1.1 Demographics indicate that there will be an increasing need for housing provision for the elderly. Many residents are content to continue living independently into retirement in their current homes; others seek alternative housing in the Village with needs falling into two general categories:

1. homes for those who wish to downsize. The stock of smaller houses has been much reduced over the years as many have been extended. There is a need for two-bedroom, mainly single storey homes;
2. sheltered housing, for those capable of independent living with limited support.

Policy HSP8 Housing for Older People

Developers must demonstrate how their proposals respond to the needs of an ageing population at Ashton Keynes. Developments that address the local need for older persons housing will be supported. This can include provision of single storey dwellings or house types suitable for the elderly based on robust local evidence including Wiltshire Council's housing register and local needs surveys. In addition, developments which consider adaptability to change through appropriate design, such as Lifetime Homes, will be supported.

3.7.2 Reasoned Justification

- 3.7.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for the Housing objectives outlined in section 3.1, and in particular the aspirations of the community to live in the Parish throughout their lifetime.
- 3.7.2.2 Policy HSP8 primarily supports Housing Objective HS1 and contributes to the availability of housing stock suitable for older people.

Supports: **Housing Objective HS1**

NPPF reference:

Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design

Wiltshire Core Strategy reference:

Core Policy 43: Providing affordable homes
Core Policy 44: Rural exception sites
Core Policy 45: Meeting Wiltshire's housing needs
Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people

3.8 Design and Access Statement

- 3.8.1 Proposals for all new development would be expected to seek to achieve high quality and inclusive design, and to have sought to conserve local distinctiveness of traditional rural settlements and buildings.
- 3.8.2 Relevant development proposals must demonstrate that they have complied with this via a Design and Access statement.
- 3.8.3 Planning permission will not be supported for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.
- 3.8.4 Replacement of any existing building will only be permitted if the development is of better architectural quality and makes a more positive contribution to the Village.
- 3.8.5 In Ashton Keynes examples of good design include:
- achieving high quality design that respects the scale and character of existing and surrounding buildings;
 - using good quality materials that complement the existing palette of materials used within Ashton Keynes;
 - respecting established building positions and arrangements of front gardens, walls or hedges;
 - ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;
 - providing sufficient external and garden amenity space to meet household recreational need;
 - using green hedging for highways boundaries wherever possible;
 - allowing provision for trees and planting to balance the visual impact of the development;
 - avoiding infringement on open spaces or access to open spaces;
 - ensuring that gaps which provide views out of the village to the surrounding country side are maintained;
 - providing adequate vehicle parking spaces to avoid on-road parking;
 - providing adequate storage space for household waste and recycling bins, and cycles;
 - ensuring garages are in accordance with the architectural style of the dwelling it serves and are set back from the street and should be located between houses rather than in front in order not to dominate the street scene;
 - providing streets designed in a way that encourages slow vehicle speeds and allows them to function as social spaces;
 - ensuring safe access for vehicles; pedestrians and cyclists;
 - providing access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;
 - adopting the principles of sustainable drainage systems and water capture (for use in activities such as gardening, car washing);
 - innovating to achieve low carbon sustainable design and maximise the use of renewable energy opportunities;
 - complying with the principles incorporated in the Secured by Design (the official UK Police flagship initiative that supporting the principles of 'designing out crime');
 - taking adequate measures to prevent light pollution.

4 Infrastructure Policies

The vision for infrastructure improvement within the parish in the Plan period is:

“To achieve an efficient local infrastructure including key services that continues to meet the needs of the residents and that contributes towards a safe and healthy community”

The Plan objectives and policies set out in this section are in general conformance with the WCS and support its strategic objectives, in particular:

“Strategic Objective 6: to ensure that essential infrastructure is in place to support our communities”

4.1 Infrastructure Objectives

- Objective IN1:** To plan and maintain a resilient drainage system to mitigate the risk of flooding, and to implement Sustainable Drainage Systems in identified problem areas.
- Objective IN2:** To improve road and pedestrian safety in the Parish by careful planning of new development, and implementing measures to mitigate road safety hazards.
- Objective IN3:** To improve General Practitioner facilities in the Parish.
- Objective IN4:** To improve broadband and mobile phone network coverage in the area through proactive discussions with existing and potential operators.

4.2 Infrastructure Policies Background

4.2.1 Intent

- 4.2.1.1 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.
- 4.2.1.2 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.
- 4.2.1.3 The adopted Wiltshire Core Strategy implements a Developer Contribution Obligation Charging Schedule based on Community Infrastructure Levy (CIL), which was brought into force on the 18th May 2015. Whilst the majority of developer contribution obligations will be pooled for County infrastructure themes, as determined in the Regulation 123 List¹⁰, a small portion of CIL contributions will be made available to the Parish, and this will be increased on adoption of this Plan. These CIL contributions will be utilised (where appropriate and where Regulations permit) to support the Policies and Projects outlined in this Plan.

¹⁰ Wiltshire Community Infrastructure Levy – Draft Regulation 123 List
Planning Practice Guidance – Community Infrastructure Levy

4.3 Reducing Flood Risk

4.3.1 Context and Intent

- 4.3.1.1 There is considerable concern in the community that the Parish, and the Village in particular, could be badly flooded in the event of extended periods of severe rain storms. The Parish is in the Upper Thames Basin catchment area which has a high water table, and the Village is nearly surrounded by lakes and watercourses. Data available from the Environment Agency confirm the flood risk predictions under severe conditions.
- 4.3.1.2 Whilst not being able to control the natural events and trends in climate change that may lead to severe flooding, the Plan policy seeks to mitigate the flood risk in the Parish, particularly in the residential areas, by enforcing planning conditions and through effective management of man-made and natural drainage infrastructure.

Policy INP1 Flood risk mitigation in new developments

All new development plans submitted must include consideration of existing and potential flood risks within the local environment. New paved areas around residences must be kept to the minimum necessary. Sustainable Drainage Systems (SuDS) should be utilised wherever possible.

4.3.2 Reasoned Justification

- 4.3.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed only 8% of respondents felt that their home was at risk of flooding during periods of heavy rainfall. However, many comments showed concern for standing water on roads after periods of heavy rainfall, and the lack of regular drainage ditch clearing.

Supports: Infrastructure Objective IN1

NPPF reference:

Section 10: Meeting the challenge of climate change, flooding and coastal change
- Paragraphs 100, 101, 102

Wiltshire Core Strategy reference:

Core Policy 67: Flood Risk

Supplementary Documents reference:

Environment Agency Flood Risk Assessment (FRA)- Guidance Note 3

4.4 Road and Pedestrian Safety

4.4.1 Context and Intent

- 4.4.1.1 The Parish is rural in nature and as such could be expected to lack the infrastructure compared to towns for pedestrian road safety such as pavements throughout the built up areas. Also the roads in the Parish, and Village in particular, have existed for centuries on the same lines, many of which meander along narrow lanes.
- 4.4.1.2 Whilst cherishing the rural heritage of the Parish and Village, it is evident that road safety hazards have increased with the population increase and residential developments. Modern life has also led to a significant increase in road traffic, and the road safety problems associated with this are evident on the main roads around the Village, and in the Village due to local and through traffic, as well as on road parking in the Village restricting driver visibility.

- 4.4.1.3 The Plan intends to introduce a policy to improve road user and pedestrian safety by preventing development that adds to road safety hazards, and by removing the cause of road safety hazards wherever possible.

Policy INP2 Road and Pedestrian Safety

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.

4.4.2 Reasoned Justification

- 4.4.2.1 There is supporting evidence that road safety issues need to be addressed in many parts of the Parish. Whilst the number of road accidents in recent years may be considered low, it is the view of the community that the risk of serious accidents has risen significantly and measures need to be taken to reduce this risk.

Supports: Infrastructure Objective IN2

NPPF reference:

Section 4: Promoting sustainable transport
- Paragraphs 35 and 37

Wiltshire Core Strategy reference:

Core Policy 60: Sustainable transport
Core Policy 61: Transport and development

Supplementary reference:

Wiltshire Council – Roads, Highways and Street Care services and responsibilities

4.5 Health Service Improvement

4.5.1 Context and Intent

- 4.5.1.1 The current health related services available to the community are general practitioner surgeries that serve the area, and primary care centres. Wiltshire NHS is the authority expected to deliver health services to the area.
- 4.5.1.2 General practitioner services are mainly available from practices with primary surgeries based in Cricklade and Cirencester. A Cricklade based practice also has a satellite service which rents space at the Village Hall and offers services 2 days per week.
- 4.5.1.3 The Village Hall based General Practitioner facility has limitations to the services it can provide due primarily to the limited space available. The General Practitioner has indicated that the service level could be significantly increased if the space for consulting rooms could be increased to accommodate three rooms instead of the existing one room.

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.

4.5.2 Reasoned Justification

- 4.5.2.1 Feedback from the community consultation exhibition on the 12th and 16th April 2014 indicated that only 14% of the community made use of the Village Hall based general practitioner service, and travelled to Cirencester or South Cerney in Gloucestershire practices. The main reason for this low uptake appeared to be lack of a daily service, limited facilities, and a single doctor based practice.
- 4.5.2.2 A key factor in the restriction of Village Hall based services is the lack of space for expansion of the satellite practice. Evidence obtained by interview with the general practitioner providing the Village Hall based service indicates that it would be possible to increase services, potentially to a daily schedule supported by an increase in doctor and nursing staff, if the number of consulting rooms rented could be increased from one to three.
- 4.5.2.3 Access to primary care centres is by travel, usually by private vehicle, to Swindon, Malmesbury or Cirencester in Gloucestershire. It is unlikely that access to primary care services could be improved, however, improved Village Hall based services could reduce the need to travel to a Primary Care Centre.
- 4.5.2.4 Access to dental practices is by travel, usually by private vehicle, to practices based in Cirencester or farther afield. It is unlikely that access to dental practice services could be improved.

Supports: Infrastructure Objective IN3

NPPF reference:

Section 8: Promoting Healthy Communities
Plan Making: Paragraph 171
Health and Wellbeing

Wiltshire Core Strategy reference:

Core Policy 48: Supporting rural life

Supplementary Documents reference:

Wiltshire's Joint Strategic Assessment for Health and Wellbeing – 2013/14
Wiltshire Health and Wellbeing Board – Strategy 2014/15

4.6 Communications infrastructure

4.6.1 Context and Intent

- 4.6.1.1 The Plan will support community sustainability and resilience by:
- Supporting projects that contribute to enhancing electronic communications services for the community, local businesses and visitors to the area.
- 4.6.1.2 The Plan aims to:
- Promote infrastructure improvements that enable the provision of super high speed broadband internet services to homes and businesses.
 - Support projects that improve mobile phone service coverage in the area.

Policy INP4 Communication infrastructure service improvement

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 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.

4.6.2 Reasoned Justification

- 4.6.2.1 Good electronic communication is viewed as an essential part of personal and business life. The current services available to users in the area are in need of improvement and would contribute towards community resilience and economic well-being.
- 4.6.2.2 The internet broadband service is delivered from the South Cerney exchange in the north of the area, and approximately 1½ mile from the Village and main user base. The Village community is served by street cabinets for telephone and broadband which in March 2015 were enhanced by BT OpenReach with Fibre-To-The-Cabinet (FTTC) links from the exchange to enable higher broadband speed for subscribers of fibre optic services. The connection to end-users remains as copper wire-line either; directly from the exchange for non-fibre optic subscribers, or from on average 500 metres locally from the street cabinets for fibre optic subscribers. The copper wire-line part of the network persists as the main limitation in achieving the fastest available broadband speed.
- 4.6.2.3 The lack of underground communication ducting to homes and premises is the main obstacle to providing continuous fibre optic services to the end user. The likelihood of the current copper wire lines being replaced by fibre is remote in the medium term due to high costs. However, new developments which present the opportunity to provide underground communications ducting that have the potential to link to street cabinets should provide this facility where possible.
- 4.6.2.4 Mobile phone service coverage in the area is patchy. Coverage is acceptable in areas outside the Village, whilst coverage in the Village itself is very poor leading to users regularly searching for sweet-spots of coverage.
- 4.6.2.5 The lack of acceptable mobile phone service coverage is due to the lack of a nearby mobile phone mast site and mobile phone service provider network provision. Whilst the decision to add a mobile phone mast site and network service is a commercial one, the policy actively seeks to demonstrate support for an improvement in this service.

