



# CORSHAM NEIGHBOURHOOD PLAN

2016-2026

Corsham Town Council. November 2019. Made Version.



# Corsham

TOWN COUNCIL

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# CORSHAM NEIGHBOURHOOD PLAN

CORSHAM: PROUD OF ITS PAST, PREPARED FOR ITS FUTURE

Prepared for and in association with

**Corsham Town Council**

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*Corsham; proud of its past, prepared for its future.*



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# EXECUTIVE SUMMARY

Corsham has witnessed substantial growth in recent years with the town already on track to exceed its indicative requirement for housing to 2026. For many of these developments, the voice of the local community has had little influence on their scale, design or location. The neighbourhood plan provides an opportunity for the voice of the local community to be heard in relation to how future development is delivered in the Corsham area.

The Submission draft Corsham Neighbourhood Plan has drawn on the views, needs and aspirations of the local community to produce policies which will support and enhance the sustainable development of Corsham and the surrounding settlements within the designated Plan area.

Once the plan has been through two rounds of consultation, examination and is ratified by local referendum, it becomes 'made' by Wiltshire Council and forms part of the development plan for Wiltshire. Once 'made' the plan carries significant weight in planning decisions.

The Corsham Neighbourhood Plan is supported by:

The Corsham Design Guide; and  
The Corsham Batscape Strategy

The Neighbourhood Plan contains the vision, objectives and policies identified by the community and that are at the heart of future sustainable development in Corsham. The Corsham Design Guide provides necessary detail and best practice for individual Character Areas and is the vehicle for the Neighbourhood Plan policies to be effectively implemented on the ground. The Corsham Batscape Strategy pertains to the internationally designated Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC) and identifies how, by protecting those elements which are distinctive to the area, Corsham can sustainably grow whilst maintaining the ecological health of the SAC.

These documents will be used in decision making within the statutory planning process, for consideration by statutory undertakers/utilities operators and also as a guide for less complex projects which fall outside the regulatory regime.

## Overall Vision

By 2026 Corsham will achieve development of high quality homes, education, health and wellbeing opportunities, and a thriving economy providing employment locally, all of which are supported by improved transport infrastructure and sustainable and sensitive use of our environment preserving its heritage. Corsham will be a place where people will continue to enjoy living and working and plan to spend their future.

## Topics

The Plan deals with a wide range of issues which were identified through consultation with stakeholders including residents, businesses and landowners. There are seven topic areas with specific policies for each one. The topics are:

- Business and Economy
- Environment
- Health and Wellbeing
- Heritage
- Housing
- Lifelong Learning
- Transport

The following summaries for each topic area must be read in conjunction with The Corsham Design Guide which provides detailed criteria for whether proposals are acceptable or supported.

## Business and Economy

A thriving economy is critical to the success of Corsham, and this Neighbourhood Plan aims to establish Corsham as an excellent place to be in business. The Plan seeks to enable secure, sustainable growth of established and emerging employment sectors, building on existing strengths including defence-related employment, ICT, bioscience, advanced manufacturing and business services.

The Plan aims to enable Corsham's tourism sector to grow in a sustainable way, ensuring the protection and, where possible, enhancement of Corsham's natural, cultural and built environment assets. To encourage tourism and business travel to Corsham, the development of a hotel close to the site safeguarded for the future railway station and associated infrastructure will generally be supported.

**Business and Economy (cont)**

The Plan also aims to enable the town to be widely accessible via rail and general transport links.

In accordance with the Corsham Design Guide, development which contributes to the revitalisation of Corsham Town Centre will be encouraged. There are opportunities to enhance and remodel the Martingate Centre and to develop a new supermarket, along with mixed-use opportunities and associated infrastructure.

The Plan encourages the creation of vital social, economic and environmental linkages between key commercial locations within Corsham Town and the wider Corsham Neighbourhood Plan Area.

Development which safeguards and/or contributes to the strengthening of West Corsham will be supported. Proposals must seek opportunities to expand the business potential of West Corsham, make better connections to facilitate easy access, and strengthen the urban arrangement with strategic Green Buffers.

**Environment**

The Corsham Neighbourhood Plan recognises the value of the wide range of features in the natural and built environment and their contribution to its attractiveness and distinctive local character and landscape. The Plan seeks to strengthen Corsham as a place that responds pro-actively to the challenges of climate change and population growth, as well as embracing opportunities to improve the quality of green infrastructure and promote biodiversity for the benefit of people and wildlife.

The Plan helps ensure that all new development within Corsham achieves high standards of sustainable development and proposals should demonstrate how design, construction and operation has sought to achieve low carbon sustainable design, reduce the use of fossil fuels, promote the efficient use of natural resources and reduce flood risk.

Proposals for development that results in the loss of important green spaces or cause harm to their quality or amenity value would only be permitted if the community would gain equivalent benefit from the provision of suitable

replacement green space or gain significant social, economic or environmental benefits from an alternative facility. The Plan seeks to restore field boundaries, maintain existing woodland and create new woodland to mitigate the landscape or visual impact of new development.

Proposals for development which protect and enrich the habitat of the protected bat species are supported in the Plan.

To help ensure that the environmental objectives of the plan are achieved this plan includes the Corsham Design Guide and the Corsham Batscape Strategy to assist developers and decision makers.

**Health and Wellbeing**

The Corsham Neighbourhood Plan actively promotes the benefits of a healthy lifestyle. It encourages residents to take responsibility for the health and wellbeing of themselves and their families whilst also providing for accessible facilities and services.

Where the need has been identified, new housing development must provide appropriate new healthcare facilities and infrastructure on-site, or directly fund and/or deliver suitably located off-site facilities within an appropriate time-scale.

The population of Wiltshire is aging more rapidly than England or the South West with a growth of 20.1% of people aged 65 or over from 2002 to 2010. Proposals that contribute towards future proofing development to allow flexibility and provide accessibility for all will generally be supported.

The Plan supports development proposals where they create safe and accessible environments and improve the quality of life and community cohesion of Corsham.

Development proposals should seek to protect, improve and extend Corsham's green infrastructure network, and innovative proposals that contribute to improved pedestrian/cyclist linkages between the town and its rural setting will be supported.

The inclusion of public art within development proposals will be supported, especially where it reflects those founding elements important to Corsham such



as wool, stone and military links, and should contribute towards the delivery of the Creative Corsham Strategy.

Proposals that result in harm to, or loss of, allotments in the Corsham Neighbourhood Plan Area will not be supported unless at least equivalent replacement provision has been made in a convenient location.

### **Heritage**

The Corsham Neighbourhood Plan aims to maintain and enhance the town in a way which respects its heritage and environment, and promotes a positive sense of place and thriving cultural life for all sectors of the community. The Plan recognises that a wide range of features in the natural and built environment contribute to its attractiveness and distinctive character and landscape. The Plan policies demonstrate the value of Corsham's historic and cultural inheritance, and help conserve its historic buildings and settings, ensuring they remain in productive use.

All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to, and integrating with, natural as well as the existing built environment. Planning permission will not be supported for development that fails to improve the form and function of the Corsham Neighbourhood Plan Area.

Innovative proposals which add to the vitality of Corsham will be supported provided design, scale, materials, colours and proportion respect the prevailing historic context.

### **Housing**

The Plan proposes housing development that supports the overall aspirations of our community and which is sustainable, in the right places and of good design. This would include a mix and design of properties to suit the ages and needs of all the community. The Plan supports a limited number of small-scale residential developments (of up to 12 houses per village) in the small villages where there is an identified local need.

The plan does not propose any major new housing allocations to 2026.

### **Lifelong Learning**

The Corsham Neighbourhood Plan proposes that Corsham grows as a forward-thinking town that leads the region in educating and re-training its residents to anticipate and meet the needs of local and national employers.

Development proposals that enable the expansion of Bath Spa University and other higher and further education providers and associated infrastructure will be supported. Such establishments must be sustainably located where there are appropriate links to the footpath network and local community assets.

Proposals for development will be required to identify the likely impact on Corsham's infrastructure, services and educational facilities and demonstrate how any such impacts will be addressed and mitigated for.

### **Transport**

The overall objective is to assist in the development of an integrated transport system that supports the economy and community in a safe and sustainable way. The aims are to increase accessibility, tackle congestion, improve safety, and strengthen infrastructure. Developments which improve road safety and transport services will be supported, along with development proposals that include safe pedestrian and cycle routes within the town and which connect with the villages.

The Corsham Neighbourhood Plan proposes to establish a circular walking and cycling route - the 'Corsham Link' - to sustainably connect key sites around the Town and surrounding villages. Developer contributions will be sought where a proposal directly affects the route of the Corsham Link.

Land will be safeguarded for the construction of a new railway station and its associated infrastructure. The safeguarding of this site will stimulate future sustainable development growth to the south of the railway line.





# 1 WHAT IS THE CORSHAM NEIGHBOURHOOD PLAN?

## 1.1 Introduction

### 1.1.1 Context

1. The Localism Act of 2011 provides local communities the power to shape and influence the future of the places where they live by having a Neighbourhood Plan. A Neighbourhood Plan outlines a vision for the area and sets planning policies for the use and development of land. It can cover where new homes, offices or shops could go and identify green spaces to be protected. Neighbourhood plans are about local issues and focus on guiding development rather than stopping it.

2. Once adopted, Neighbourhood Plans become statutory documents that will be used in the decision making process in the consideration of planning applications. Work on a Neighbourhood Plan for Corsham began in 2014 with a series of public consultations, which have informed the content of this Plan. The Corsham Neighbourhood Plan is supported by:

The Corsham Design Guide; and  
The Corsham Batscape Strategy

### 1.1.2 Corsham Neighbourhood Plan

3. The Corsham Neighbourhood Plan - Core Policies document provides the vision, objectives and policies identified by the community and is at the heart of future sustainable development in Corsham. For ease of reference each of the topics has been set out in the following chapters:

- 2 Business and Economy
- 3 Environment
- 4 Health and Well Being
- 5 Heritage
- 6 Housing
- 7 Lifelong Learning
- 8 Transport

4. Chapters 9-11 provide the conclusions, measures for monitoring and review of the plan and an overview of the local community aspirations arising through consultation and that have fed into this plan.

5. The **Corsham Design Guide** provides necessary detail and best practice

for individual Character Areas and is the vehicle for the Neighbourhood Plan policies to be effectively implemented on the ground.

6. Corsham is home to a number of rare bat species, the importance of which is recognised by the internationally designated Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC). The **Corsham Batscape Strategy** identifies how, by protecting those elements which are distinctive to the area, Corsham can sustainably grow whilst maintaining the ecological health of the SAC.

7. The plan also builds on work already undertaken as part of the public realm study for Corsham and Corsham Area Framework.

8. Once 'made' the Neighbourhood Plan will form part of the development plan for Wiltshire (along with the Wiltshire Core Strategy and saved policies of the former North Wiltshire District Local Plan). This will ensure that, within the statutory planning framework, Corsham will develop to meet local aspirations, where social, environmental and economic needs are balanced, based on a set of local priorities.

9. Other topics, such as mining or waste management are not covered by the Neighbourhood Plan. These matters are addressed within the policies of Wiltshire Council's suite of Minerals and Waste development plan documents.

10. Although deciding where new housing, additional leisure, retail and employment should go is an important part of the Corsham Neighbourhood Plan, it is about much more than this. The Plan is a plan for the area as a whole. It looks at a wide range of issues, including:

- The development of housing (location, type, tenure etc.);
- Local employment and opportunities for businesses to set up or expand their premises;
- The protection and enhancement of the biodiversity and geodiversity of the plan area;
- Transport and access issues (rail, roads, cycling, walking etc.);
- The provision of leisure facilities, schools, health, and youth facilities; and
- Seeking to revitalise the town centre and improve the retail offer.

## 1.2 Why do we need a Neighbourhood Plan for Corsham?

11. Former Councillor Peter Pearson, Chairman of Corsham Neighbourhood Plan Steering Group (2014 - 2017) states:

*'We are embracing the opportunity to have more say in how our town develops over the coming years. For far too long we have had little say in what happens in the town, how many and what kind of houses are built where, what industrial/commercial/retail development we want and need for jobs, or how our environment and heritage can best be protected and improved.'*

### 1.2.1 What is the plan seeking to achieve?

- The protection and creation of green infrastructure (wildlife areas, allotments, sports pitches, play areas, parks and gardens) for the benefit of people and wildlife;
- Support the delivery of an appropriate level of affordable housing;
- Support business development including innovation, education and digital sectors; and
- Protect important buildings and historic assets through high quality sympathetic design.



## 1.2.2 What can the Neighbourhood Plan do?

### This Neighbourhood Plan can...

- Decide where and what type of development should happen in the Neighbourhood Plan Area;
- Promote more development than is set out in the adopted Wiltshire Core Strategy (2006-2026); and
- Include policies, for example regarding design standards, that will be applied alongside existing policies in the Wiltshire Core Strategy - provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Core Strategy.

### This Neighbourhood Plan cannot...

- Conflict with the strategic policies of the Wiltshire Core Strategy prepared by the Local Planning Authority;
- Be used to prevent development that is included in the Wiltshire Core Strategy; or
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

## 1.2.3 Overall Vision and Objectives for Corsham

**12.** By 2026 Corsham will achieve development of high quality homes, education, health and wellbeing opportunities, and a thriving economy providing employment locally, all of which are supported by improved transport infrastructure and sustainable and sensitive use of our environment, whilst preserving its heritage. Corsham, will be a place where people will continue to enjoy living and working and plan to spend their future.