Supports: Infrastructure Objective IN4

NPPF reference:

Section 5: Supporting high quality
communications infrastructure
- Paragraph 45

Wiltshire Core Strategy reference:

Core Policy 48: Supporting rural life

Supplementary Documents reference:

Department for Culture Media & Sport - Tackling Partial Not-Spots in Mobile Phone Coverage
DCLG Guidance – Code of best practice on mobile phone network development

5 Amenities Policies

The vision for amenities improvement within the parish in the Plan period is:

“To protect and enhance existing amenities and their accessibility and to promote new amenity provision”

The Plan objectives and policies set out in this section are in general conformance with the WCS and support its strategic objectives, in particular:

“Strategic Objective 4: helping to build resilient communities”

5.1 Amenities Objectives

- Objective AM1:** To safeguard all existing amenities within the Parish including the Village hall, Doctor’s surgery, Pre-School, the Public House, the Shop, Ashton Keynes Primary School, Holy Cross Church, Open Spaces, Postal services and car parks.
- Objective AM2:** To develop a building which will form a Village hub on the site of the current Village Hall, incorporating a post office, a larger Village shop and doctor’s surgery, with improved parking facilities.
- Objective AM3:** To maintain and protect green areas of the Millennium Green and playing fields, and to redevelop and refurbish the facilities at the Bradstone playing field.
- Objective AM4:** To improve existing parking management in keeping with the Village ethos whilst improving traffic management at key times.

5.2 Amenities Policies Background

5.2.1 Intent

- 5.2.1.1 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. Reference has also been made to Wiltshire Council Open Space study 2015-2026. The following policies address these needs.

5.3 Preserving Amenities

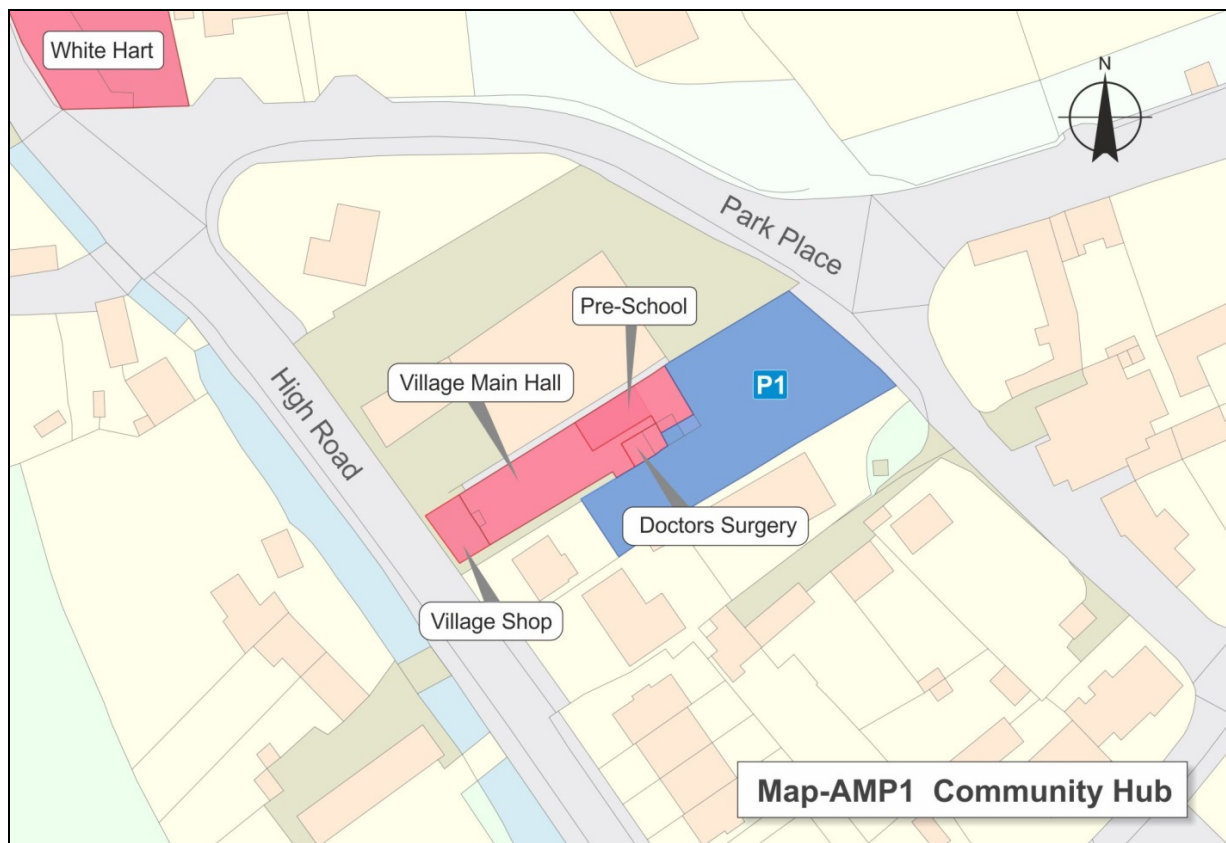
5.3.1 Context and Intent

- 5.3.1.1 The village shop is run as a Community Shop (Registered Society under the Co-operative and Community Benefit Societies Act 2014 registered in England by the FCA, No: 31034R) and currently occupies the Village Hall Annexe in the 'centre' of the Village.
- 5.3.1.2 The community shop was set up, following closure of the previous independently owned shop in Fore Street, to ensure that the vital shop services are preserved within the Village. It was funded through a combination of grants, bank loans and contributions from people within the Village. Following the closure of the local Post Office a part time "Outreach" service has been established in the main village hall which provides basic services to Parishioners. There is a desire to re-open a local Post Office if a suitable site becomes available with the Village Hub.
- 5.3.1.3 Ashton Keynes Holy Cross Church is a 15th century building of significant historic interest to the Parish. The building, location and character, in the immediate vicinity, should be protected and, where possible, enhanced.

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.

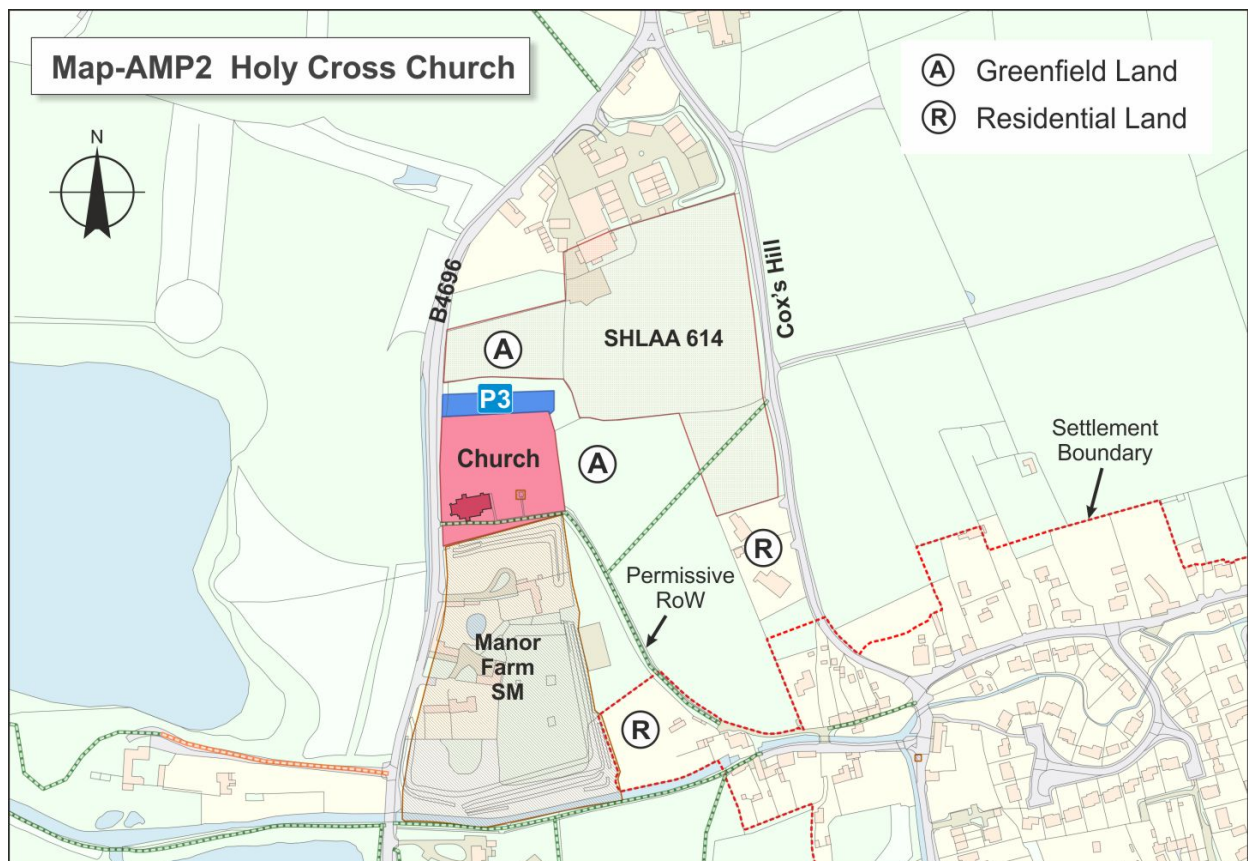


- 5.3.1.4 Over the past twenty years, two public houses in the village have permanently closed, leaving just one functioning pub: the White Hart Inn. This C18th. building, centred in the heart of the village, is well patronised by parishioners, who value it as a place to meet, eat and drink, and participate in the periodic social activities arranged by the pub. In addition, many village-based sports and social clubs use it as their meeting place. The pub also attracts tourists and, being situated on the banks of the infant River Thames, it is particularly popular with walkers. It is essential that the White Hart Inn remains open as a public house and to assist in this goal, it was granted 'Community Asset' status by Wilshire Council in 2014.

Policy AMP2 Holy Cross Church

With reference to Map-AMP2.