**13.** The vision will be delivered through achieving the following overarching objectives. Corsham will be a town which:

- Recognises the value of what it already has and why people and businesses choose to be here;
- Respects its heritage and environment, and promotes a positive sense of place and thriving cultural life for all sectors of its community;
- Is forward looking, which seeks to seize opportunities for development which enhance and expand the ability of the community to thrive in a changing world;
- Meets the aspirations of its community for education, training, employment and homes;
- Cares for the health and wellbeing of everyone in the community;
- Recognises its place and responsibilities within the wider community of Wiltshire; and
- Actively encourages all sectors of its community to engage in shaping its future for the benefit of all.

## 1.3 Corsham Neighbourhood Plan Designated Area

### 1.3.1 Defining the Neighbourhood Plan Area

14. The Corsham Neighbourhood Plan Area was Designated on 22 May 2017 and matches the Corsham parish boundary. Corsham parish boundary was altered in 1 April 2017 following a Community Governance Review (commonly known as a boundary review). The new designated area replaces the Neighbourhood Plan Area originally made on 22 September 2015 and is shown in **Figure 1** (see right).

15. The 2015 designation was not aligned to the parish boundary as it included part of Rudloe Estate which is no longer in Corsham parish, and excluded land around West Corsham which was previously in Box parish. Both designations exclude land to the north-east of the A350, which now lies within Chippenham parish. The Corsham Neighbourhood Plan pays regard to areas just outside of the boundary but the Plan policies cannot be applied to those areas. It is hoped that neighbouring parishes will follow Corsham's lead by producing Neighbourhood Plans which complement that of Corsham.

16. Neighbourhood Plan Areas are not permitted to overlap. Corsham Town Council would have preferred to include an area west of the Corsham settlement but this was not possible as it falls within Box parish. Corsham Town Council and Box Parish Council were unable to reach agreement for a more desirable boundary. Wiltshire Council had specified in its 2015 Corsham Neighbourhood Plan Designation decision notification that the whole of Rudloe and its surrounds be appropriately considered in the preparation of the Corsham Neighbourhood Plan and the Town Council was encouraged to engage with the wider Rudloe community in the preparation of its Plan. The Town Council accepts this and has engaged with the wider community through its research, newsletters and social media.

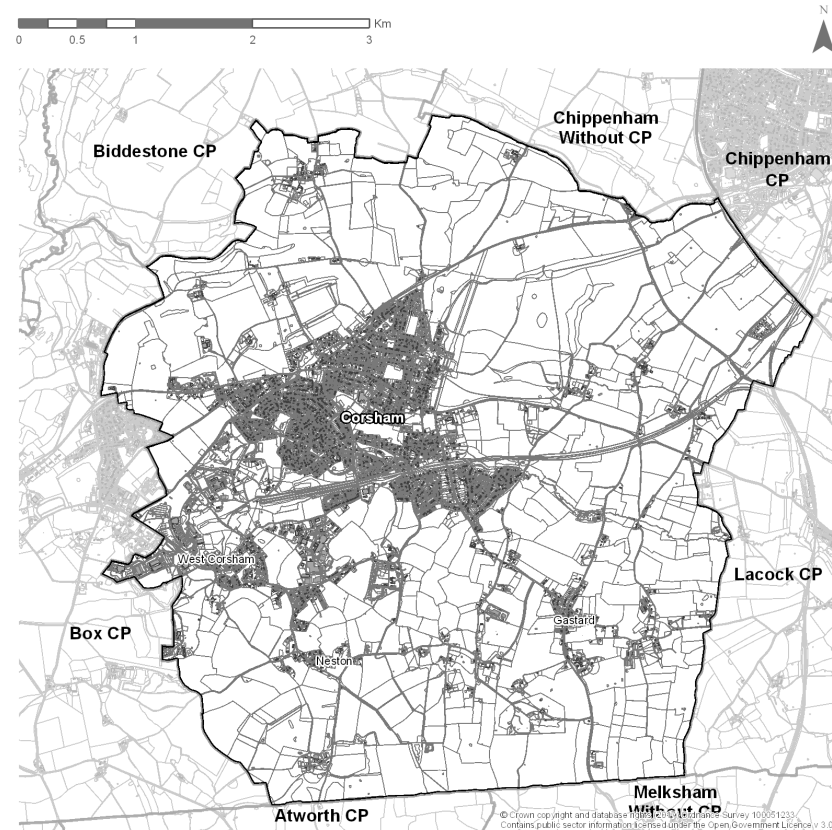


Figure 1: Designated Corsham Neighbourhood Plan Area

## 1.4 Corsham Neighbourhood Plan Guidance: Ecology and Design

**17.** The Corsham Neighbourhood Plan has been led by local evidence and extensive community involvement. As a result, the conservation of the natural and historic built environment lie at the heart of the plan's vision and objectives, which reflect:

1. The international importance of the Bath and Bradford on Avon Bats Special Area of Conservation; and
2. The locally distinct characteristics that are highly valued by the local community to maintain a sense of place and identity for the area.

**18.** One of the key concerns of the local community is that these important features and assets could be eroded by the impact of incremental or inappropriate development. This is particularly the case for the bat population, which is highly sensitive to changes to the local environment, including features of existing buildings and their surrounds. In recognition of the importance of these issues the neighbourhood plan is accompanied by a Design Guide and a Batscape Strategy. These documents are for guidance and support the plan. It is expected that the Design Guide and the Batscape Strategy will be fully taken into account by applicants and decision makers, in accordance with Policy CNP - ED1.

**Policy CNP ED1**—Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy. Applicants must demonstrate how their proposals will:

- i) take account of the principles and guidance in the Corsham Batscape Strategy to help ensure that their development preserves and, where possible, enhances landscape permeability and connective habitats within the Corsham area (including details of measures to preserve and, where possible, enhance wildlife corridors, especially with regard to foraging areas, priority flight lines and maternity roosts); and
- ii) be of high-quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion respect the prevailing historic context) identified in the Corsham Design Guide and, where possible, result in improvements to existing features that are considered to be detractors.

## 2 BUSINESS AND ECONOMY

### 2.1 Introduction

**19.** The purpose of the planning system is to contribute to the achievement of sustainable development. The economic dimension of development is clearly a significant element of planning a sustainable community. Corsham has a large existing employment base for a town of its size and future development should seek to ensure that the town remains an important employment location for residents of the town and neighbouring communities. As well as securing sustainable growth of established and emerging employment sectors, the plan aims to deliver an enhanced retail environment, growth of the Town's tourism economy, and improved services and facilities for local people and visitors. There is a recognition that a thriving economy requires good transport infrastructure and strong links with neighbouring business communities in Bath, Chippenham and beyond.

### 2.2 Business and Economy in Corsham

**20.** Corsham has not been identified as a location for new strategic employment growth in the Wiltshire Core Strategy. Nevertheless, the redevelopment of MOD Corsham means that Corsham will remain an important employment location in Wiltshire. The Core Strategy supports some future growth at a modest and sustainable level to help facilitate the delivery of improved services and facilities. The expectation is that this growth will be focussed on established and emerging employment sectors including defence and associated specialist ICT services, bioscience, advanced manufacturing, business services and mining.

**21.** Corsham has a rich limestone mining history spanning from the Roman Period to the present day. Mining activity currently operates on a smaller scale than it did during the late nineteenth and early twentieth centuries but continues to provide a steady supply of the locally distinct 'Bath Stone'.

**22.** The Wiltshire and Swindon Minerals Core Strategy and Minerals Development Management Policies form part of the development plan for Wiltshire. These documents include policies MCS6 and MDC4 which seek to safeguard mines and quarries from incompatible surface land uses. Where a proposal falls within a minerals safeguarding area, Policies MCS6 and MDC4 must be taken into account in the determination of the planning application. More information on

how the minerals safeguarding areas should be applied in the decision making process, can be found on the Wiltshire Council website. **Figure 2** (page 17) shows the current extent of the mining permissions in the Corsham area.

**23.** The Core Strategy indicates 6 hectares of new employment land over the period 2006 - 2026 likely to be concentrated on the principal employment areas of Leaffield Industrial Estate and Fiveways Trading Estate. Redundant MOD sites may also provide opportunities for economic development. The delivery of the new employment land is not tied to Leaffield Industrial Estate, Fiveways Trading Estate or redundant MoD sites.

**24.** The Corsham Framework makes various suggestions for economic development in the area and a number of these are supported in the objectives and policies in this plan including:

- Enhancing the town centre, including re-use of historic buildings such as the current project to deliver business units on the Mansion House/library site, and the potential for future remodelling along the southern end of Newlands Road; and
- Employment development in the West Corsham area, particularly to the south of Westwells Road.
- Supporting opportunities to enhance and extend existing employment niches (including digital, agricultural, leisure and recreation, media and creative industries and tourism) and develop suitable accommodation.

**25.** The Core Strategy and Framework both recognise the need for improved infrastructure to support economic development including:

- An improved road network and rail connectivity;
- Greater accessibility for businesses to the town centre; and
- Development of an advisory freight network.

**26.** Public consultation and business survey identified the following key issues:

- Reopening of the railway station;
- Improved public transport;
- Improved tourism offering to visitors;



- Support for enhancements to the town centre including the desire for a second supermarket; and
- Increased opportunities for apprentices.

## 2.3 Vision

**27.** Our vision for business and economy is as follows:

- Establish Corsham as a place to be in business;
- Provide a vibrant and independent retail environment;
- Have a thriving economy, which provides a great range of job opportunities for local people;
- Secure sustainable growth of established and emerging employment sectors building on existing strengths, including defence related employment, ICT, bioscience, advanced manufacturing and business services;
- Manage future development to ensure that Corsham has an appropriate balance of jobs, services and facilities;
- Ensure the town is widely accessible via rail and general transport links; and
- Grow Corsham's tourism sector in a sustainable way, ensuring the protection and, where possible, enhancement of Corsham's natural, cultural and built environmental assets.

## 2.4 Key Objectives

BEKO1 - Create the right environment to deliver economic growth, including business start-ups, delivering the jobs Corsham's population needs locally, and ensuring that out-commuting is not increased;

BEKO2 - Take a flexible and responsive approach to employment land delivery, including redevelopment of out-dated premises and re-use of historic buildings where appropriate;

BEKO3 - Ensure that improved infrastructure is delivered to remove barriers to investment and minimise the impact of new economic development on the community;

BEKO4 - Help existing businesses meet their aspirations within Corsham;

BEKO5 - Ensure that sustainable development objectives are met;

BEKO6 - Encourage the expansion of green jobs, particularly in relation to renewable energy and energy efficiency technologies; and

BEKO7 - Support development that will enhance the vitality of the town centre for residents of Corsham and visitors.

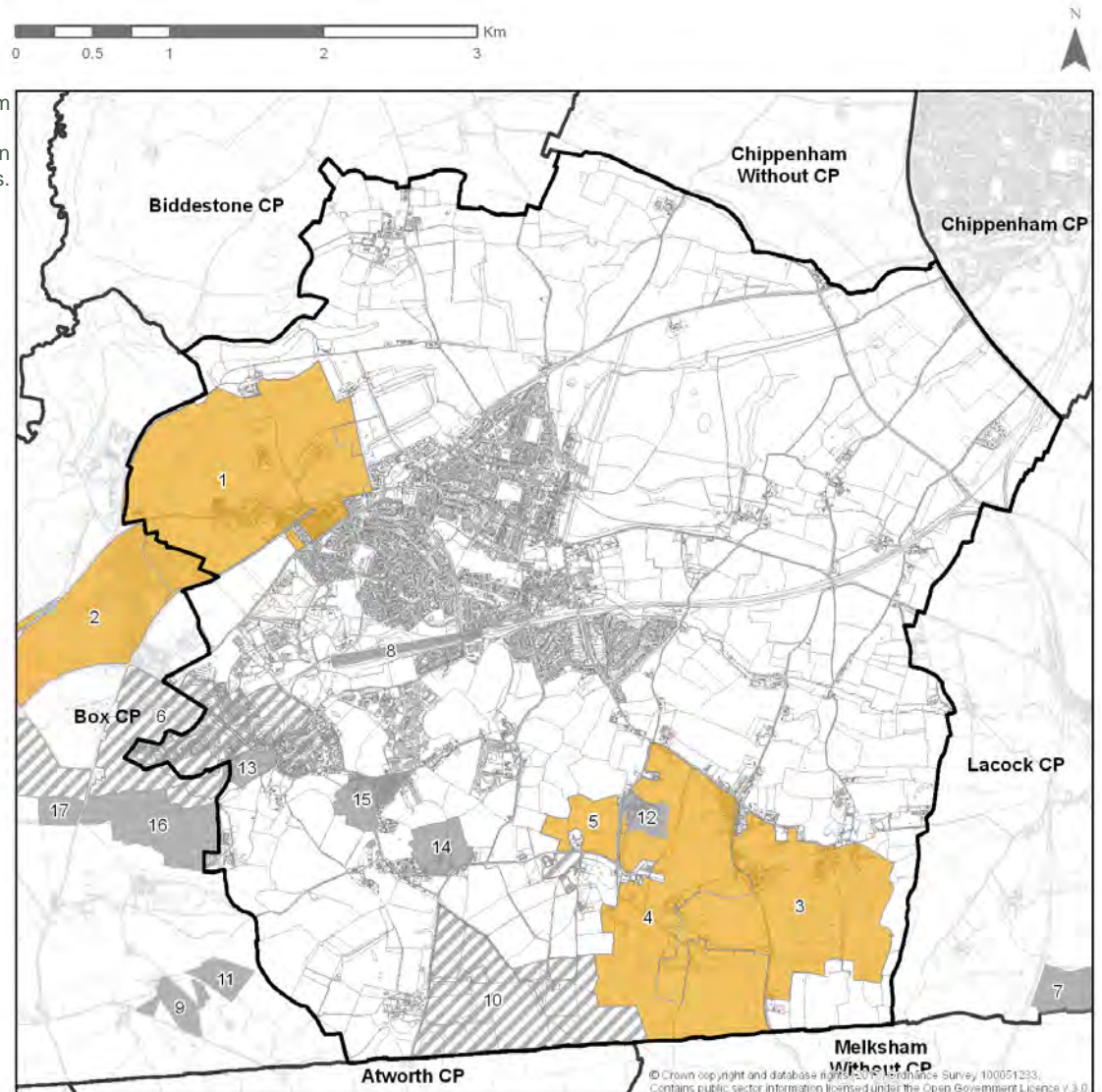
**28.** Whilst Policy CNP BE4 supports the redevelopment of the Newlands Road area, there are no plans to compulsory purchase the land in order to enable redevelopment of this area. Suitable alternative premises and accommodation would need to be found to provide the affected businesses and residents the option to relocate in advance of development commencing on site.