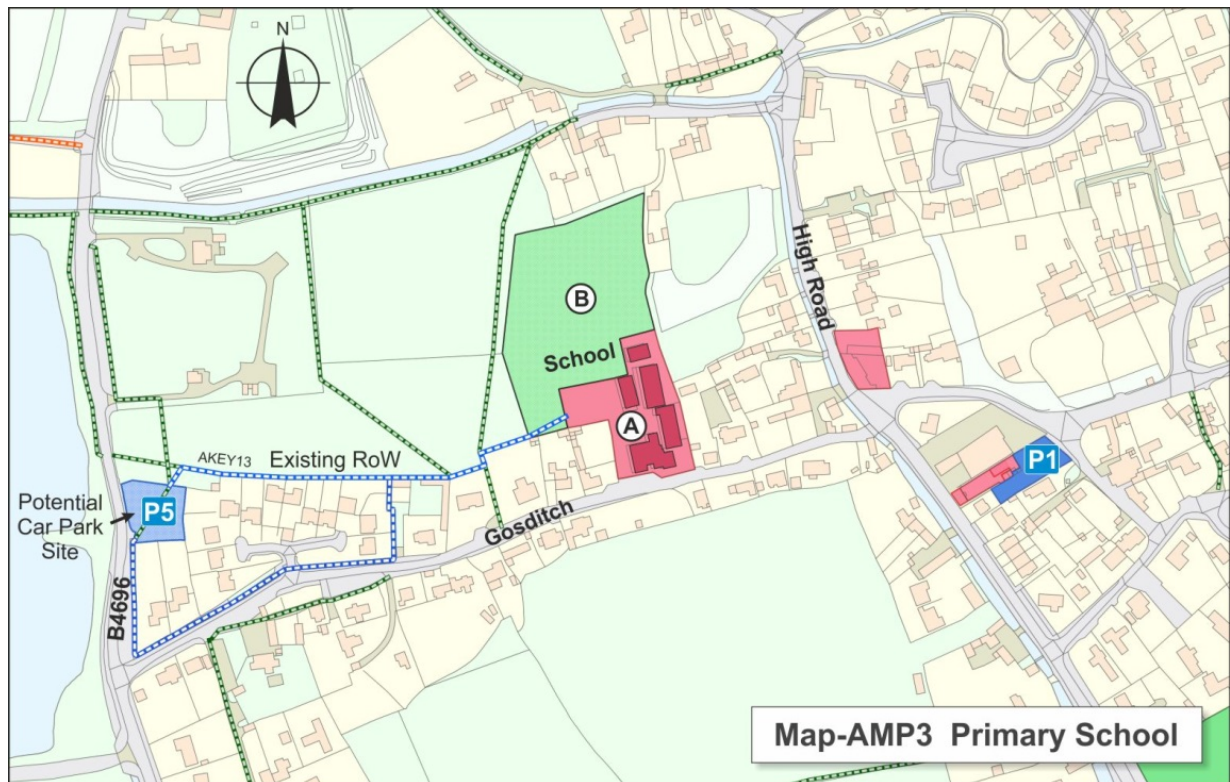
The areas marked as Zones A1 and A2 should remain as open land unless increased parking facilities are required specifically for the church.



Policy AMP3 Village School

With reference to Map-AMP3

- 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.
- 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.



5.3.2 Reasoned Justification

- 5.3.2.1 Feedback from 117 Amenities questionnaires, plus public consultation on the 12th and 16th April 2014 expressed support for the village shop to be preserved and a local Post Office facility to be situated within the Village Shop if possible.
- 5.3.2.2 Consultation feedback and findings of the Amenities Focus Group found the church is considered of historical value to the Parish and is used on a frequent basis for a number of activities. There were no objections to these proposals in the community consultation events on the 12th and 16th April 2014.
- 5.3.2.3 The original School Building on Gosditch is Victorian. Feedback shows the desire to keep the existing façade on Gosditch in order to protect the character of the village, particularly considering it is not a listed building.
- 5.3.2.4 Should pupil numbers increase above the existing building capacity of 210, it is possible there could be a need for the building to be expanded. Any expansion over the existing capacity of 210 will impact on the open space available; therefore, it is vital to protect the other open spaces identified in section 5.4

Supports: Amenities Objective AM1

NPPF reference:

- Section 'Achieving sustainable development'
- paragraph 17 (last bullet)
- Section 3: - paragraph 28
- Section 7: - paragraph 58
- Section 8: - paragraphs 70, 75

Wiltshire Core Strategy reference:

- Core Policy 48: Supporting rural life
- Core Policy 49: Protection of services and community facilities

5.4 Preserving Open Space

5.4.1 Context and Intent

5.4.1.1 The existing open space areas provide recreation facilities for all ages:

- The Lotts – toddlers
- The High Road – 7 to 12 year olds, plus tennis & football
- The Bradstone – 13 years and upwards, mainly cricket and football, plus a Multi-Use Games Area on the Parish Council land adjacent to the Bradstone Ground.
- The Millennium Green - all ages, for conservation, wildlife and a useful area for dog walkers.

5.4.1.2 With the increasing numbers of residents within the Village and the continued growth of the Village School, these open spaces should be preserved for sports and leisure activities, and safeguarded for development relating to Sports and Leisure.

5.4.1.3 Reference has been made to the draft report Wiltshire Open Space Study 2015-2026¹¹ when reviewing Quantity, Access & Quality of Open Space. The report recommends the following standards:

Rural Areas standards of formal provision

Typology	Quantity standards (ha/1000 population)	Access standard
Allotments	0.25 (for new provision)	480 metres or 10 minutes' walk time
Recreation Space	3.00 to include both public and private grounds (excluding education sites)	600 metres or 12-13 minutes' walk time
Play Space (Children and Youth)	0.07	600 metres or 12-13 minutes' walk time

For the rural parishes, it is particularly important to apply these standards to the main settlement areas only, as many of the rural parishes have large areas of land where there is no residential occupancy

It is acknowledged that at present, there are no Allotment facilities available within the Parish and this should be addressed if appropriate land becomes available.

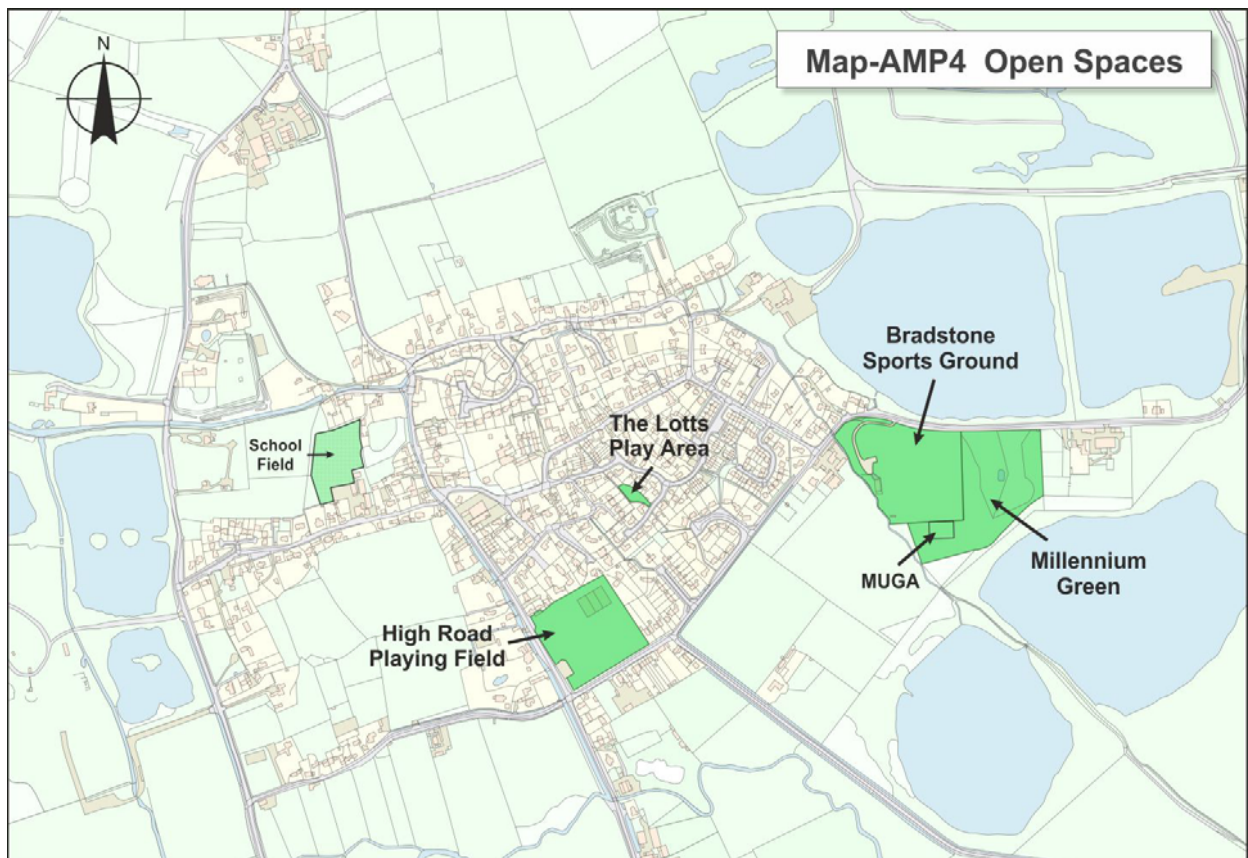
¹¹ <http://www.wiltshire.gov.uk/wiltshire-open-space-study-draft.pdf>

Policy AMP4 Open Spaces¹²

The following locations, as shown on Map-AMP4, are recognised areas and protected under Wiltshire Open Space policy:

- 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 open 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.



5.4.2 Reasoned Justification

- 5.4.2.1 91% of people surveyed thought that the Playing Fields were in the right place and well run, with them being rated as good or acceptable. Feedback indicated that the Bradstone Sports Field and pavilion should be improved when funds are available, but overall there was strong feeling that the existing sites should be preserved as they are an asset to the village.

Supports: Amenities Objective AM2

NPPF reference:

Section 8: - paragraphs 73, 74, 76

Wiltshire Core Strategy reference:

Core Policy 48: Supporting rural life

¹² Refer to ENP4 in relation to other Open Areas within the Parish.

5.5 Improving Car Parking

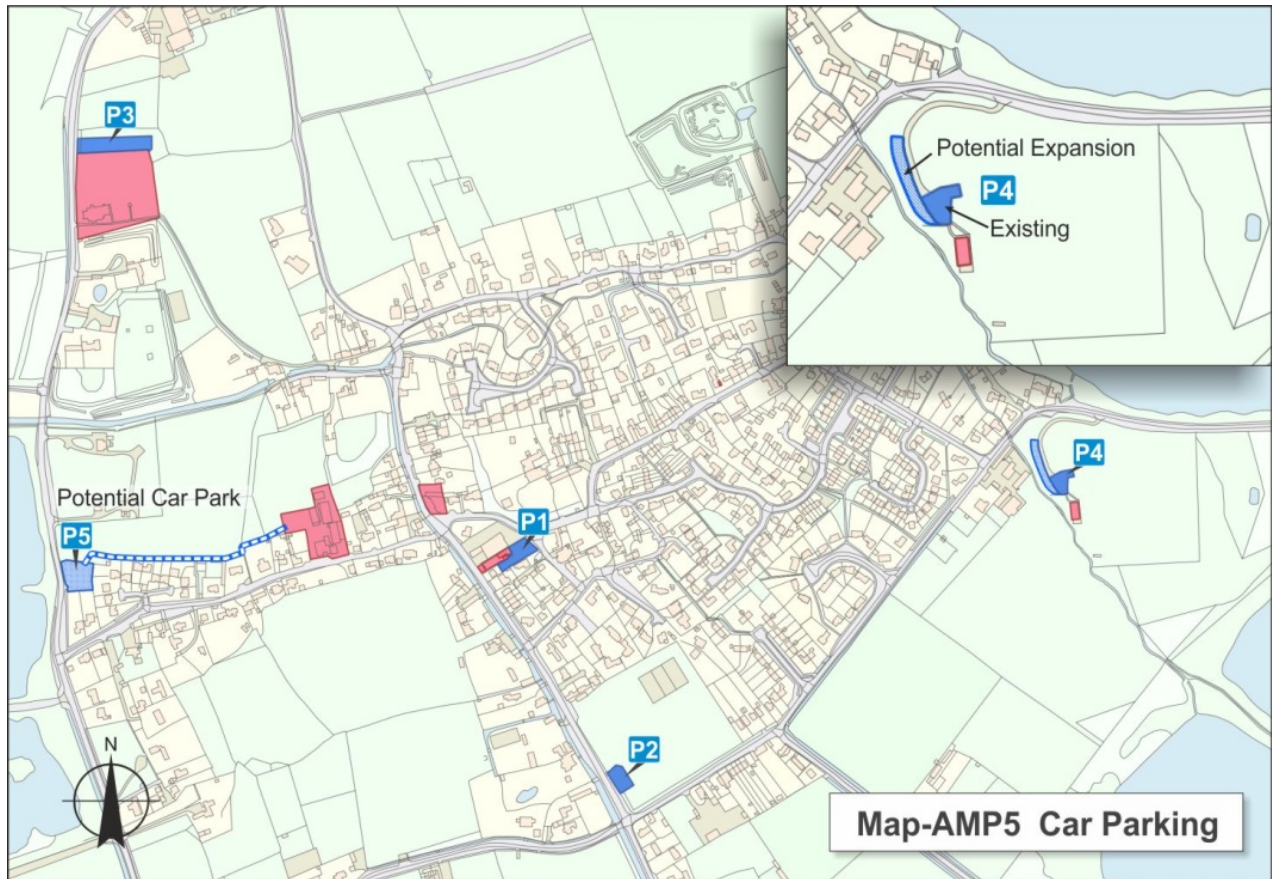
5.5.1 Context and Intent

- 5.5.1.1 With support for additional housing there will no doubt an impact on traffic in the Parish and therefore designated parking areas require review and enhancement where possible.