**29.** Policy CP3 of the Wiltshire Core Strategy provides details of how infrastructure (including provision for fibre-optic super fast broadband) will be provided through development.

Figure 2: Mineral planning permissions within Corsham

Information correct at February 2018. Up to date information should always be sought from the relevant authorities.

Site	Name	Current Status July 2017
1	Hartham Park Quarry	Active
2	Box Hill Mine	Active
3	Elm Park Mine	Active
4	Monks Park Mine	Active
5	Ridge Quarry	Active
6	Moor Park	Non operational
7	Lacock	Ceased
8	Corsham Railway Cutting	Ceased
9	Atworth Park	Ceased
10	Park Lane	Non operational
11	Wormwood	Ceased
12	Valley	Ceased
13	Westwells	Ceased
14	Neston	Ceased
15	Corsham	Ceased
16	Brooklease Mine	Ceased
17	Bradford Road	Ceased



## 2.5 Policies

**Key Objective:** BEKO1—Create the right environment to deliver economic growth, including business start-ups, delivering the jobs Corsham’s population needs locally, and ensuring that out-commuting is not increased.

**Key Objective:** BEKO2—Take a flexible and responsive approach to employment land delivery, including redevelopment of out-dated premises and re-use of historic buildings where appropriate.

**Policy CNP BE1**—Employment related development proposals which are sustainably located so as to strengthen and support the growth of Corsham’s economy will be supported, particularly where the provision of new jobs for local people or business start-up units and/or growth in the innovation, education and knowledge sectors are being proposed and the inward investment for local business has been demonstrated.

**Key Objective:** BEKO3—Ensure that improved infrastructure is delivered to remove barriers to investment and minimise the impact of new economic development on the community.

**Key Objective:** BEKO5—Ensure that sustainable development objectives are met.

**Policy CNP BE2**—To encourage Tourism and business travel to Corsham, the development of a hotel in a convenient and sustainable location within walking distance of the site safeguarded for the future Railway Station and associated infrastructure (**Figure 16** on page 46) will be supported.

**Key Objective:** BEKO4—Help existing businesses meet their aspirations in Corsham.

**Key Objective:** BEKO6—Encourage the expansion of green jobs, particularly in relation to renewable energy and energy efficiency technologies.

**Policy CNP BE3**—Development which safeguards and/or contributes to the strengthening of the vitality and identity of West Corsham will be supported.

Where applicable, proposals should seek opportunities to:

- a) Expand the business potential of West Corsham in accordance with an identified need;
- b) Create an active frontage on to Westwells Road to contribute to the creation of a more coherent community;
- c) Make strategic connections to facilitate easy access and reinforce interconnections within West Corsham and surrounds; and
- d) Encourage new Small and Medium Enterprises with a defence and/or ICT specialism

Development proposals in proximity to residential areas must seek to avoid adversely impacting on residential amenity or, where this is not possible, incorporate appropriate mitigation measures into the design of the proposal.

**Key Objective:** BEKO7—Support development that will enhance the vitality of the town centre for residents of Corsham and visitors.

**Policy CNP BE4**—Employment related development which contributes to the revitalisation of Corsham Town Centre in accordance with the Corsham Framework Masterplan (illustrated in **Figure 3**, page 20) will be supported.

Proposals should, where applicable, seek opportunities to:

- a) Enhance/remodel the Martingate Centre;
- b) Integrate Coach Parking (minimum of two spaces);
- c) Develop a new supermarket with mixed-use opportunities and associated infrastructure as shown in **Figure 3**;
- d) Identify start-up employment within development proposals as defined in **Figure 3**;
- e) Remodelling, relocation and/or environmental enhancements of the Town Centre car parks, providing that there is no net loss of spaces; and
- f) Create vital social, economic and environmental linkages between key commercial locations within Corsham Town and the wider Corsham Neighbourhood Plan Area.

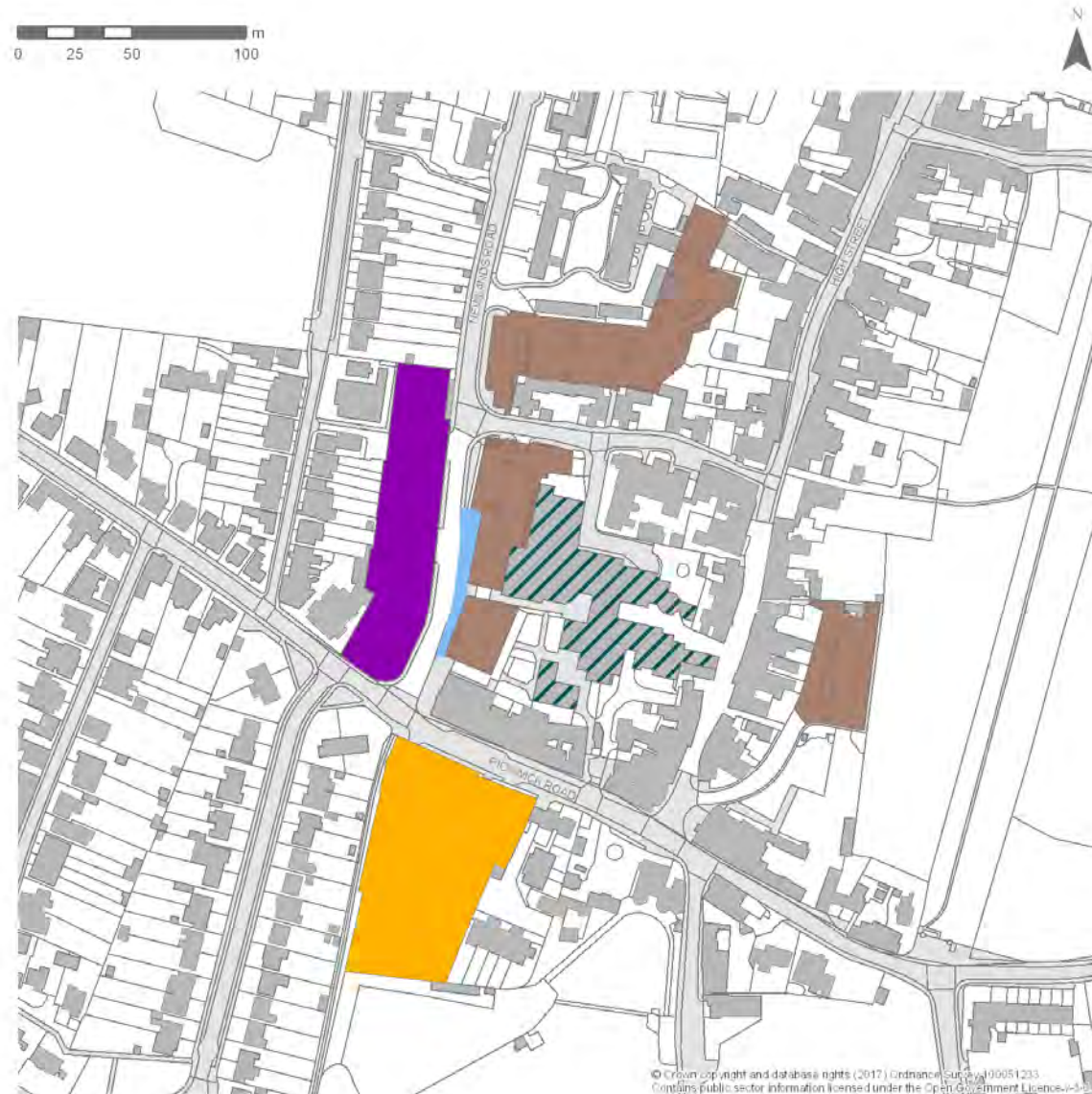
Where applicable, suitable alternative premises will need to be identified and provided in order for businesses and residents to relocate before redevelopment of the Newlands Road area can commence.



**Figure 3:** Corsham Town Centre Masterplan based on Community Area Framework Document (Wiltshire Council, June 2016 (as amended))

30. Some of the proposals within the Corsham Community Area Framework Document were supported by the Neighbourhood Plan Steering Group. In terms of the revitalisation of the Town Centre the Steering Group supported the idea of a second supermarket/additional retail provision in the town centre but felt that a loss of car parking spaces would be detrimental to the town. The map opposite shows a larger potential area for redevelopment to increase the likelihood of any proposal moving forward but excludes any redevelopment of the car parks. Other enhancements shown in the Framework plan fall within public realm enhancements some of which are being taken forward by the Town Council and as such do not need to be included in this Plan.

-  Business Start-up
-  Martingate Centre
-  Possible New Supermarket
-  Potential Coach Parking
-  Town Centre Car Parks





# 3 ENVIRONMENT

## 3.1 Introduction

**31.** The environment is about the places in which we live, work and visit and play. This Neighbourhood Plan aims to achieve improvements to the quality of both the natural and built environment. Whilst it is acknowledged that the term ‘environment’ encompasses a wide range of issues, the Environment section of this Plan focuses predominantly on the broad areas of ecology (flora and fauna and their inter-relationships), landscape and climate change (or ‘managing climate risk’, including resilience, energy consumption choices and effects such as flooding). Enabling people to experience the natural environment is an important aspect of the Plan’s objectives. Environmental matters pertinent to Corsham neighbourhood plan area and not covered in this section are considered to be sufficiently addressed by the policies in the Wiltshire Core Strategy.

**32.** The unique circumstances that make the Corsham area so special have necessitated the development of the Corsham Batscape Strategy and Corsham Design Guide. These documents support the Neighbourhood Plan and should be used as tools to guide and inform development proposals.

**33.** This section of the Plan aims to deliver on a set of ideals focused on ensuring that the benefits of Corsham as a location for development are not exploited to the detriment of its natural setting. Any development should make a positive contribution to addressing global climate issues.

**34.** A series of recent planning permissions granted on appeal have illustrated how rapidly the limited remaining green space between settlements can be eroded by incremental development. Local residents have expressed their genuine concerns about the potential for further development to result in the coalescence of settlements and the irreparable impact this would have on the distinct character and setting of the local villages of Neston, Gastard and Rudloe and the emerging identity of West Corsham.

**35.** Furthermore, the Batscape Strategy highlights that this area also acts as an important green corridor providing important foraging habitat for bats associated with the Bath and Bradford on Avon SAC.

**36.** It is therefore necessary for this plan to seek to protect this area from inappropriate development by defining the area as a rural green buffer as illustrated in **Figure 4** on page 24, and set out in Policy CNP E5 the circumstances where development would be allowed.

## 3.2 Corsham’s Environment

**37.** The Wiltshire Core Strategy sets out what should be considered:

- Protecting and enhancing the natural historic and built environments;
- Maximise the reuse of previously developed land, unless of high environmental value;
- Maintaining, enhancing and expanding the multi-functional green infrastructure<sup>1</sup> network;
- Safeguarding the outstanding built heritage;
- Directing development away from sensitive and valuable natural assets, habitats and species, towards less sensitive locations;
- New development must contribute to biodiversity;
- The incorporation of wildlife corridors into new development;
- Maintain good air quality;
- Enhancing the public realm; and
- Supporting rural life.

**38.** The following considerations came out of the public consultations:

- Natural environment and the landscape deserves protecting and enhancing –it’s seen as important as a setting for the built environment and in its own right, as well as being part of Corsham’s heritage;
- Preserving gaps/green space between settlements;
- Maintaining the rural character of villages;
- Recognising the value of green space/green lungs/parkland for recreation, wellbeing and natural setting;
- Avoiding use of ‘greenfield’ sites and high quality agricultural land for housing;
- Identifying and protecting ecologically sensitive sites and wildlife habitats;
- Enhancing biodiversity – more nature areas and better green networks;
- Better protection of trees;
- Creation of woodland burial site;
- More and better footpaths and cycle ways; and
- Concerns regarding flooding.

<sup>1</sup> A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities; as defined in the Glossary to the NPPF.