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/teachers to the village school will be supported subject to funding and deliverability.



5.5.2 Reasoned Justification

- 5.5.2.1 P1 and P2 existing car parks do not benefit from delineated parking bays and therefore greater numbers of cars could be accommodated with delineated parking bays.
- 5.5.2.2 P3 - Any parking on the B4696 presents an additional risk to road users and pedestrians and this risk should be minimised where appropriate
- 5.5.2.3 P4 - Expansion would enable the existing area to better accommodate present and future needs.
- 5.5.2.4 P5 - Current pupil numbers are predicted at 197 for September 2015. Additional planned housing development has a potential to increase this. Traffic and parking around the school is already a significant issue as identified by the Amenities Surveys. Additional parking, directly off the B4696 with pedestrian access directly to the school would improve drop off availability/additional teacher parking and significantly reduce existing risk. The current land owner has been approached and does not rule out the possibility of the land becoming available for the purposes of the drop off/teacher parking area.

Supports: Amenities Objective AM3

NPPF reference:

Section 4: Promoting sustainable transport
- Paragraph 39

Wiltshire Core Strategy reference:

Core Policy 48: Supporting rural life
Core Policy 49: Protection of services and community facilities
Core Policy 64: Demand Management

6 Environment Policies

The vision for environment management within the parish in the Plan period is:

“To ensure that valued aspects of our environment are protected, maintained and enhanced through active local management”

The Plan objectives and policies set out in this section are in general conformance with the WCS and support its strategic objectives, in particular:

“Strategic Objective 5: protecting and enhancing the natural, historic and built environment”

“Strategic Objective 6: to ensure that essential infrastructure is in place to support our communities”

6.1 Environment Objectives

- Objective EN1:** To have a local environment which is attractive and rich in biodiversity and which is protected and sympathetically developed for the enjoyment of everyone.
- Objective EN2:** To have a planned and managed green infrastructure network including roads, footpaths, cycle-ways, bridleways, open spaces and Sites of Special Scientific Interest.
- Objective EN3:** To have a planned and managed local water-based environmental infrastructure covering minerals extraction sites (operational and non-operational), rivers and other watercourses, and which incorporates a local flood management scheme.
- Objective EN4:** To have a local environment in which long-term sustainability is ensured through long-term management and the active involvement of all local stakeholders.
- Objective EN5:** To enhance the landscape character of the Parish and retain the character of the Village including the tranquillity of its setting.

6.2 Environment Policies Background

6.2.1 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 Park¹³ is of material consideration in informing the Environment theme Policies of this Plan.

¹³ Strategic Review and Implementation Plan for the Cotswold Water Park – Stage III - 2008

6.3 Protection of Biodiversity and Wildlife

6.3.1 Context and Intent

6.3.1.1 The NPPF Paragraph 117 states that in order to minimise impacts on biodiversity, planning policies should:

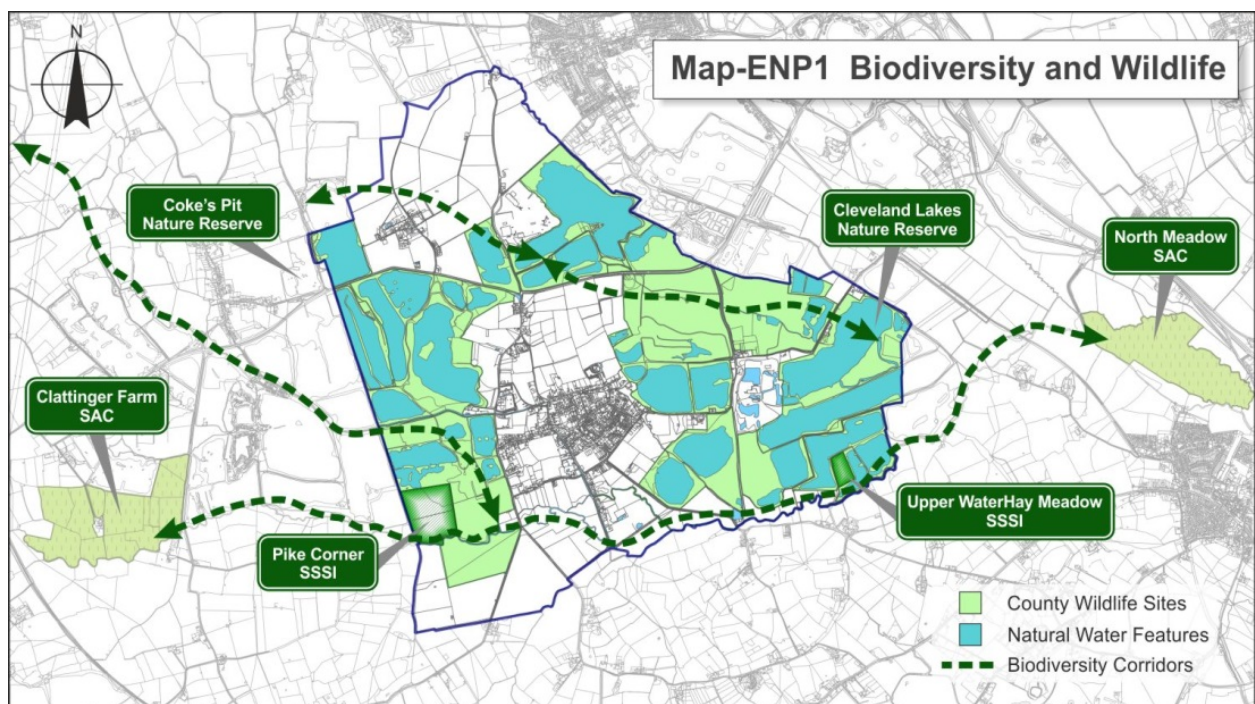
- Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.
- Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

6.3.1.2 Ashton Keynes lies within the Cotswold Water Park, a nationally recognised area for leisure and wildlife. Within the Parish there are two SSSI sites, Pike Corner and Upper Waterhay Meadow, and many County Wildlife Sites under the auspices of Wiltshire Wildlife with local partners.

6.3.1.3 Wiltshire Council in conjunction with the Cotswold Water Park Trust created a Biodiversity Action Plan which identifies important species habitats and biodiversity corridors. These are shown on the Map-ENP1. The valuable natural environment in Ashton Keynes includes not only the sites identified in Map-ENP1 but other features of nature conservation value as listed in Paragraph 6.72 of the Wiltshire Core Strategy.

Policy ENP1 Protection of biodiversity and wildlife sites

Any proposed development that could have a direct or indirect impact on the local biodiversity will need to be in accordance with the EU Habitats Directive, the Wildlife and Countryside Act 1981, NPPF Paragraph 118 and the Core Policy 50 of the Wiltshire Core Strategy.



6.3.2 Reasoned Justification

- 6.3.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for this Environment objective outlined in 6.1 above. Policy ENP1 primarily supports Environment Objective EN1, but also supports the Cotswold Water Park Trust Biodiversity Action Plan and the NPPF section 11.

Supports: Environment Objective EN1

NPPF reference:

Section 11: Conserving and enhancing the natural environment

Section 11: Paragraph 117

Wiltshire Core Strategy reference:

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 54: Cotswold Water Park

Core Policy 55: Air Quality

Supplementary Documents reference:

Cotswold Water Park Trust - Biodiversity Action Plan – 2007

The Wildlife and Countryside Act 1981

The EU Habitats Directive (formally known as Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)

6.4 Environment accessibility

6.4.1 Context and Intent

- 6.4.1.1 Within the village of Ashton Keynes, there is a network of small roads and lanes which contribute to the tranquil nature of the Village. The Village is fortunate in that no major road runs through its centre, although the busy B4696 passes along the western edge of the Village, causing some environmental concern to residents in the immediate vicinity. The Village is criss-crossed by a number of attractive footpaths, and within the Parish at large, there are other significant footpaths and bridleways. There are no dedicated cycleways within the Village and there is limited provision in the Parish as a whole.

Policy ENP2 Environmental infrastructure and accessibility

1. Proposals to add to the existing public rights of way network in the area will be supported.
2. Proposals 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. Proposals for development on any former minerals extraction site should seek to 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.

6.4.2 Reasoned Justification

- 6.4.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for this Environment objective outlined in 6.1 above. Policy ENP2 primarily supports Environment Objective EN2 and contributes towards maintaining and enhancing accessibility to the natural environment and local infrastructure.

Supports: Environment Objective EN2

NPPF reference:

Section 4: Promoting sustainable transport paragraph 41
Plan Making: Paragraph 171
Health and Wellbeing

Wiltshire Core Strategy reference:

Core Policy 52: Green infrastructure
Core Policy 54: Cotswold Water Park
Core Policy 64: Demand Management

Supplementary Planning Documents reference:

Existing and proposed footpaths and cycleways within the Cotswold Water Park map

6.5 Protecting and improving the natural water environment

6.5.1 Context and Intent

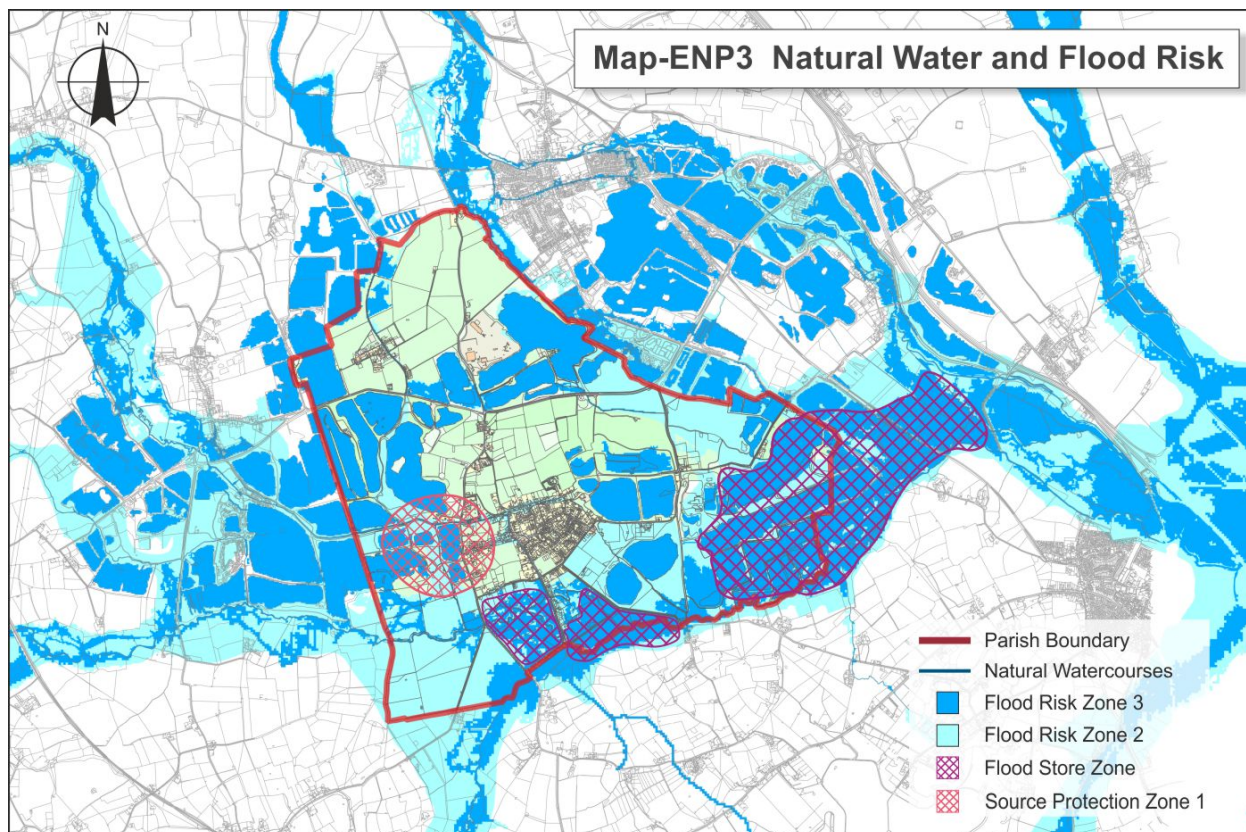
- 6.5.1.1 Ashton Keynes has a significant water environment. The River Thames flows through the centre of the Village, and is fed within the Parish by several tributaries. There are numerous smaller watercourses – some with culverts, others as open ditches – within and around the Village. There are also a number of lakes around the Village, which have resulted from former gravel pits. Some parts of the Village experience minor flooding from time to time.
- 6.5.1.2 A Water Treatment Works (WTW) extracting potable water from aquifer sources is located to the western edge of the Village and is operated by Thames Water providing water supplies to the Village, and via a recently upgraded 20-inch pipeline to Royal Wootton Bassett and RAF Lyneham 9 miles away.
- 6.5.1.3 Careful management of development is therefore essential to mitigate against increasing flood risk, and also to avoid contamination of water supply Source Protection Zones (SPZ).

Policy ENP3 Water based protection and improvement

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 Council planning policy:

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



6.5.2 Reasoned Justification

6.5.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for this Environment objective outlined in 6.1 above, and in particular concerns about residential flooding risk. Policy ENP3 primarily supports Environment Objective EN3 and contributes to flood risk mitigation and water source quality protection.

Supports: Environment Objective EN3

NPPF reference:

Section 10: Meeting the challenge of climate change, flooding and coastal change - Paragraphs 99, 100, 101, 102, 103

Wiltshire Core Strategy reference:

Core Policy 54: Cotswold Water Park
Core Policy 68: Water resources

Supplementary Planning Documents reference:

Wiltshire Council – Wiltshire Strategic Flood Risk Assessment - 2009

6.6 Landscape Setting

6.6.1 Context and Intent

6.6.1.1 The Landscape Character Assessment of the Cotswold Water Park (CWP) recognised by the Wiltshire Core Strategy is that undertaken in 2009 by LDA ¹⁴. This assessment recognises that:

¹⁴ Cotswold Water Park – Integrated Landscape Character Assessment – LDA Design – August 2009

“Ashton Keynes is a compact nuclear village with the central historic core designated as a Conservation Area. Many of the older buildings are constructed in the local vernacular and limestone typical of Cotswold villages, together with more recent development, particularly on the village perimeter..... Although surrounded to the west, north and east by restored lakes and a wetland landscape, this is not immediately evident within the village and it presents a sense of detachment from the nearby water based activities.”

6.6.1.2 Core Policy 50 ¹⁵ of the Wiltshire Core Strategy addresses Landscape and it states:

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures....”

6.6.1.3 Core Policy 54 ¹⁶ of the Wiltshire Core Strategy specifically addresses the Cotswold Water Park. It states:

“Several settlements within the Cotswolds Water Park are of significant heritage value as recognised through Conservation Area designations, while all settlements have a unique character which contributes to the area’s sense of place. Development could potentially impact upon this character through inappropriate design or loss of tranquillity, particularly associated with noisy activities. Such developments will need to be located, designed and managed sensitively to ensure the unique character and the tranquil setting of these settlements is maintained.”

Policy ENP4 Enhancing the landscape character of the Parish and retaining the character of the village including the tranquillity of its setting

1. Developments in the Parish (within the remit of the Neighbourhood Plan) should protect, conserve and where possible enhance landscape character. Developments should also retain the character of the settlement including the tranquillity of its setting and its sense of place.
2. Additionally, proposals for outdoor or water based sports, leisure and recreation based development will be expected to: increase or enhance public accessibility and enjoyment of the lakes and countryside.

6.6.2 Reasoned Justification

The responses to the Regulation 14 Pre-Submission Consultation exercise in September / October 2015 showed that Parishioners were significantly concerned about the impact of tourism / leisure related developments on lakes close to the Settlement Boundary.

Supports: Environment Objective EN5

NPPF reference:

Section 11: Conserving and enhancing the natural environment

Wiltshire Core Strategy reference:

Core Policy 51: Landscape
Core Policy 54: Cotswold Water Park

Supplementary Planning Documents reference:

Cotswold water Park: Integrated Landscape Character Assessment, LDA design, August 2009

¹⁵ Wiltshire Core Strategy adopted January 2015 – Core Policy 50 – Biodiversity and geodiversity

¹⁶ Wiltshire Core Strategy adopted January 2015 – Core Policy 54 – Cotswold Water Park

7 Historic Conservation Policies

The vision for historic conservation within the parish in the Plan period is:

“To develop a thriving and sustainable community in a village on the fringes of the Cotswolds where people want to live and visit by preserving its current character whilst making additional housing and amenities available to meet local needs”

The Plan objectives and policies set out in this section are in general conformance with the WCS and support its strategic objectives, in particular:

“Strategic Objective 5: protecting and enhancing the natural, historic and built environment”

7.1 Historic Conservation Objectives

- Objective HC1:** To ensure that future developers acknowledge the local qualities and character of the built environment in the Ashton Keynes Neighbourhood Plan Area and that these are preserved, protected and enhanced in future plans.
- Objective HC2:** To ensure our village is protected from encroachment from holiday homes and is not adversely affected by future employment, leisure or tourism developments.

7.2 Historic Conservation Policies Background

7.2.1 Intent

- 7.2.1.1 Core Policy 58 of the Wiltshire Core Strategy requires that 'development should protect, conserve and where possible enhance the historic environment'.
- 7.2.1.2 The Ashton Keynes Settlement Boundary Framework 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.
- 7.2.1.3 The intent of this Plan 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 3.8.5 HSP14 – Good Design earlier in this Plan.

7.3 Preserving Local Character

7.3.1 Context and Intent

- 7.3.1.1 It is within the context at 7.2 that the AKNP Historic Conservation Group conducted the following programme of work that has contributed to this Plan:
- A qualitative survey of the main areas of habitation in the Plan Area.
 - A complete review and update of the 1998 North Wilts DC Conservation Area Statement that required:

- An analysis of the main identity areas of the Plan Area.
- Production of a compendium of current images of buildings and other features within these areas, including those structures and features that merit particular consideration for historic conservation purposes.
- Production of an up-to-date list of protected buildings and other features.
- Production of a list of unlisted buildings and other features built before 1900.
- Consideration of potential sites for future housing option Plan Area from the historic conservation point of view.
- Contribution to all the village community consultations.
- Liaison as necessary with other Focus Groups.

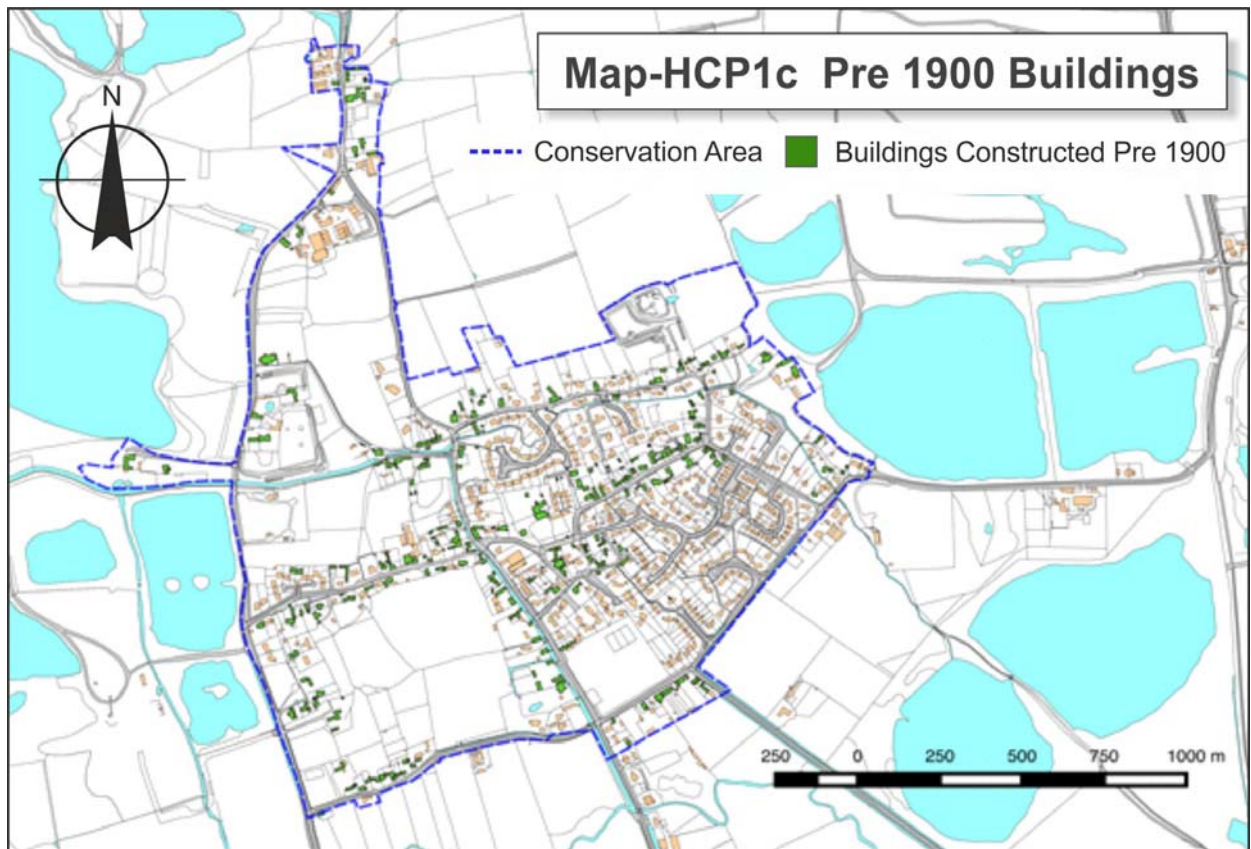
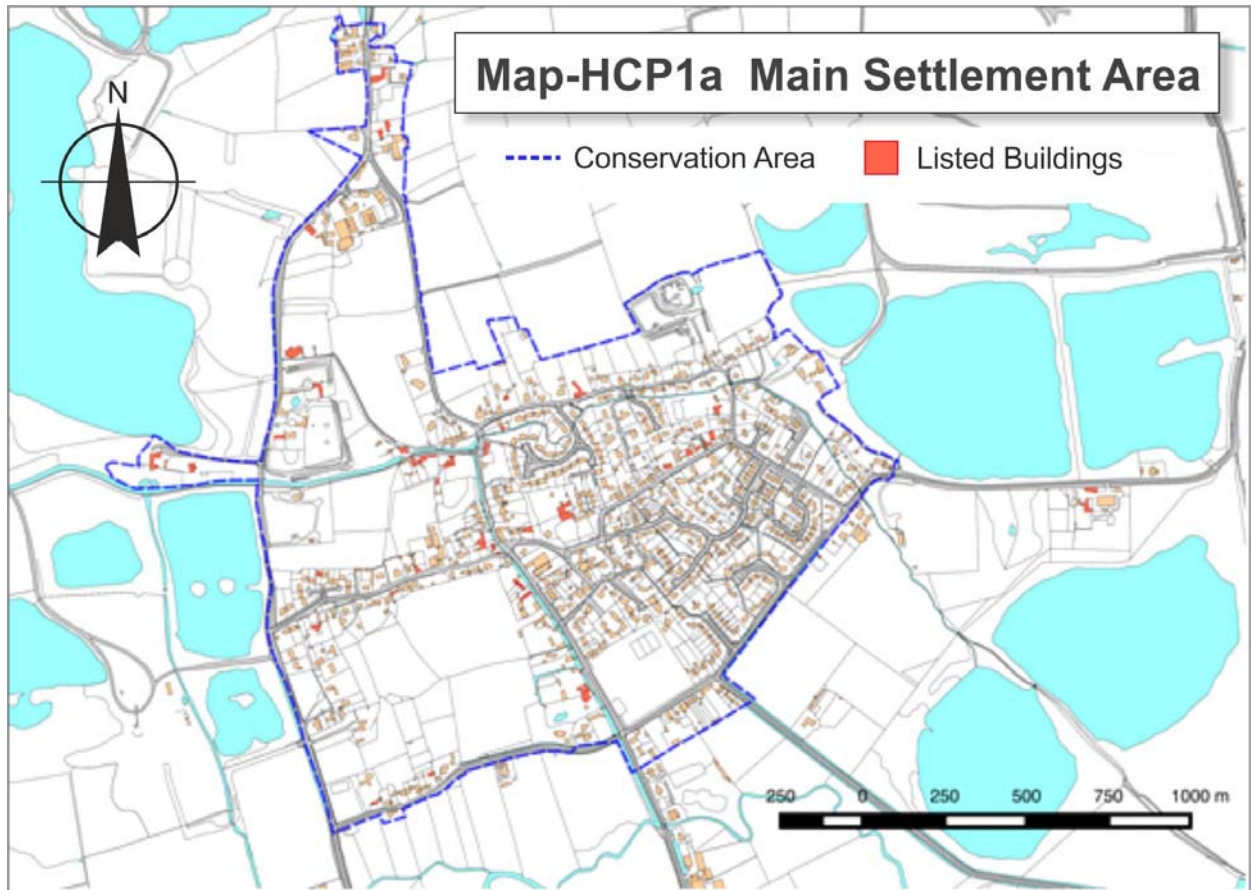
7.3.1.2 The conservation and maintenance of existing heritage assets is largely in the hands of the respective property owners but the Plan also aims to provide a group to monitor and advise on this area in the longer term.

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 Monuments (SMs).
- b. 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.
- c. Commercial signage displayed should minimise visual impact and employ materials and finishes appropriate to the environment.
- d. Street furniture (including signage) should be kept to the minimum necessary to provide for the safety of road users. 'Finger-post' rather than placard signage is to be preferred.
- e. 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.
- f. 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.
- g. 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.



7.3.2 Reasoned Justification

The NPPF, WCS and the Ashton Keynes community all support and require the conservation of the character of the built and natural environment. Without this, the essential character of the village as a place of residence and as a heritage asset in its own right will cease to exist. The Plan aims to safeguard this whilst permitting appropriate future development.

Supports: Historic Conservation Objectives HC1 and HC2

NPPF reference:

Section 12: Conserving and enhancing the historic environment

Plan Making: Paragraphs 169 and 170

Wiltshire Core Strategy reference:

Core Policy 58: Ensuring the conservation of the historic environment

Supplementary Documents reference:

Ashton Keynes Conservation Area Statement 2015

Wiltshire Council Householders' Design Guide

Cotswold District Council (CDC) Local Plan 2001-2011

7.3.3 Delivery

- 7.3.3.1 The 2015 Ashton Keynes Conservation Area Statement¹⁷ is a complete re-write of the NWDC Conservation Area Statement dated January 1998. It is offered for adoption by Wiltshire Council as a stand-alone document for the purpose of informing consideration of future planning requests and decisions.
- 7.3.3.2 The Wiltshire Council Householders' Design Guide provides appropriate design guidance for property owners and developers.
- 7.3.3.3 A Historic Conservation Implementation Group will be formed that will review the existing statutorily protected heritage assets under The National Heritage List for England, and consider if other assets should be protected (e.g. orthostatic walls).

¹⁷ The Conservation Area Statement 2015 can be found on the Ashton Keynes Neighbourhood Plan website www.ashtonkeynesneighbourhood.com under Supporting Documents.

8 Economy Policies

The vision for economic improvement within the parish in the Plan period is:

“A resilient local economy providing business and employment opportunities and helping to support a sustainable community”

The Plan objectives and policies set out in this section are in general conformity with the WCS and support its strategic objectives, in particular:

“Strategic Objective 1: delivering a thriving economy”

8.1 Economy Objectives

Objective EC1: Encourage a range of diverse businesses to stay or locate in the Parish and identify suitable locations.

Objective EC2: Support businesses with infrastructure improvements for road access, utilities, broadband and communications.

8.2 Economic Policies Background

8.2.1 Intent

8.2.1.1 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.

8.2.1.2 The Plan will help business create jobs by:

- Supporting development on existing employment sites for continuing employment use wherever possible and appropriate.

8.2.1.3 The policy aims to contribute to sustainable development by:

- Encouraging the development of local jobs for local people and reducing outward commuting.
- Encouraging the retention and expansion of local service businesses to meet local needs and helping the village centre to thrive.

8.3 Employment Land

8.3.1 Context and Intent

- 8.3.1.1 There are limited employment opportunities in the Parish due to the fact the area was historically a rural agricultural community economy which was significantly replaced over recent decades by minerals extraction operations with accompanying building block manufacturing plants.
- 8.3.1.2 The local jobs created by the minerals related activities have been in steady decline, whilst the population has increased as new housing developments were permitted. The existing local job opportunities are limited and mainly in the service sector.

Policy ECP1 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 methods¹⁸ and that the proposed alternative use would provide equal or greater benefits for the local community than the current use.

Proposals for the development of new employment sites will be expected to comply with Core Policy 34 of the Wiltshire Core Strategy.

8.3.2 Reasoned Justification

- 8.3.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed 75% support for attracting more businesses into the Parish, with a majority preferring locations on the periphery of the village.

Supports: Economy Objective EC1

NPPF reference:

- Section 1: Building a strong, competitive economy – Paragraph 21
- Section 3: Supporting a prosperous rural economy

Wiltshire Core Strategy reference:

- Core Policy 34: Additional employment land
- Core Policy 35: Existing employment sites

8.4 Mixed Use Development

8.4.1 Context and Intent

- 8.4.1.1 Certain types of small businesses lend themselves well to live-work premises where it is possible to integrate developments in local communities while minimising the negative impacts associated with larger businesses, such as design, noise, storage and traffic. Examples of small live-work businesses that integrate well into communities include; shops, craft workshops, artists' studios, cafés and public houses.

¹⁸ Accepted appraisal methods include marketing exercises and RICS development viability guidance

- 8.4.1.2 The history of the village shows that live-work businesses were formerly commonplace, such as butchers, saddlers, grocers, glovers and pubs. Whilst it may be nostalgic to look back at our history, unless regeneration of modern equivalents is supported the village risks becoming a dormitory village lacking in character.

Policy ECP2 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.

8.4.2 Reasoned Justification

- 8.4.2.1 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed support for small businesses that aspire to expand from home based working to utilise more working space.

Supports: Economy Objective EC1

NPPF reference:

Section 1: Building a strong, competitive economy – Paragraph 21

Section 3: Supporting a prosperous rural economy

Wiltshire Core Strategy reference:

Core Policy 48: Supporting rural life

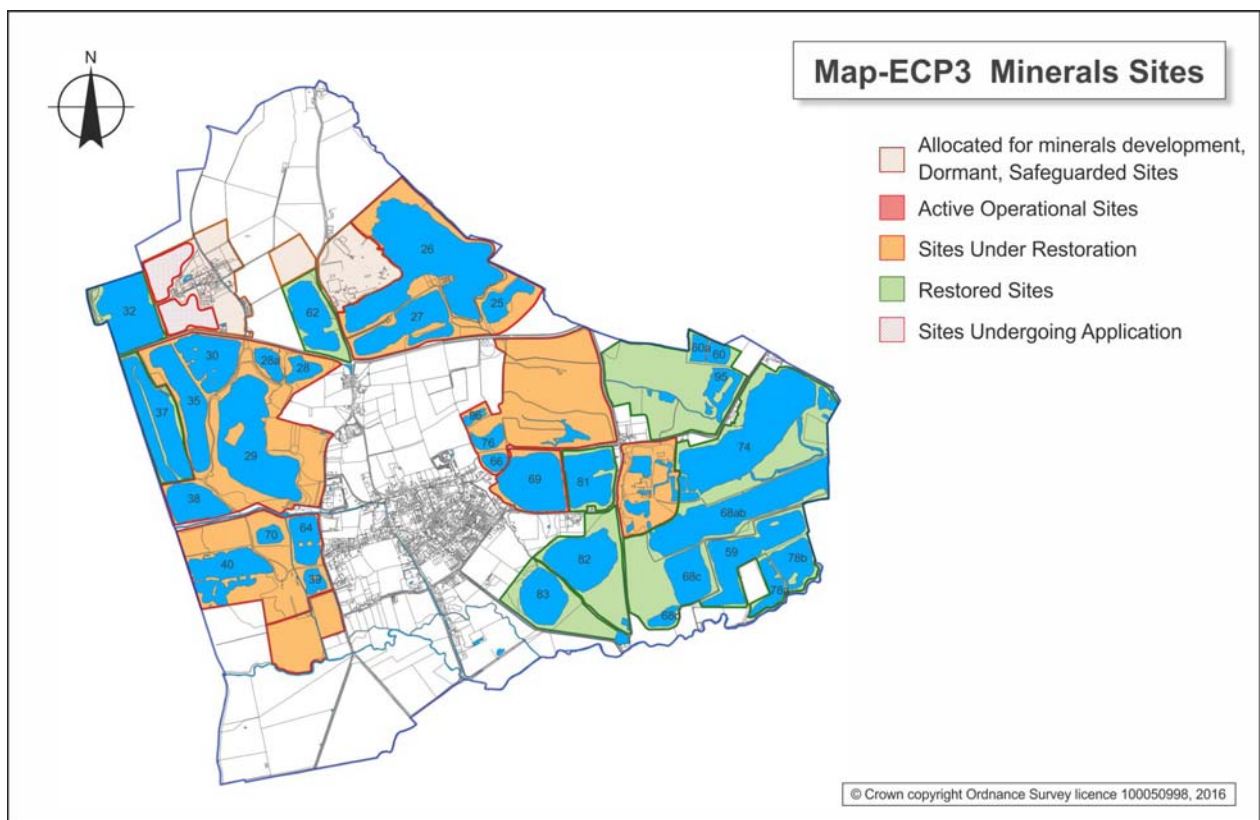
8.5 Use of Former Minerals Extraction and Manufacturing Sites

8.5.1 Context and Intent

- 8.5.1.1 The Parish has been subject to extensive sand and gravel extraction since the 1920s. As minerals extraction and building products manufacturing ceased, the landscape evolved into a complex of remnant agricultural land and artificial lakes, some of which have been restored as wetland habitats. The Parish area forms part of an important east / west swathe of low-lying landscape, with a number of key green infrastructure assets, including the Thames Path National Trail and a number of Sites of Special Scientific Interest.
- 8.5.1.2 In recognition of the area's distinctive characteristics, the Cotswold Water Park (CWP) was designated in the 1960s, which includes land within both Gloucestershire and Wiltshire. The CWP is an important brand name for this distinct area, which has become a nationally-recognised area for nature conservation while also providing a major tourism resource, notably for water recreation.