39. The following specific areas were identified as worth preserving and/or enhancing:

- The Batters;
- Meriton Recreation Ground;
- Field opposite the Pound Arts Centre;
- Local amenities – e.g. cricket ground;
- Formal and informal play areas for children;
- The field behind The Lagger/Bences Lane; and
- Peel Circus/Hudswell.

40. This section of the plan should be read in conjunction with the Corsham Batscape Strategy and Corsham Design Guide.

### 3.3 Vision

41. For Corsham:

- To be a place that values a wide range of features in the natural and built environment and their contribution to its attractiveness and distinctive local character and landscape;
- To be a place that embraces opportunities to improve the quality of green infrastructure and promote biodiversity for the benefit of people and wildlife; and
- To be a place that responds pro-actively to the challenges of climate change and population growth.

### 3.4 Key Objectives

EKO1 - To conserve and enhance biodiversity;

EKO2 - To adopt a proactive approach to tackling climate change and improving resilience;

EKO3 - To support the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change);

EKO4 - To promote high environmental standards;

EKO5 - To conserve and enhance the distinctive landscape characteristics of the natural environment in and around settlements; and

EKO6 - To conserve and enhance the network of Green Infrastructure and public open space.

## 3.5 Policies

**Key Objective:** EKO1–To conserve and enhance biodiversity.

**Policy CNP E1**–Otherwise acceptable proposals for development which protect and, where possible, enrich the habitat of the protected bat species associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) will be supported.

Applicants will need to demonstrate how their proposals would contribute to the delivery of the Corsham Batscape Strategy<sup>2</sup>, including details of measures to preserve and, where possible, enhance wildlife corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts.

Proposals that enhance the biodiversity of Corsham will be supported.

**Key Objective:** EKO2–To adopt a proactive approach to tackling climate change, improving resilience.

**Key Objective:** EKO3 To support the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change).

**Key Objective:** EKO4–To promote high environmental standards.

**Policy CNP E2**–All new development should seek to contribute to the achievement of sustainable development. Proposals should:

- Safeguard and, where possible, enhance biodiversity and geodiversity;
- Adopt best practice in sustainable urban drainage;
- Reduce flood risk and ensure that the design and location of new development is resilient to the effects of flooding

Proposals are encouraged to demonstrate:

- Innovative design which seeks to achieve low carbon sustainable design;
- The promotion of the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
- Grey water re-use; and
- The development of low and zero carbon energy through a range of technologies

<sup>2</sup> The Corsham Batscape Strategy fully accords with the Bat Special Area of Conservation (SAC) Planning Guidance for Wiltshire. The Batscape Strategy is a more detailed reflection of how the guidance should be applied to development in the Corsham Area.

**Key Objective: EKO5**—To conserve and enhance the distinctive landscape characteristics of the natural environment in and around settlements.

**Policy CNP E3**—Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB<sup>3</sup> and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands<sup>4</sup>. Development should:

- a) Maintain existing woodland cover and hedge trees wherever possible;
- b) Restore field boundaries around settlements where there is gapping or degradation wherever possible;
- c) Demonstrate how the proposal relates to Corsham in terms of landscape, setting and visual effects;
- d) Create new woodland cover where necessary to mitigate the landscape or visual impact of new development; and
- e) Protect existing Public Rights of Way and link in new routes to offer local people recreational opportunities in terms of countryside access routes and cycleways.

All proposed landscaping must be of an appropriate species mix and of local provenance.

**Key Objective EKO6**—To conserve and enhance the network of Green Infrastructure and public open space.

**Policy CNP E4**—Development that results in the loss of green infrastructure identified on **Figure 5** (on page 28) or that results in any harm to their character, setting, appearance, general quality or amenity value would only be permitted if, as a minimum, the community would gain equivalent benefit from the provision of suitable replacement green infrastructure.

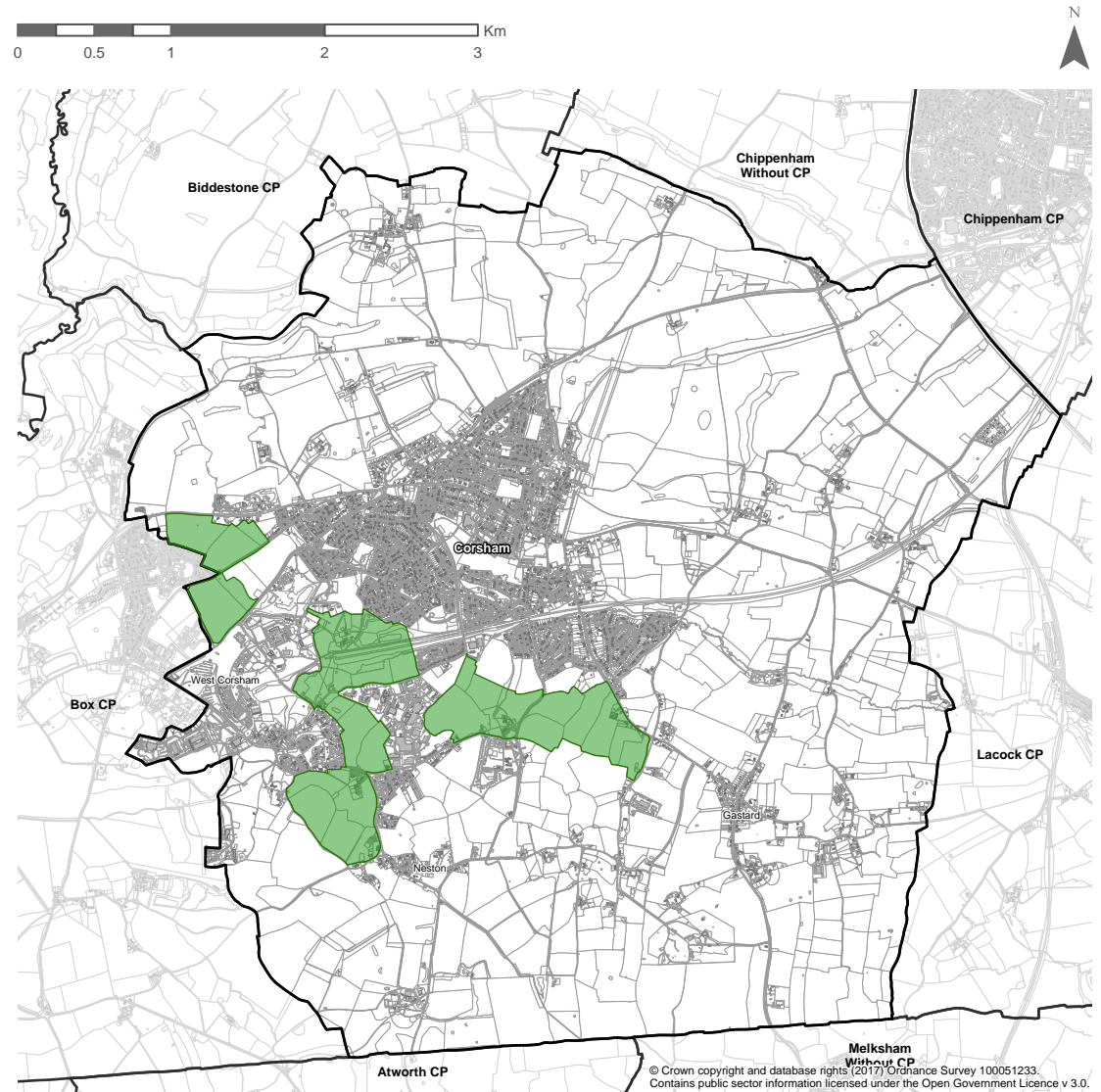
**Policy CNP E5**—In the Rural Green Buffer, as defined in **Figure 4** (on page 24), approval will not be given for the construction of new buildings which, individually or cumulatively, would lead to the coalescence of settlements.

<sup>3</sup> <http://www.cotswoldsaonb.org.uk/wp-content/uploads/2017/07/landscape-9.pdf>

<sup>4</sup> [http://www.wiltshire.gov.uk/north\\_wiltshire\\_landscape\\_character\\_assessment\\_2004\\_volume\\_1.pdf](http://www.wiltshire.gov.uk/north_wiltshire_landscape_character_assessment_2004_volume_1.pdf)

Figure 4: Rural Green Buffer

42. The concept of a Rural Green Buffer came out of a desire to protect green spaces and preserve important gaps between settlements and identify and protect ecologically sensitive sites and wildlife habitats, enhancing biodiversity through more nature areas and green networks. The Corsham Area Framework contributed by highlighting areas of relatively undeveloped land which would protect against the coalescence of settlements and protect the integrity of the villages, preserving the green setting and character of settlements. The area included in the Rural Green Buffer has been refined to exclude areas that were not closely associated with an existing settlement and MOD land.





## 4 HEALTH AND WELLBEING

### 4.1 Introduction

**43.** Health and Wellbeing is about things personal to ourselves. Achieving the best that these two can offer is a key aspect of the Neighbourhood Plan's objectives.

**44.** The Neighbourhood Plan seeks to ensure that the physical, mental and emotional health aspects of our lives are maintained at their peak levels of 'fitness' by providing an environment in which they can thrive.

### 4.2 Health and Wellbeing in Corsham

**45.** The Wiltshire Core Strategy states that community and health facilities in Corsham are under pressure, with most GP surgeries at capacity. The strategy supports some future growth to help facilitate the delivery of improved services and facilities in the Community Area and asserts that the delivery of a proposed community campus will provide enhanced community facilities in the town centre and help to strengthen the overall offer of the town. The strategy identifies a need for additional community and health facilities, along with additional cemetery provision and a permanent, centrally located, ambulance standby point in the town.

**46.** Three main issues were highlighted through public consultation:

- Concerns over capacity at services like the doctors and dentists;
- There was a call for more safe cycling and walking routes; and
- There was positive feedback relating to the recently developed Community Campus.

**47.** In light of the needs identified within the WCS and the outcome of the public consultation, the Porch Surgery was consulted on its overall capacity (May 2015) and stated that there wasn't a simple answer to this as there is not a definitive figure which would mean it is full to capacity. As a guide, a full-time GP carries a list size of approximately 2,000 patients and as the Porch's list size increases, it can increase the number of GP sessions.

**48.** Of bigger concern would be the practicalities of room space within the practice and the limitations of extending. However, the surgery didn't envisage this as an issue in the near future unless their list size was to increase dramatically. It is worth noting that Box Surgery also register patients living in the Corsham Parish.

**49.** Since the Core Strategy was prepared, the Community Campus has been built and is being used; the Town Council has received planning permission for additional cemetery land and provision of an ambulance standby point in the town has been explored and is not required.

### 4.3 Vision

**50.** The Corsham Neighbourhood Plan:

- Provides facilities and services to help support healthy, active lifestyles.
- Encourages the economic, social, environmental and educational wellbeing of the whole community; and
- Enables facilities and services to be readily accessible.

### 4.4 Key Objectives

#### Accessibility to places and services

HWKO1 - To establish a rail stopping service at Corsham and reserve space for a new station;

HWKO2 - To improve transport links from villages to make services more accessible;

HWKO3 - To create additional cycleways, possibly separate from main roadways;

HWKO4 - Cycle parking – in convenient locations;

HWKO5 - Protect green spaces with plenty of trees;

HWKO6 - Design footpaths to be easy to use and maintain; and

HWKO7 - To ensure sufficient capacity (both now and to keep pace with requirement) at doctors/dentists etc.

#### Designing for health and wellbeing

HWKO8 - Design adaptable houses/homes for life;

HWKO9 - Ensure provision of residential care, including dementia places;

HWKO10 - Provide outdoor gyms in convenient locations;

HWKO11 - Healthy eating – halt proliferation of fast food outlets;

HWKO12 - Create safe cycling and walking routes;

HWKO13 - Designing out crime and disorder;  
 HWKO14 - Incorporate appropriate Public Art into new developments; and  
 HWKO15 - Provide spaces for outdoor rest and recreation.

#### Recreation and leisure

HWKO16 - Provide sufficient allotments to meet demand;  
 HWKO17 - Safeguard community green space (if lost, replaced in the same area, preserve and increase);  
 HWKO18 - Provide play space for youth;  
 HWKO19 - Increase opportunities for running; and  
 HWKO20 - Provide sufficient facilities for formal sports.

## 4.5 Policies

**Key Objective:** HWKO2 - To improve transport links from villages to make services more accessible;

**Key Objective:** HWKO3 - To create additional cycleways, possibly separate from main roadways;

**Key Objective:** HWKO4 - Cycle parking – in convenient locations;

**Key Objective:** HWKO5 - Protect green spaces with plenty of trees;

**Key Objective:** HWKO6 - Design footpaths to be easy to use and maintain;

**Key Objective:** HWKO12 - Create safe cycling and walking routes;

**Key Objective:** HWKO15 - Provide spaces for outdoor rest and recreation;

**Key Objective:** HWKO17 - Safeguard community green space (if lost, replaced in the same area, preserve and increase)

**Policy CNP HW1**—Development proposals should seek to protect, improve and extend Corsham’s green infrastructure network as identified on **Figure 5** (on page 28) to support a healthy community. Innovative proposals that contribute to sustainable pedestrian/cyclist linkages between the town and its rural setting will be supported.

**Key Objective:** HWKO7 - To ensure sufficient capacity (both now and to keep pace with requirement) at doctors/dentists etc.