Policy ECP3 Use of former Minerals Extraction and Manufacturing Sites

1. Proposals for sports, leisure, and/or small scale recreational development, whether outdoor or water-based, will not be supported on former mineral extraction sites that lie within the Cotswold Water Park unless the proposals:
 - a. protect and enhance biodiversity;
 - b. strengthen the Cotswold Water Park's landscape character and reinforce its sense of place;
 - c. enhance public accessibility and enjoyment of the lakes and countryside;
 - d. do not adversely affect the measures put in place as part of the approved restoration and aftercare scheme(s) associated with former mineral extraction;
 - e. satisfactorily mitigate potential unacceptable adverse impacts on residential amenity; and
 - f. maintain the character of settlements and their settings.
2. Proposals for the development of holiday homes on former mineral extraction sites will not be supported.



8.5.2 Reasoned Justification

- 8.5.2.1 Given the substantial amount of holiday accommodation, particularly holiday homes, that has been constructed (or for which permission has been granted) in the Cotswold Water Park, it is considered unnecessary to support this type of development in the Plan.

- 8.5.2.2 The Scott Wilson report for the Cotswold Water Park Joint Committee identified lack of benefit for local residents as a key issue in the development of the Park. They found that:

“Local residents, whilst enduring the inconvenience of minerals activity and other development, perceive that they are not fully benefiting directly from the changing nature of the CWP. Common complaints include the loss of local public access to amenities and limited access to sports facilities. In addition, others suggest that tourism development has been imposed on the community without any direct benefits, and that there is a danger this could continue in the future.”

Supports: Economy Objective EC1

NPPF reference:

- Section 1: Building a strong, competitive economy – Paragraph 21
Section 3: Supporting a prosperous rural economy

Wiltshire Core Strategy reference:

- Core Policy 39: Tourism Development
Core Policy 50: Biodiversity and geodiversity
Core Policy 51: Landscape
Core Policy 54: Cotswold Water Park

Supplementary Planning Documents reference:

- Adopted minerals and waste development plan documents
Cotswold District Council Local Plan Reg. 18 Consultation Planning Policies – November 2015
Strategic Review and Implementation Plan for the Cotswold Water Park, Vision and Implementation Plan. Scott Wilson. July 2008

8.6 Recreation and Tourism

8.6.1 Context and Intent

- 8.6.1.1 The Plan Area is wholly in the Cotswold Water Park, a local and nationally recognised leisure and wildlife conservation area. Recent decades have seen the growth of leisure facilities development as many former minerals extraction sites were restored to lakes resulting in one of the largest areas of man-made lakes in Europe.
- 8.6.1.2 As leisure facilities and wildlife areas expanded, lakeside accommodation, services and a large hotel were constructed to serve the increasing number of visitors and tourists.
- 8.6.1.3 It is predicted that the Cotswold Water Park will continue to develop as a significant leisure area attracting thousands of visitors. This presents an opportunity to create employment opportunities in the area by carefully considered leisure orientated development.

Policy ECP4 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.

8.6.2 Reasoned Justification

- 8.6.2.1 The adopted Wiltshire Core Strategy (WCS) and the NPPF contain statements of support for the development of a sustainable and prosperous rural economy. The WCS contains two specific policies relevant to economic development in the area; Core Policy 54: Cotswold Water Park and Core Policy 39: Tourism Development.
- 8.6.2.2 Whilst not expected to be large scale, the development of a local leisure and tourism based economy is probably the most likely sector to create local employment opportunities.

Supports: Economy Objective EC1

NPPF reference:

- Section 1: Building a strong, competitive economy – Paragraph 21
- Section 3: Supporting a prosperous rural economy

Wiltshire Core Strategy reference:

- Core Policy 39: Tourism development

9 Neighbourhood Plan Projects

9.1 Introduction to Projects

Projects are non-planning related tasks that complement the planning Policies in this Plan and contribute to the achievement of the over-arching Vision of the Plan and the planning Objectives set out by theme.

9.2 Infrastructure Projects

9.2.1 CIL Funded Project List

9.2.1.1 The adopted Wiltshire Core Strategy implements a Developer Contribution Obligation Charging Schedule based on Community Infrastructure Levy (CIL), which was brought into force on the 18th May 2015. Whilst the majority of developer contribution obligations will be pooled for County infrastructure themes, as determined in the Regulation 123 List, a small portion of CIL contributions will be made available to the Parish, and this will be increased on adoption of this Plan.

9.2.1.2 There are a range of community amenities and projects that are identified which can be wholly or partly funded by CIL contributions to the Parish and these are outlined below. 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.

9.2.2 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.

9.2.3 Road and pedestrian safety

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.

9.2.4 Communication network provision

The Parish Council will work with developers to explore the potential to incorporate communications ducting - for routing of fibre-to-the-premises (FTTP) or fibre-to-the-home (FTTH) – in their proposals, to enable the supply super high speed broadband services.

9.2.5 Mobile phone service coverage

The Parish Council will consult with existing and potential telecommunications operators to establish what improvements to mobile phone coverage could be achieved in the Village.

9.3 Amenities Projects

The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for the Amenity objectives outlined in 7.1 above. To preserve the area around Holy Cross as per AMP2 the management of footpaths & Permissive Ways will require continuous review.

9.3.1 Holy Cross Church

With reference to Map-AMP2.











1. There is a desire to protect the land surrounding the church as it is adjacent to an area of historic interest. Changes of use from residential in Zones R1 and R2 are not desired, therefore options to control this should be considered.
2. The existing of the footpath network within the village should be maintained. This includes a number of permissive ways. Specific focus is required to AKEY8 as it should remain a footpath with permissive access to the church from Church Walk and Cox's Hill. Agreements with existing land owners should be sought in order to protect this.

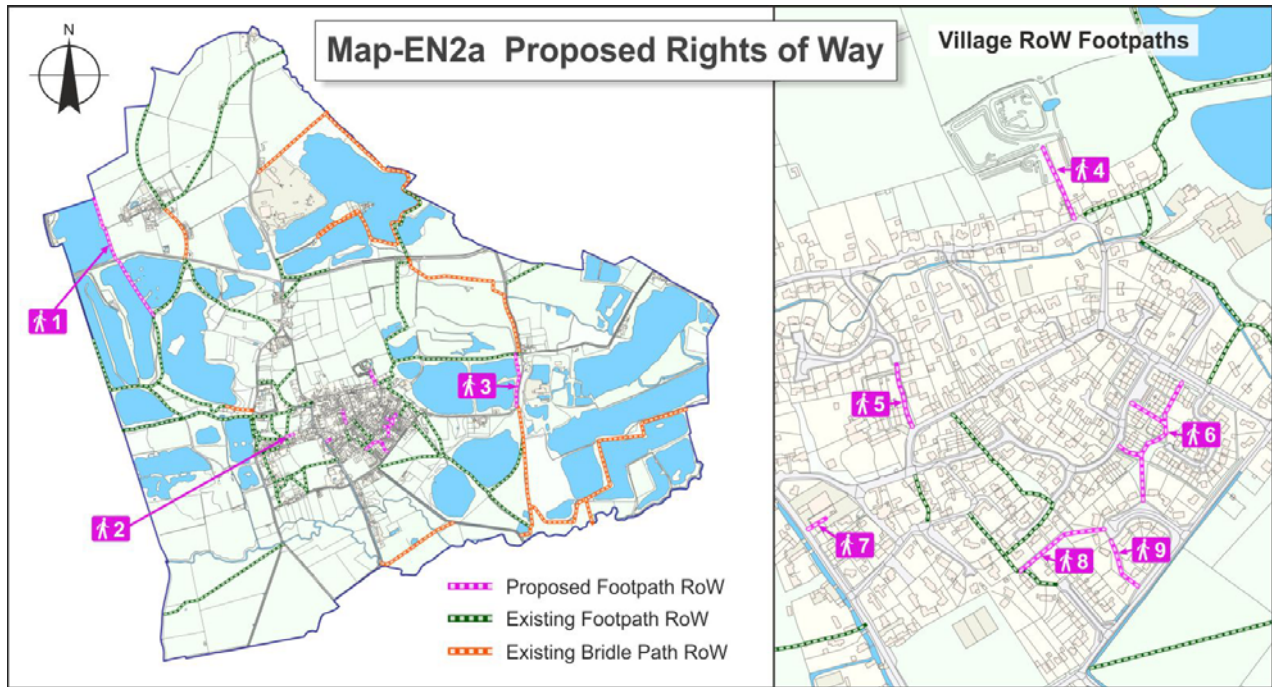
9.4 Environment Projects

9.4.1 Public Rights of Way

9.4.1.1 Additions to the existing public rights of way network in the Area.

9.4.1.2 In particular the following existing and proposed footpaths as listed below and shown on Map-EN2a are to be registered as public rights of way.

-  1 The route from the Western side of Lake 30 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 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



9.4.2 Cycleways

9.4.2.1 Additions to the existing cycleways network in the Area will be sought where appropriate from development proposals.

9.4.2.2 In particular development proposals at the following locations, as listed below and shown on Map-EN2b, should include provision for new cycleways on land adjacent to their southern boundaries.