**Policy CNP HW2**—Where appropriate and where the need has been identified, new housing development must provide appropriate new healthcare facilities and infrastructure on site or directly fund and/or deliver off-site facilities within an appropriate time scale to enable the sustainable growth of Corsham.

**Key Objective:** HWKO10 - Provide outdoor gyms in convenient locations;

**Key Objective:** HWKO18 - Provide play space for youth;

**Key Objective:** HWKO19 - Increase opportunities for running;

**Key Objective:** HWKO20 - Provide sufficient facilities for formal sports.

**Policy CNP HW3**—Community green space (including formal and informal sports pitches) identified in **Figure 5** (on page 28 and shown in more detail on Maps A1 to A4 in Appendix 2) will be safeguarded and enhanced through new development proposals. Developers must engage with Corsham Town Council at an early opportunity to discuss and potentially secure the long-term management of the open spaces in the public interest.

**Key Objective:** HWKO8 - Design adaptable houses/homes for life;

**Key Objective:** HWKO9 - Ensure provision of residential care, including dementia places.

**Policy CNP HW4**—Otherwise acceptable proposals that contribute towards making Corsham more family inclusive and dementia-friendly, and future-proofing development to allow flexibility and provide accessibility for all will be supported.

**Key Objective:** HWKO13 - Designing out crime and disorder.

**Policy CNP HW5**—Otherwise acceptable development proposals will be supported where they create safe and accessible environments where crime and disorder, and the fear of crime in accordance with ‘Secure by Design’ requirements, do not undermine quality of life or the community cohesion of Corsham.

**Key Objective:** HWKO14 - Incorporate appropriate Public Art into new developments.

**Policy CNP HW6**—Where appropriate the inclusion of public art within the context of the proposal site itself will be supported. Public art should reflect those founding elements unique to Corsham such as wool, stone, military links and communications and should contribute towards the delivery of the Creative Corsham Strategy 2017 - 2022.

**Key Objective:** HWKO16 - Provide sufficient allotments to meet demand.

**Policy CNP HW7**—Proposals that result in harm to or loss of allotments will not be supported, unless replacement provision is made, which is of good quality and located at reasonable convenience for the existing plot holders.

51. Details of the green infrastructure for the Corsham Neighbourhood Plan area has been provided by Wiltshire Council. The site score shown on **Figure 5** (right) represents the overall value of the site on a scale of 0 (low value) to 3 (high value) when considered against a framework of assessment criteria.

52. The overall value is calculated by averaging the biodiversity and recreational values together.

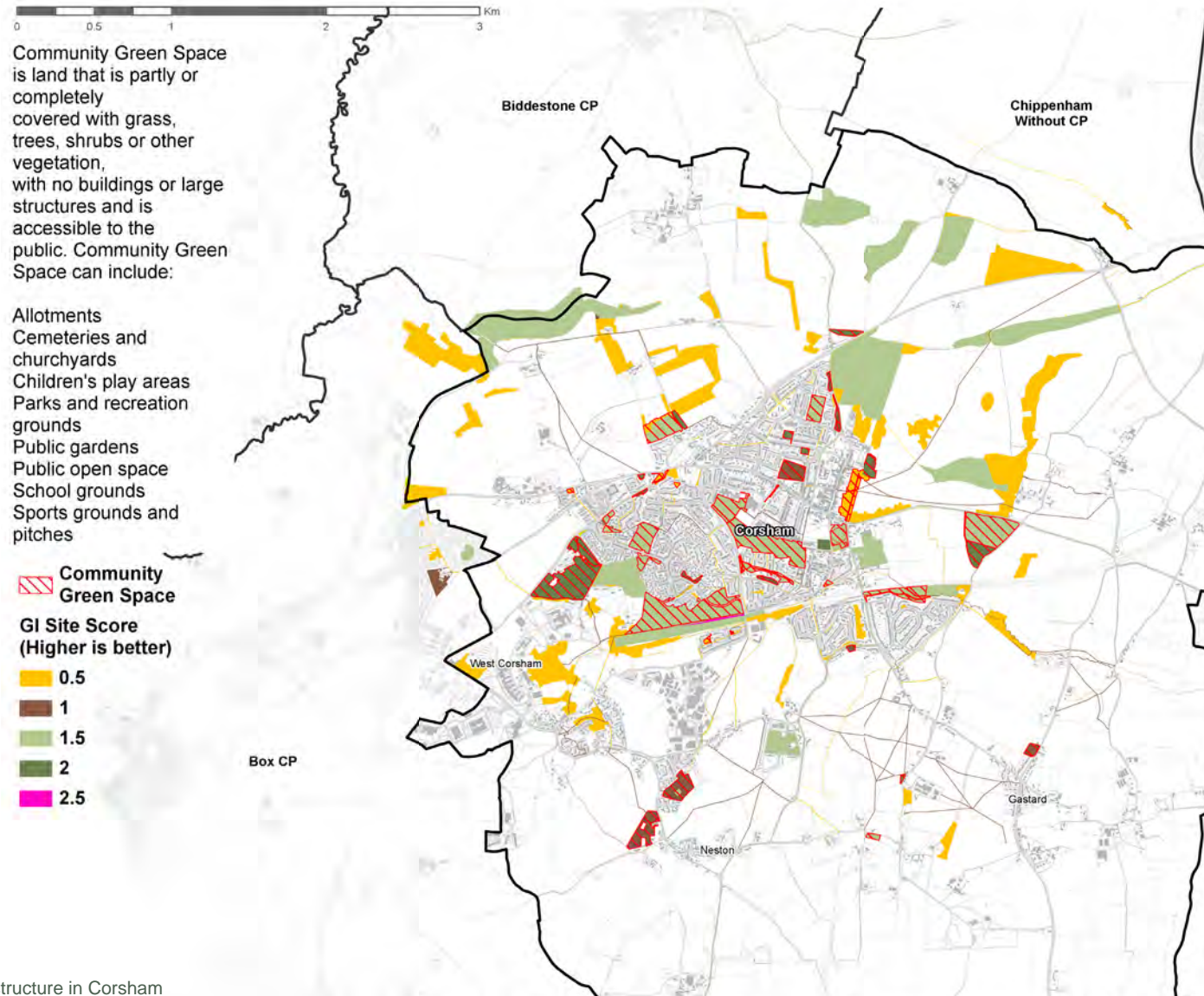
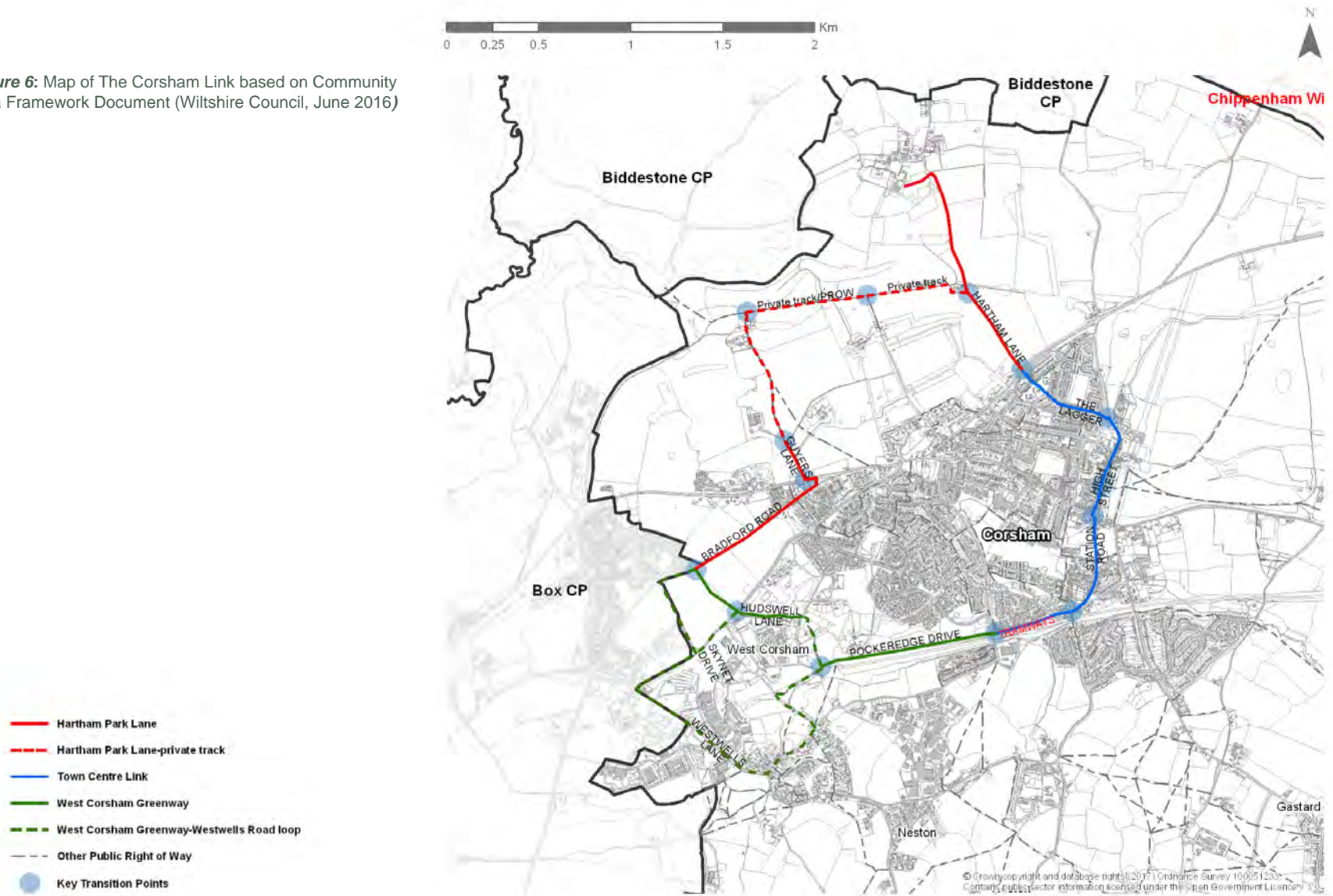


Figure 5: Green Infrastructure in Corsham



Figure 6: Map of The Corsham Link based on Community Area Framework Document (Wiltshire Council, June 2016)



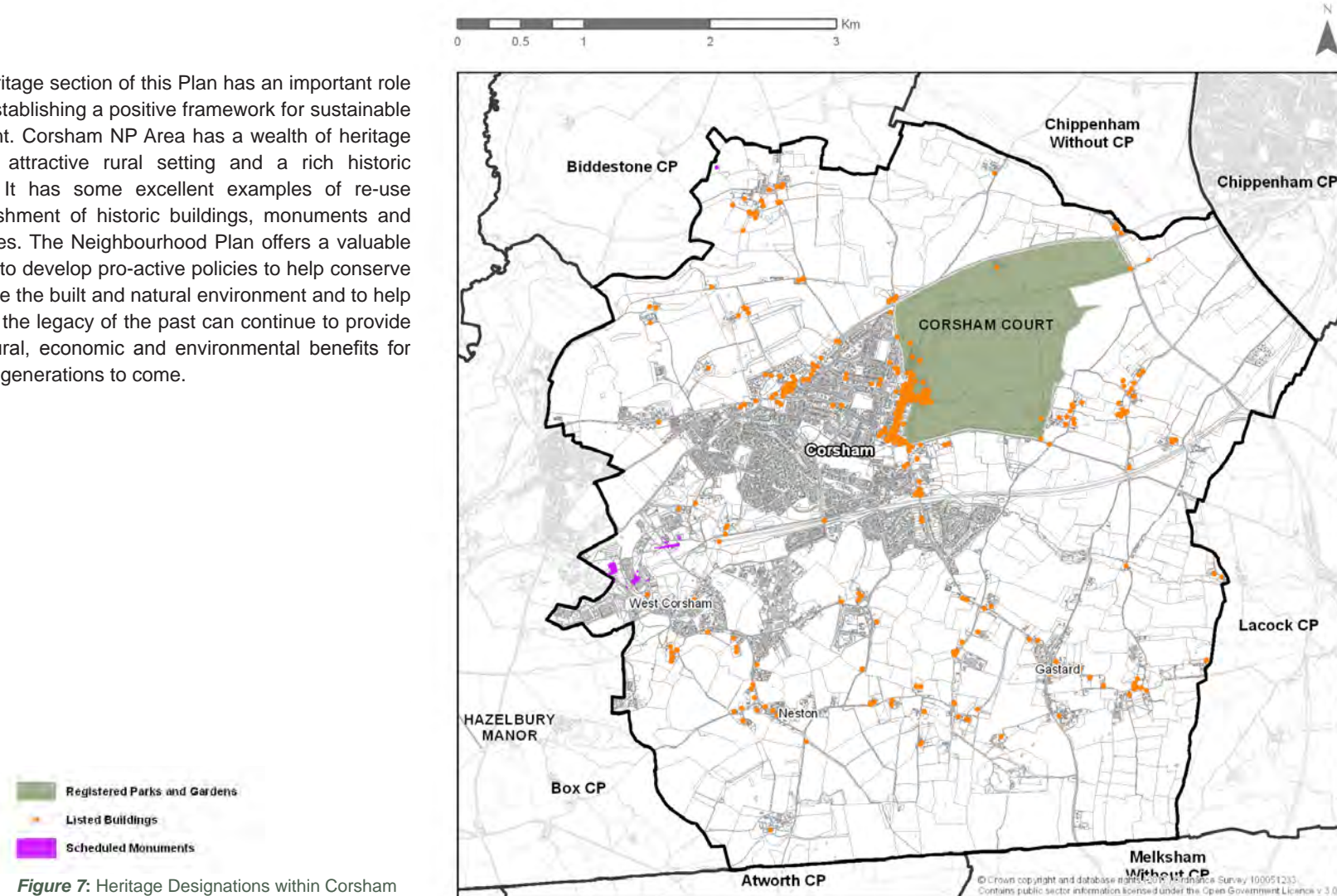


# 5 HERITAGE

## 5.1 Introduction

53. The Heritage section of this Plan has an important role to play in establishing a positive framework for sustainable development. Corsham NP Area has a wealth of heritage assets, an attractive rural setting and a rich historic landscape. It has some excellent examples of re-use and refurbishment of historic buildings, monuments and green spaces. The Neighbourhood Plan offers a valuable opportunity to develop pro-active policies to help conserve and enhance the built and natural environment and to help ensure that the legacy of the past can continue to provide social, cultural, economic and environmental benefits for many more generations to come.

HERITAGE





Corsham High Street and the Methuen Market Hall, built in 1783, before its alteration in 1862 to form the present Town Hall.

**Figure 8:** Historic Painting of Corsham High Street (Source: Conservation Area Statement, 1999)



**Figure 9:** Taste of Corsham Photo 2017 (Source: Jody Gaisford)

## 5.2 Corsham's Heritage

**54.** Our heritage shapes today's environment, giving us a sense of continuity and place. The pattern of buildings, streets, hedgerows and fields have aggregated over centuries and is what makes our town distinctive. Respecting heritage is a fundamental part of the NP, ensuring the story of Corsham and its residents will be recorded into the future. Understanding the history of Corsham enables us to appropriately plan for its future growth in the knowledge of what has shaped it and makes it unique. This conservation of our heritage is an active process of maintenance and managing change.

**55.** Heritage is at the core of who we are and how we live. It conveys identity and purpose, providing the backdrop for everyday life. Including heritage in our Neighbourhood Plan can help protect those areas which we value locally and ensure that they remain in productive use where appropriate. This document will help to ensure that potential new development is properly integrated and doesn't erode distinctiveness. It seeks to identify opportunities for improvement, encouraging innovation that is sensitive to our historic setting.

**56.** The DCLG Planning Practice Guidance (April 2014) sets out guidance on 'Conserving and enhancing the historic environment' (Reference ID: 18a-001-20140306). It states that neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale. In accordance with guidance, the designated heritage assets within the plan area have been clearly identified so they can be appropriately taken into account. Due to the rich historic environment of Corsham, there are also a considerable number of non-designated heritage assets that have been identified and taken into account within the plan making process. The local historic environment record and local lists have also been consulted to establish the priorities for conservation and enhancement in the plan area. It is acknowledged that Historic England would ideally like all conservation areas to have a Conservation Area Appraisal or a Conservation Management Plan. These documents have not been produced by the Local Authority to date, however, this Neighbourhood Plan is committed to supporting the Local Authority in the preparation of such documents in the future. In the meantime, the Corsham Design Guide provides a comprehensive basis for the protection and enhancement of both the natural and the built historic environments.

**57.** The neighbourhood planning process has stimulated the community to explore what gives the town and the surrounding villages and settlements a distinctive sense of place; to find new ways to present and celebrate Corsham's heritage; and to reflect on what goes into making an attractive environment and high quality design of buildings and open space. A volunteer led Character Area Assessment project has encouraged local residents in each of the 22 designated 'character areas' to identify what they value (both old and new) about their area and its setting, and to pick out features and views they want to see protected or enhanced.

**58.** Work on developing the Heritage Evidence Base has empowered the local community to scrutinise the make-up of Corsham's heritage, and to consider how best to conserve and enhance key aspects such as the historic settlement pattern, the five designated Conservation Areas (see **Figure 11** on page 35), and other important 'clusters' of heritage assets.

## 5.3 Vision

**59.** Corsham; a town which:

- Respects its heritage and environment, and promotes a positive sense of place and thriving cultural life for all sectors of the community;
- Recognises that a wide range of features in the natural and built environment contribute to its attractiveness and distinctive local character and landscape; and
- Values its historic and cultural inheritance, conserving its historic buildings and settings and ensuring they remain in productive use.

## 5.4 Key Objectives

- HEKO1 - To conserve and enhance the distinctive characteristics of the historic landscape;
- HEKO2 - To conserve and enhance Corsham's historic centre and other heritage-rich areas including underground;
- HEKO3 - To achieve a high-quality, well managed street scene;
- HEKO4 - To retain the separate identity and unique nature of Corsham's surrounding villages and settlements;
- HEKO5 - To facilitate protection of Corsham's heritage assets (nationally and locally listed); and
- HEKO6 - To promote and enhance community space.

## 5.5 Policies

**Key Objective:** HEKO1—To conserve and enhance the distinctive characteristics of the historic landscape and built environment.

**Key Objective:** HEKO2—To conserve and enhance Corsham's historic centre and other heritage-rich areas including underground.

**Key Objective:** HEKO3 - To achieve a high-quality, well managed street scene;

**Key Objective:** HEKO4 - To retain the separate identity and unique nature of Corsham's surrounding villages and settlements;

**Key Objective:** HEKO5 - To facilitate protection of Corsham's heritage assets (nationally and locally listed); and

**Key Objective:** HEKO6 - To promote and enhance community space.

**Policy CNP HE1**—All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means:

- a) Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings;
- b) Respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges;

- c) Establishing 'gateways' into the town (shown in **Figure 10** on page 34) at;
  - (i) Cross Keys,
  - (ii) Pickwick,
  - (iii) Pound Pill,
 to reinforce the identity of the historic centre and enhance the visitor awareness and experience;
- d) Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and
- e) Taking into account the key views identified in **Figures 12 and 13** and ensuring that any development within these views respects the key features of the views.

Planning permission will not be granted for development that undermines these core design principles and fails to improve the form and function of the Corsham Neighbourhood Plan Area.

**Policy CNP HE2**—Innovatively designed proposals which add to the vitality of Corsham will be supported as long as scale, materials, colours and proportion respect the prevailing historic context.



Figure 10: Corsham Gateways





Figure 11: Corsham Conservation Areas

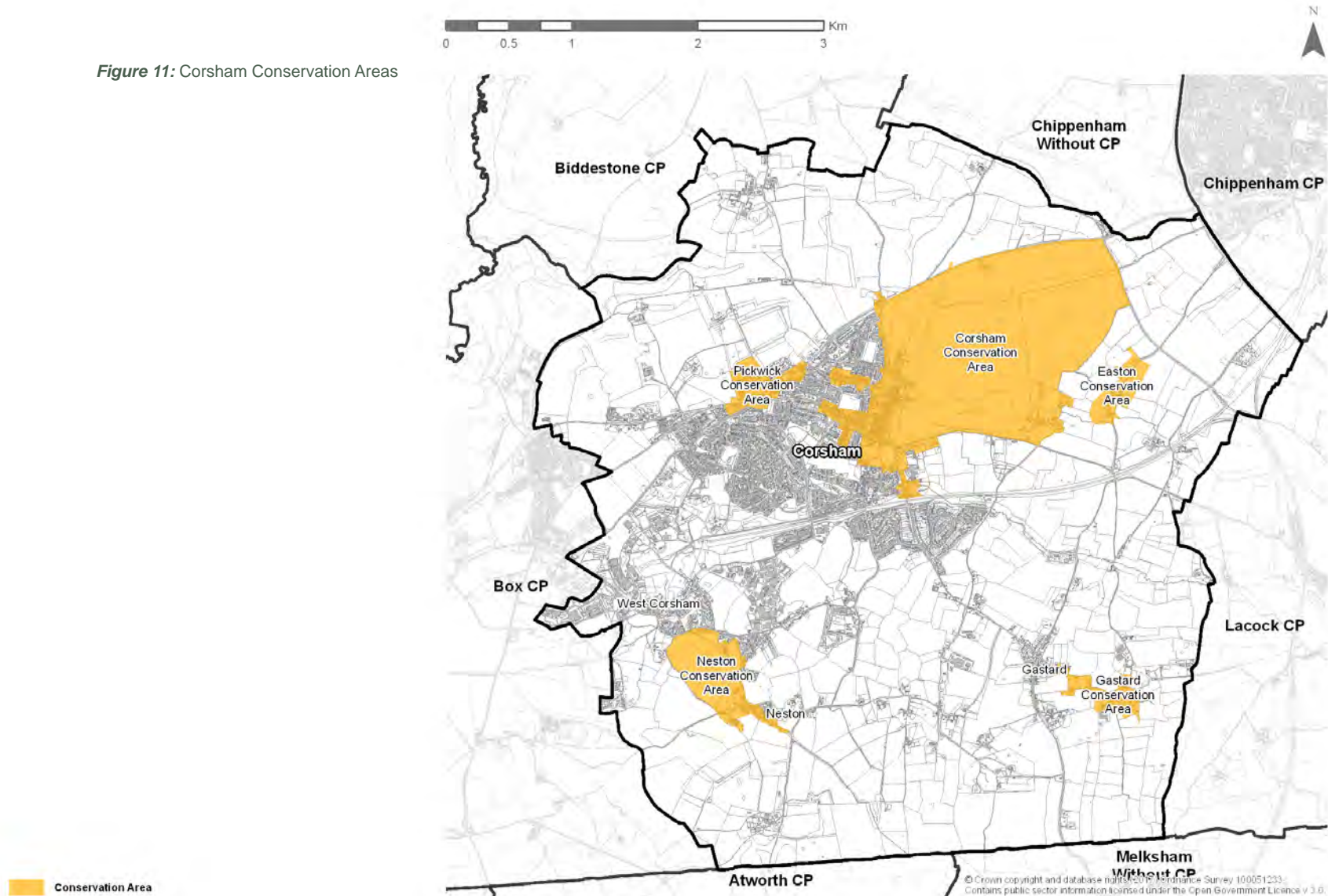
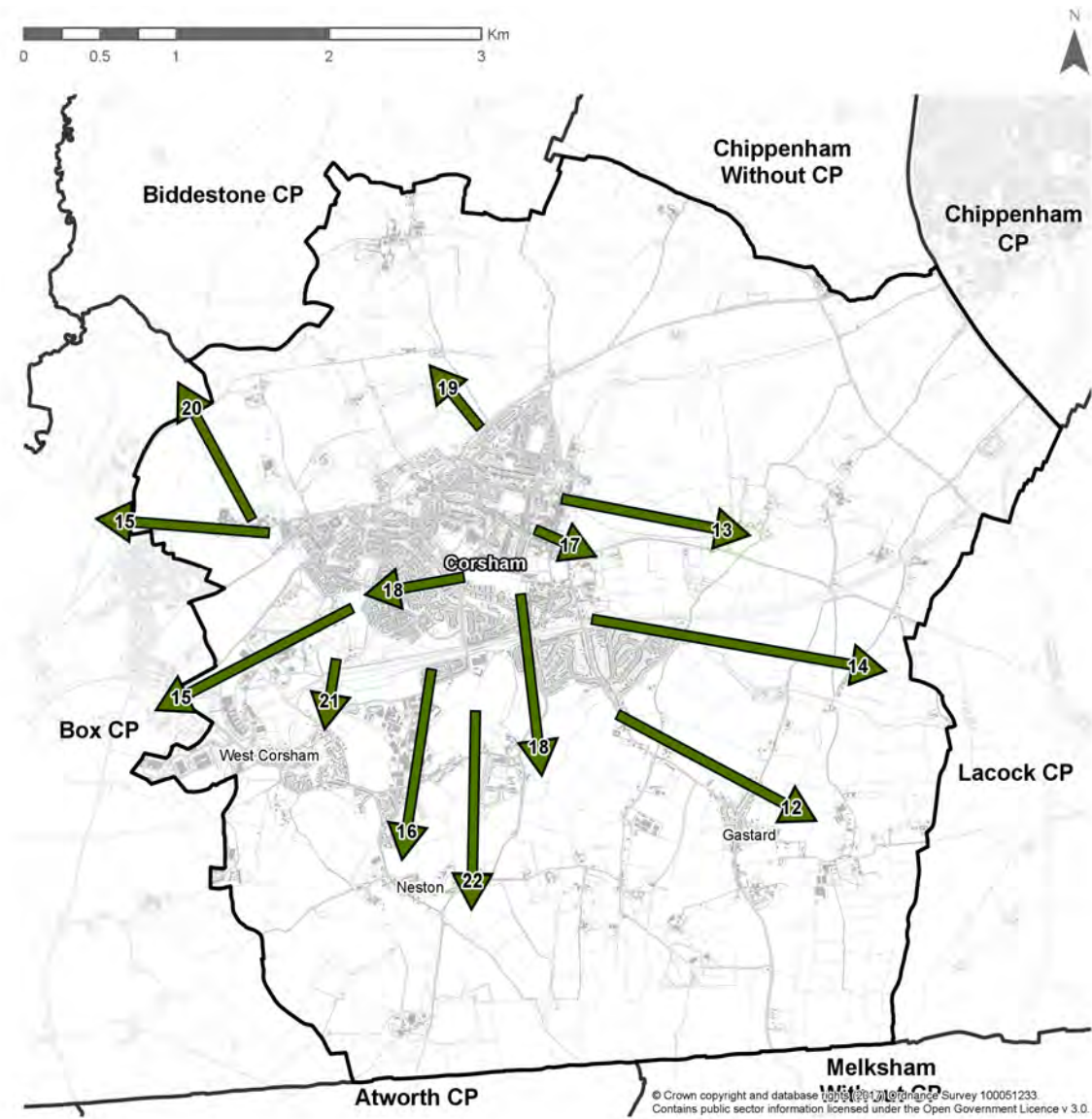


Figure 12: Key Views within Corsham Town Centre

1. Along the High Street.
2. Corsham Court Frontage and Avenue from Church Square.
3. St Bartholomew's Church from Church Street
4. North along Pound Pill, to gates and avenue of Corsham Court.
5. Corsham Town Hall from Church Street.
6. The Flemish Weavers cottages and cloud yew hedge from Newlands road / Cross Keys Road junction or Priory Street junction.
7. Various angles on Corsham Court park and lake.
8. Various Parts of Pickwick.
9. Along Priory Street
10. Views into Springfield.
11. Views along Prospect on approach to Corsham.