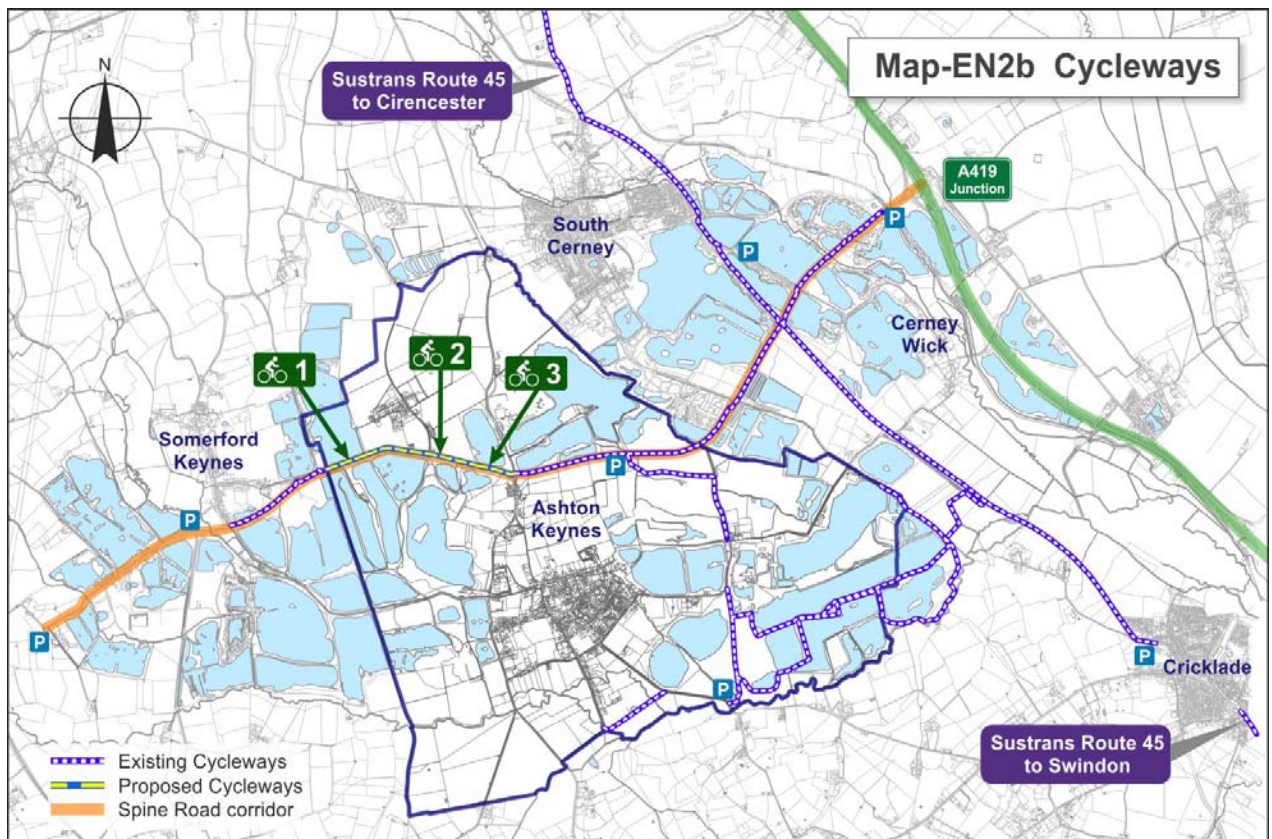
1 Keynes Country Park



2 former Cotswold Community



3 Cotswold Lake 62



9.4.3 Long term sustainability

- 9.4.3.1 Ensuring the long-term sustainability of the local environment is essential. Regular surveys, backed up by action plans, are a crucial resource in this regard.
- 9.4.3.2 The survey feedback from the community consultations held on the 12th and 16th April 2014 showed overwhelming support for this Environment objective outlined in 6.1 above. To achieve Objective EN4 monitoring and management of the local environment will be implemented.

9.4.3.3 Implementation Strategy

- 9.4.3.3.1 The Parish Council will encourage the establishment of an Ashton Keynes Environment Group. This Group will be tasked with:
- Working with the Ashton Keynes Playing Fields Committee to produce a biodiversity plan for the village's playing fields and play areas
 - Work with Ashton Keynes Primary School on local biodiversity issues
 - Produce biodiversity recommendations/guidelines for domestic gardens in private ownership
 - Carry out a survey, and produce a plan, of the biodiversity general communal areas of Ashton Keynes. (This could address trees and shrubs in small open spaces, bulbs planted in verges, etc.)
 - Work with the Cotswold Water Park Trust to ensure consistency of biodiversity practice in the area.
- 9.4.3.3.2 The Parish Council will initiate annual surveys of:
- The village roads, to provide a report on their condition and a prioritised maintenance list, to be forwarded to Wiltshire Council
 - The footpaths and bridleways in the Parish, to produce a report on their condition and an action list for Wiltshire Council, the Parish Council itself or for private individuals, as appropriate
- 9.4.3.3.3 The Parish Council will initiate annual surveys of the active and under-restoration minerals extraction sites and artificial lakes in the area to maintain records of:
- The estimated working lives of each of the active minerals extraction sites.
 - The restoration agreements and plans, particularly their environmental restoration, for active and under-restoration minerals extraction sites.
 - The environmental condition of restored minerals extraction sites.
- 9.4.3.3.4 The Parish Council will work with the Environment Agency (and other responsible parties), to ensure that the water courses for which they are responsible are regularly maintained in a good condition.
- 9.4.3.3.5 The Parish Council will initiate annual surveys of other water courses in the Parish and encourage riparian owners to fulfil their maintenance responsibilities.

9.5 Historic Conservation Projects

9.5.1 Implementation Group

A Historic Conservation Implementation Group will be formed that will review the existing statutorily protected heritage assets under The National Heritage List for England, and consider if other assets should be protected (e.g. orthostatic walls and unlisted buildings prior to 1900).

10 Monitoring and Review

- 10.1 During the plan period to 2026 the Ashton Keynes Parish Council will monitor and review the progress of the Neighbourhood Plan. New development will be monitored closely through the planning process to ensure that policies are adhered to.
- 10.2 The Plan will be reviewed periodically to ensure that it takes into account possible changes in national planning policy or to the Wiltshire Council Development Plan. Responsibility for providing the Leadership for the Ashton Keynes Neighbourhood Plan will rest with Ashton Keynes Parish Council.
- 10.3 Each Annual Parish Council meeting, after the Plan's implementation, will include a detailed report 'Updates to the Ashton Keynes Neighbourhood Plan'. This will monitor the progress of the Plan in the previous year and the likely implementation and impact of the Plan for the forthcoming year.
- The Parish Council website www.akpc.org.uk will carry an up to date report on progress with the Plan during its lifetime.
- 10.4 In 2020 and 2025 it is intended that there will be thorough five year reviews of progress by a Steering Group which has a wider community base. The purpose of these reviews will be to guide the Parish Council in its stewardship of the Ashton Keynes Neighbourhood Plan, and to consider the need for proposing a review of, or amendment to the Plan to Wiltshire Council.
- 10.5 In 2026 the Parish Council will again recruit a new Steering Group from within the community to undertake a review and decide on the need for a subsequent Neighbourhood Plan and if so decided, to overview the development of the subsequent 15 year plan which would commence in 2027.

Glossary

Subject	Acronym	Explanation
Affordable Housing		Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing does not include low cost market housing.
Affordable Rented Housing		Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Area		The designated area for the Neighbourhood Plan, which in the case of this Plan is the Parish of Ashton Keynes.
Ashton Keynes		The parish of Ashton Keynes.
Ashton Keynes Parish Council	AKPC	Ashton Keynes Parish Council, the qualifying body that initiated the AKNP, and that takes a leadership role in its creation.
Ashton Keynes Neighbourhood Plan	AKNP	The Ashton Keynes Neighbourhood Plan project supported by Ashton Keynes Parish Council and a team of volunteers.
Biodiversity Action Plan	BAP	
Code for Sustainable Homes	CSH	The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes, and it is possible to secure a CSH rating of between zero and six, with six being the most sustainable.
Community Infrastructure Levy	CIL	
Conservation Area		An area designated by Wiltshire Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Cotswold Water Park	CWP	Cotswold Water Park Trust
County Wildlife Site	CWS	As referenced in Wiltshire Core Strategy
Curtilage		The area of land, usually enclosed, immediately surrounding a home or building.
Design and Access Statement		A report accompanying and supporting a planning application. It should explain the design principles and concepts that have been applied to particular aspects of the proposal including the amount, layout, scale, landscaping and appearance of the development.
Development Plan		The suite of documents which are used when making decisions on planning applications. Once our NP has been passed by Referendum, it will become one of the documents in the Development Plan.
Environment Agency	EA	

Subject	Acronym	Explanation
Evidence Base		The researched, documented, analysed and verified basis for preparing the Ashton Keynes Neighbourhood Plan. It consists of many documents produced over a period of nearly 3 years by a team of volunteers, with the support of the Parish Council and Wiltshire Council.
Examination		A review of the Neighbourhood Plan carried out by an Independent Examiner. The Examiner must approve the Plan before it can be put to the local community for a vote in a Referendum.
Flood Risk Assessment	FRA	
Habitat Regulations Assessment	HRA	
Intermediate Housing		Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
Lifetime Homes Standard		The Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. The design features aim to support the changing needs of individuals and families at different stages of life.
(The) Localism Act		An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Malmesbury Community Area		The Community Area in Wiltshire with Malmesbury as the market town hub, and which the Parish of Ashton Keynes is part of.
Mixed Use		Developments where more than one use is permitted. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)
Multi Use Games Area	MUGA	Multi use games area located on the Bradstone playing field
National Planning Policy Framework	NPPF	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	NP	The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for a defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of planning applications.
Open Market Housing		Housing for sale or for rent where prices are set in the open market.
(The) Parish of Ashton Keynes	Parish	The Parish of Ashton Keynes as authorised as the designated Neighbourhood Area.
(The) Park	Park	The Cotswold Water Park
(The) Plan	Plan	The Ashton Keynes Neighbourhood Development Plan

Subject	Acronym	Explanation
Previously Developed Land	PDL	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Public Right of Way	PROW	
Referendum		In the context of this Neighbourhood Plan, a vote by local residents to decide whether or not to adopt the Plan.
Regulation 14	Reg 14	The regulation defined in the NPPF Neighbourhood Planning process where the Pre-Submission Draft Neighbourhood Plan is made publicly available for a period of 6 weeks for the principal consultees and local community to submit comments and representations.
Scheduled Monument	SM	
Section 106	S106	
Settlement Boundary		A defined boundary of the built-form of a community to control where future residential development is possible as determined by the Development Plan.
Site of Special Scientific Interest	SSSI	The basic building blocks of site based nature conservation legislation including the very best wildlife and geological sites, as designated by Natural England.
Strategic Environmental Assessment	SEA	An assessment of certain plans and policies on the environment. Made compulsory by a European Directive (the SEA Directive).
Social Rented Housing		Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Strategic Housing Land Availability Assessment	SHLAA	A list produced by Wiltshire Council of sites that have the potential for housing development. This is used to estimate the housing supply in the area.
Steering Group	SG	The Neighbourhood Plan Steering Group, formed under the auspices of the Ashton Keynes Parish Council and with the support of Wiltshire Council, is made up of members of the community. Through its Constitution it was given the responsibility to produce the Neighbourhood Plan for the area.
Sustainability Appraisal	SA	An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

Subject	Acronym	Explanation
Sustainable Drainage Systems	SuDS	A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SuDS minimises run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be take off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.
Use Classes	A1 A2 A3 A4 A5 B1 B2 B8 C1 C2 C3 D1 D2	<p>The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. A short description of major use classes associated with employment follows below; for a more detailed description, visit the Government’s Planning portal: www.planningportal.gov.uk</p> <p>A1: Shops including retail warehouses, hairdressers and sandwich bars</p> <p>A2: Financial and professional services including banks, building societies, estate agents and betting shops.</p> <p>A3: Restaurants and cafes (for consumption on the premises)</p> <p>A4: Drinking establishments including pubs and bars.</p> <p>A5: Hot food takeaways</p> <p>B1: Business including (a) offices, (b) research and development of products and processes, and (c) light industry appropriate in a residential area.</p> <p>B2: General industrial use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8: Storage or distribution including open air storage.</p> <p>C1: Hotels and guest houses</p> <p>C2: Residential institutions including care homes, hospitals, boarding schools and residential colleges and training centres.</p> <p>C3: Residential</p> <p>D1: Non-residential institutions including clinics, health centres, day nurseries, libraries, halls and places of worship.</p> <p>D2: Assembly and leisure including cinemas, concert halls, bingo, swimming baths, gyms or areas for indoor or outdoor sports and recreations.</p> <p>Sui Generis: Uses not in any use class. Examples include petrol stations, motor dealerships and scrap yards.</p>
Ashton Keynes Village	Village	The recognised centre and Village of the Parish of Ashton Keynes.
Wiltshire Core Strategy	WCS	The core strategy for development in Wiltshire up to 2026 as adopted by Wiltshire Council as its Development Plan.
Wiltshire Council	WC	The unitary authority for Wiltshire as of 1 April 2009.
Windfall Sites		Sites not allocated for development in the Wiltshire Development Plan that unexpectedly come forward for development.