- Figure 13:** Key Views Extending from Corsham
12. From the south-east of Corsham to Salisbury Plain.
  13. Views over Corsham Park to Derry Hill from Meriton Recreation Ground.
  14. South East To Bowden Hill.
  15. Views into agricultural landscape to the west, and southwest.
  16. From south Corsham, Green Hill and Gastard.
  17. From South Avenue to the east across Corsham Court parkland.
  18. From Corsham School area to countryside in the south and west, south from Oathills.
  19. Views to Hartham Park Estate House.
  20. Views from the A4 Northwards at Copenacre / Pickwick.
  21. Views from south byway adjacent to MOD security fence.
  22. From Greenhill over Neston.



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## 6 HOUSING

### 6.1 Introduction

**60.** It is the aspiration of everyone to live in homes that meet their needs and those of their families and that are of good design, in the right location and with access to local services such as shops, schools and medical facilities.

**61.** This section of the Neighbourhood Plan aims to meet the community aspirations for the neighbourhood plan area. The plan supports the delivery of a sustainable and appropriate level and type of housing, including affordable housing, in a timely manner, whilst being sensitive to the defining characteristics of our distinctive local area. This housing should also encourage the creation of a balanced and diverse population and support economic growth.

### 6.2 Housing in Corsham

**62.** The Wiltshire Core Strategy (WCS) was adopted in January 2015 and provides strategic planning policy for Wiltshire. Core Policy 2 of the WCS sets out the housing targets for the county and indicative requirements for each individual community area for the period 2006 - 2026.

**63.** Wiltshire Council regularly monitors the delivery of housing across the county and publishes the results in annual Housing Land Availability Reports and Housing Land Supply Statements. At the time of writing the base date for both of the most recently published reports is April 2016.

**64.** The latest published housing land supply statement for Wiltshire (Wiltshire Housing Land Supply Statement 2016 (update) published March 2017) demonstrates that Corsham has exceeded its indicative requirement by 13 dwellings and the Corsham Community area as a whole has been exceeded by 190 dwellings (13.6%). Whilst the neighbourhood plan designated area extends beyond Corsham it is clear from this evidence that the housing requirement for the NP area has also been exceeded.

**65.** There is no evidence to suggest that Corsham should accommodate additional housing growth beyond that already permitted. In fact the evidence used to support the recently published pre-submission draft Wiltshire Housing Site Allocations Plan, June 2017 concludes that there is no need to allocate land for housing in the Corsham Community area at this time (see paragraphs 5.4 and 5.5 of Topic Paper 19: Community Area Topic Paper - Corsham, June 2017 and paragraphs 5.18 and 5.21 of Topic Paper 4 Developing Plan Proposals, June 2017).

**66.** The Corsham Neighbourhood Plan housing strategy has been prepared on this basis. The reasons for supporting a very limited level of housing growth include:

- Corsham is a small distinctive historic market town and over development would be an unwelcome change to the nature of the community;
- Corsham has already accepted significant housing growth on greenfield and former MOD sites that significantly exceeds the WCS figure;
- The population of the Corsham Parish grew by 20.6% in the census period between 2001 and 2011 which is significantly higher than the Wiltshire average (9.6 %) and the south-west region (7.6%);
- The NP and Framework Document both advocate a policy of retaining Green Buffer between Corsham and the surrounding villages and respect for the distinctiveness and integrity of the villages. Further growth on the fringes of Corsham will be contrary to this policy and result in villages becoming suburbs of Corsham;
- Present health, education and community facilities in Corsham are already under severe pressure, and the consequences of the presently planned development levels beyond the WCS target are yet to be realised;
- Corsham has not been identified as an area for strategic employment growth in the WCS and already has a vibrant and growing local economy based on the MOD activities (landholding indicated in **Figure 15** on page 42) and high-tech business and others. Corsham already has a strong employment base and there is no need to adopt an “economy-led model” to correct structural imbalances in the town or to stimulate further economic growth. The adoption of this model would be contrary to the WCS policies and would not give sufficient weight to other important considerations;
- There are distinctive physical and environmental constraints on the development of the town with the historic Corsham Court Estate to the east, an AONB to the north and west and the Special Area of Conservation designation to the west which protects the internationally important population of roosting bats resident in former stone quarries;
- Corsham already has significant traffic capacity issues along the A4 corridor and in the town centre. The physical nature of these routes especially through Pickwick and in the town centre mean that a further expansion of capacity through road improvements is unlikely;



- The public transport offer in the town is poor. Bus services lack connectivity and the town has no railway station. This has resulted an over-reliance on car use;
- Corsham has recently experienced significant flooding problems with some properties rendered uninhabitable for up to a year. The cause of these problems is presently under investigation by Wiltshire Council, the Environment Agency and Wessex Water. This work is yet to be completed. Given the topography of Corsham and the present drainage and sewage systems which concentrate flood water and foul water disposal through residential areas in the Ladbrook Valley on the south side of the town this work will be a crucial determinant of future build capacity;
- The recommendations of the Housing Task Group accord with the WCS policies 2 and 11; and
- Given all these constraints and the present levels of growth a “growth-led model” is unnecessary and given the uncertainties of impact likely to be harmful to other key considerations.

**67.** Given these circumstances no further greenfield sites outside settlement boundaries are required to be allocated at this stage. The issue of large scale site selection will be addressed when the NP is reviewed, which will follow the review of the Wiltshire Core Strategy. It is anticipated that the WCS review will provide an updated housing requirement for Corsham and the surrounding area that takes into account significant local constraints to development in the Corsham area. However, the NP has remained flexible where possible and suitable proposals for limited infilling on brownfield sites within the Corsham settlement boundary will be supported.

**68.** In response to the community consultation, the Neighbourhood Plan also supports proposals for small scale schemes in the villages of Gastard and Neston on rural exception sites (Core Policy 44 of the Wiltshire Core Strategy).

**69.** The rural exception sites will provide up to 100% affordable housing, including housing that will support older village residents that wish to downsize. This would only be acceptable where there is an identified local need and the proposed site has appropriate infrastructure and is accessible.

**70.** Affordable housing is defined as:

- Housing provided at below market prices for people who are unable to afford to purchase or rent houses generally available on the open market without financial assistance, as their only home.

**71.** Recipients can include:

- First time buyers who cannot afford to buy on the open market;
- Families needing larger accommodation who cannot afford to rent or buy a suitable property on the open market;
- People who need properties that are adapted to meet their individual needs; and
- People with support needs including those who have suffered abuse, experience learning disabilities or problems with mental health.

## 6.3 Vision

**72.** To propose housing development that supports the overall aspirations of our community and which is sustainable and in the right places and of good design. This should include a mix and design of properties to suit the ages and needs of all the community.

## 6.4 Key Objectives

HKO1 - To support the delivery of housing to meet the demand of an existing and growing population there is a need to provide a wider range of housing types particularly family homes, starter homes, and homes designed for older people (including bungalows) and also differing tenures;

HKO2 - To promote good urban design that contributes positively to the fabric of the town and which enhances our natural built and historic environment;

HKO3 - Housing developments to provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities;

HKO4 - We must also ensure that there is sufficient affordable housing for first time buyers and older people. The affordable housing should be distributed in sensible management clusters through new developments and should be indistinguishable from market housing;

HKO5 - To encourage the highest sustainable standards in housing design and construction and to ensure all new developments meet the general design guidelines as set out in the Corsham Design Guide;

HKO6 - Any future residential development outside the settlement boundary, within the rest of the NP Area, should be limited to meeting clearly identified local, rural need or as provided for in the policies of the Wiltshire Core Strategy;

HKO7 - Within the settlement boundary the development of appropriate, previously developed sites is to be encouraged in preference to use of greenfield sites;

HKO8 - Further urban sprawl is to be discouraged to ensure the protection of "Rural Green Buffer" between the town and surrounding villages;

HKO9 - To ensure that all the new developments are linked to the town through integrated and safe pedestrian and cycling access routes;

HKO10 - To recognise areas of flood-risk and prevent developments in these areas. Also to prevent developments that would increase the risk of flooding elsewhere;

HKO11 - To use sustainable drainage systems; and

HKO12 - To encourage housing which is low carbon.

## 6.5 Policies

**Key Objective:** HKO1—To support the delivery of housing to meet the demand of an existing and growing population there is a need to provide a wider range of housing types particularly affordable family homes, starter homes and homes designed for older people (including bungalows) and also differing tenures.

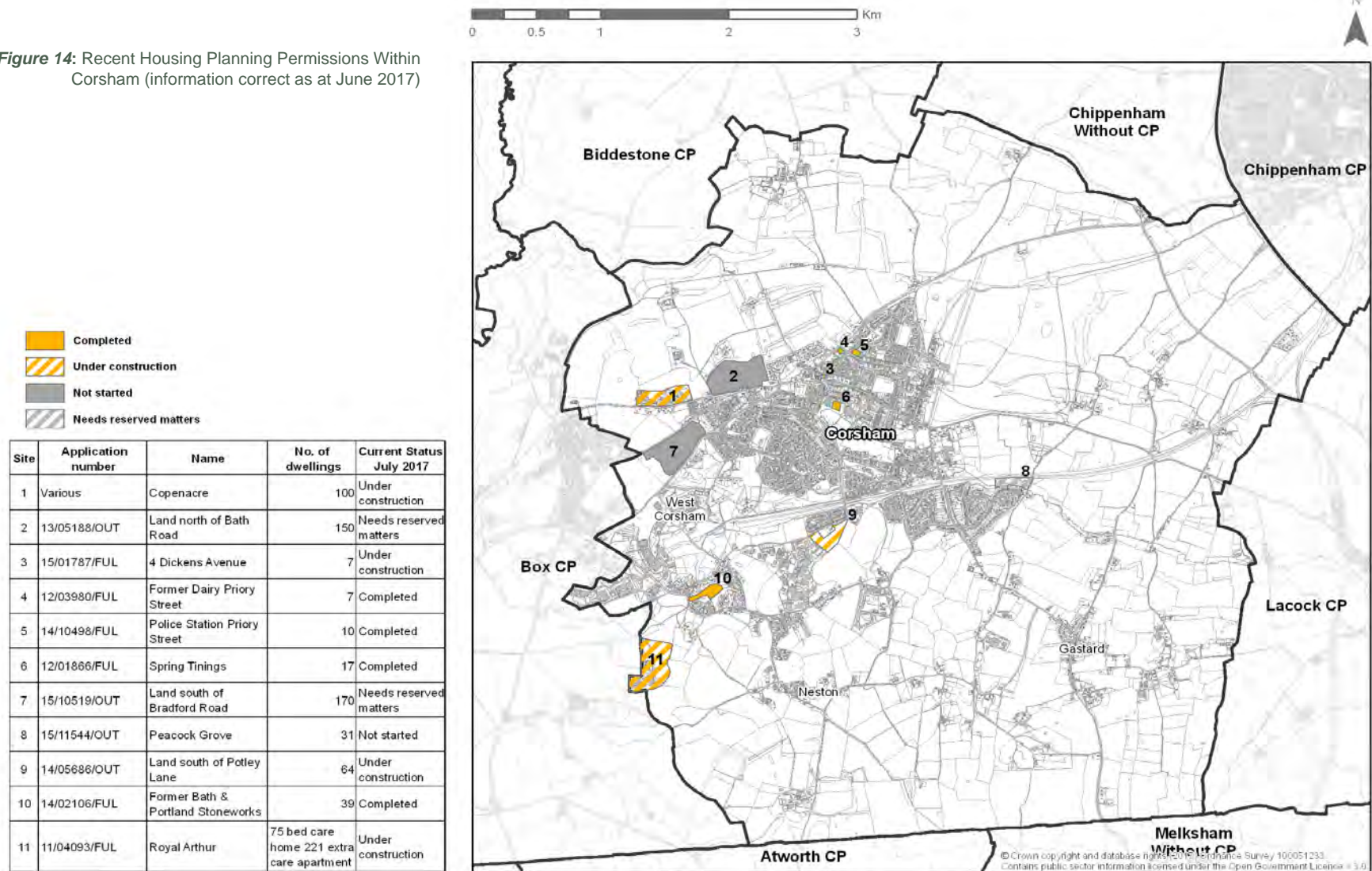
**Key Objective:** HKO2—To promote good urban design that contributes positively to the fabric of the Town and which enhances our natural, built and historic environment.

**Key Objective:** HKO3—Housing developments to provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities

**Policy CNP H1** – Proposals for brownfield developments within the Corsham settlement boundary or small infill sites within Gastard and Neston will be supported where they:

- a) have a scale, form and density which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents;
- b) are encouraged to achieve high standards of sustainable and low carbon design; and
- c) would be accompanied by appropriate provisions for parking, access and storage of waste.

Figure 14: Recent Housing Planning Permissions Within Corsham (information correct as at June 2017)



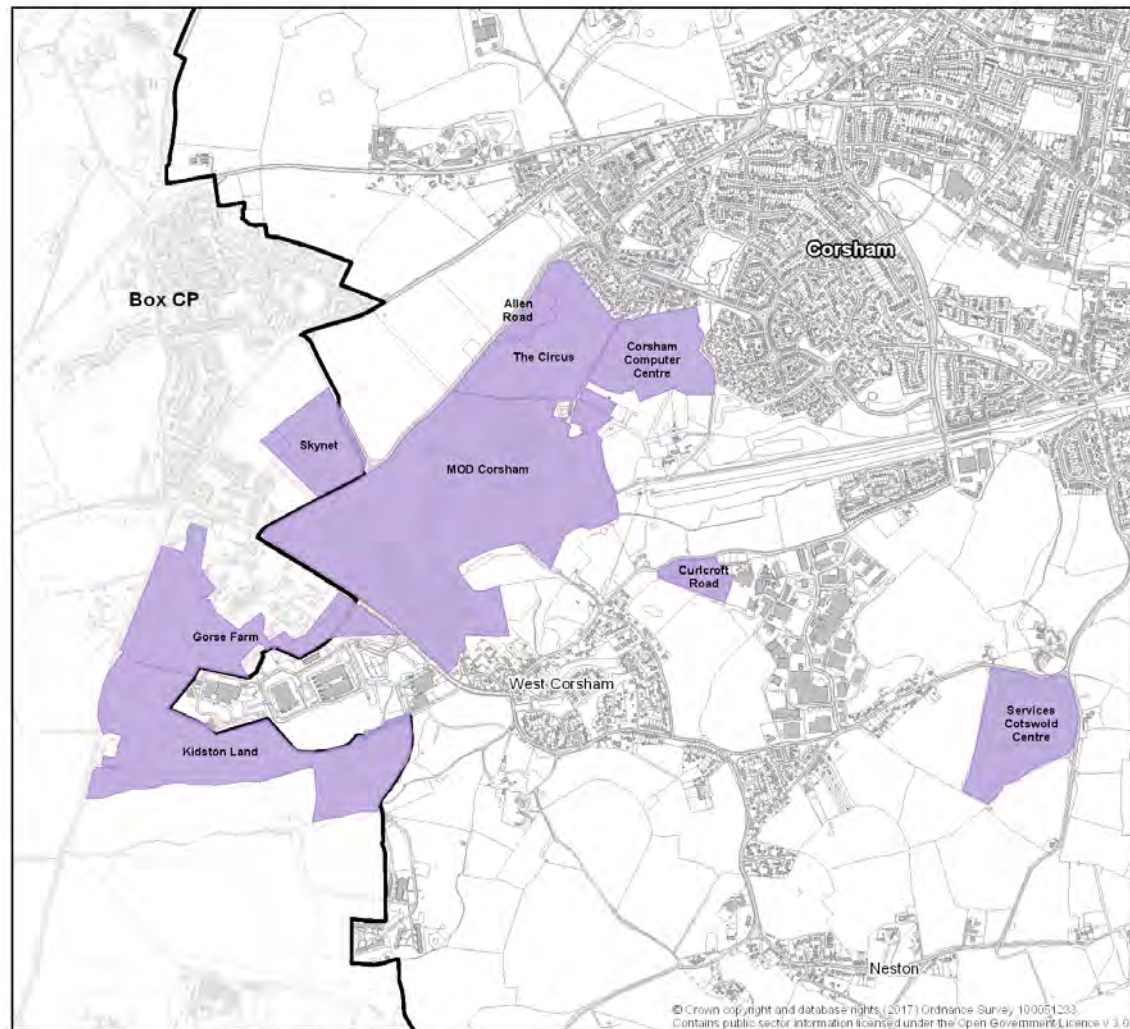
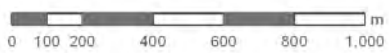




Figure 15: Corsham MOD Landholdings

-  Neighbourhood Plan Boundary
-  MOD Site

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## 7 LIFELONG LEARNING

### 7.1 Introduction

**73.** Lifelong learning seeks to instruct, teach, train and enlighten people of all ages and abilities to help them achieve their full potential. Our town needs to provide all the facilities that will allow our residents access to education, the arts and sports of a high standard. We also need the right transport links in place so that residents in our outlying villages are not deprived of these facilities.

**74.** Our places of learning, nursery, pre-school, primary and secondary school plus further and higher education establishments need to have the capacity to meet the needs of residents based on future housing developments and projected birth rates. To enhance learning, our pupils at all levels of education require good quality sustainable buildings that are designed to meet demand for the foreseeable future and are sited to keep travel times to the minimum. Our one secondary school is an Academy which needs to maintain strong links with the Town Council so that through partnership, it is aware of the needs of local employers. For the foreseeable future these will be principally the MOD, the high-tech sector and Leaffield businesses.

**75.** The Bath Spa University Campus, the Pound Arts Centre, sporting clubs and local and national associations already ensure that a variety of lifelong learning is available within our town. They help maintain the community structure of Corsham and also promote the health and wellbeing of our residents.

**76.** Our Neighbourhood Plan needs to ensure that these partnerships and facilities are grown and maintained so that they remain accessible to everyone.

### 7.2 Lifelong Learning in Corsham

**77.** The key considerations for lifelong learning are considered to be the pressure on schools from an increased population and access to education for all age groups.

**78.** Key points from public consultation and the business survey indicated that:

- There should be active liaison with existing and new employers;
- Education should not just be for young people;
- Corsham School needs to be updated and more involved in the town;
- More re-skilling opportunities for adults are needed;

- Improved links with employers to provide work experience and apprenticeships are needed;
- There are concerns regarding school capacity; and
- Conflicting public views were expressed on the educational standard of Corsham Secondary School.

**79.** The schools were consulted with regard to their capacity in February 2016. The resulting data is as follows (not all schools are in the NP Area and some of their catchments extend beyond the NP area. It should also be noted that not all of the schools and pre-schools contacted responded to the consultation):

#### **Corsham Secondary School**

**80.** Projected numbers are sound and there is enough room on site for development if needed. It was stated that access for vehicles to the site remains an issue that needs constant careful management. The potential reduction to local bus services (not necessarily school travel, but after hours club access for those attending from Melksham or Colerne, was also a concern.

#### **Box Primary School**

**81.** Frequently over-subscribed with no space to extend on site. Two thirds of year six go on to The Corsham School.

#### **Neston Primary School**

**82.** Expected 190 children in Sept 2016 with a capacity of 210. It was stated that parking is a current issue and an increasing problem as the school grows.

#### **Rudloe pre-school**

**83.** Spaces available.

#### **Lacock primary**

**84.** Full with no space to expand.

#### **Corsham Primary and Broadwood**

**85.** Broadwood expanding to two classes per year group.

## 7.3 Vision

86. We are looking for Corsham to be:

- A centre of educational excellence for people of all abilities and aspirations;
- A forward-thinking town that leads the region in educating and re-training its residents to anticipate and meet the needs of local and national employers; and
- Maintain and build on strong links with a number of local employers, particularly regarding ICT and the MOD initiatives.

## 7.4 Key Objectives

LKO1 - Schools need to have sufficient space to meet the projected need, based on likely housing developments as well as existing and projected birth rates. Developments should be located to minimise total travel time and should be constructed to the highest standards of sustainability and design quality;

LKO2 - Further and higher education must also have sufficient space to meet the demand of projected need for appropriate facilities, based on aspirations of higher education establishments. New developments must be constructed to the highest standard of sustainability and design quality, appropriately located with regard to partner institutions, transport links, accommodation and town centre; and

LKO3 - Pre-schools will also need to have sufficient space to meet projected demand, with new developments being constructed to the highest standards of sustainability and design quality, located close to, or connected with, existing or future primary school provision.

## 7.5 Policies

**Key Objective:** LKO1—Schools need to have sufficient space to meet the projected need, based on likely housing developments as well as existing and projected birth rates. Developments should be located to minimise total travel time and should be constructed to the highest standards of sustainability and design quality.

**Key Objective:** LKO2—Further and higher education must also have sufficient space to meet the demand of projected need for appropriate facilities, based on aspirations of higher education establishments. New developments must be constructed to the highest standard of sustainability and design quality, appropriately located with regard to partner institutions, transport links, accommodation and town centre.

**Key Objective:** LKO3—Pre-schools will also need to have sufficient space to meet projected demand, with new developments being constructed to the highest standards of sustainability and design quality, located close to, or connected with, existing or future primary school provision.

**Policy CNP L1**—Development proposals that would facilitate the expansion of Bath Spa University and other higher and further education establishments and associated infrastructure will be supported. Development must be sustainably located where there are appropriate links to the transport and footpath network and local facilities.

# 8 TRANSPORT

## 8.1 Introduction

**87.** Corsham is situated in a highly strategic location in close proximity to a number of key population centres and transport links, and these connections are essential to its economic vitality. The Corsham Neighbourhood Plan Area itself is a mixture of urban and rural areas, presenting significant challenges in terms of maintaining access to services and amenities for the resident population and visitors. The transport section of the plan considers all aspects of how people move around, within, and to and from the Corsham Neighbourhood Plan Area. It includes active (walking and cycling) and passive (powered) forms of transport, how transport infrastructure can be incorporated and improved within the existing built environment as well as how future built development will change demands upon the existing infrastructure and facilitate improvements in the transport network.

**88.** Operational issues such as the frequency or route of bus services, or of a train service to Corsham fall outside of the scope of the Neighbourhood Plan and will be addressed elsewhere. The Wiltshire Local Transport Plan 2011 - 2026 Car Parking Strategy sets out the parking standards that new development in Wiltshire will need to provide. Consequently, the Corsham Neighbourhood Plan does not include policies on parking provision.

## 8.2 Transport in Corsham

**89.** The Wiltshire Core Strategy highlights a number of issues relating to Transport in Corsham:

- Capacity issues on the A4 and Bradford Road;
- The bus network in the area lacks connectivity and this creates a reliance on the car to travel to work, yet highway capacity in and around Corsham is poor;
- Opening a new railway station could be a significant boost to local businesses, and reduce congestion, and should remain a priority; and
- Improvements to bus services could help encourage a further shift away from car use and should form part of an integrated transport solution including cycling links between rural settlements and the Corsham town centre.

**90.** The following issues were raised during public consultation:

- Parking capacity and charging in the town centre;
- Desire for a Corsham Railway Station;
- Improve accessibility; and
- Better routes for walking and cycling.

## 8.3 Vision

**91.** The overall vision is to assist in the development of an integrated transport system that supports the economy and community in a safe and sustainable way for the benefit of all. The aims are to improve accessibility; tackle congestion; improve safety and infrastructure.

## 8.4 Key Objectives

TKO1 - Assist in the development of a transport network that supports the economy and community in a safe and sustainable way for the benefit of all;

TKO2 - Provision of interconnecting Green Infrastructure to encourage walking and cycling;

TKO3 - Safeguard site for a new Corsham railway station and associated infrastructure;

TKO4 - Facilitate, wherever possible, the delivery of the Corsham Town Cycle Network 2016.

TKO5 - Improving access and arrival; and

TKO6 - Connecting the town centre

## 8.5 Policies

**Key Objective: TKO1**—Assist in the development of a transport network that supports the economy and community in a safe and sustainable way for the benefit of all.

**Policy CNP T1**—Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development including the measures to be taken to deal with the anticipated transport impacts of the scheme. If the impact cannot be satisfactorily mitigated the proposal will be resisted

**Key Objective: TKO2**—Provision of interconnecting Green Infrastructure to encourage walking and cycling.

**Policy CNP T2**—Developments should provide safe pedestrian and cycle routes and improve connections within and to the town and surrounding area wherever appropriate and possible. Developments will also be expected to provide suitable cycle parking facilities in a convenient location.



**Policy CNP T3**—The Corsham Neighbourhood Plan proposes to establish the ‘Corsham Link’ to sustainably connect the town and surrounding villages with the provision of a safe pedestrian/cycle route as shown in **Figure 6** (on page 29). Consideration should be given to the biodiversity and geodiversity sensitivity of the route, ensuring that all proposals protect and where possible enhance habitats and ecological networks and enhance access to key geological exposures at the location.

**Key Objective: TKO3**—Safeguard site for a new Corsham railway station and its associated infrastructure.

**Policy CNP T4**—The area shown on **Figure 16** (see right) will be safeguarded for the construction of a new railway station and its associated infrastructure.



**Figure 16:** Area Safeguarded for Future Railway Station and Associated Infrastructure based on Community Area Framework Document (Wiltshire Council, June 2016)

-  Sites of Special Scientific Interest (SSSI)
-  Railway Station Safeguarded Land



## 9 CONCLUSION

**92.** The Corsham Neighbourhood Plan is about local issues with a focus on guiding development rather than stopping it. Once adopted, it becomes a statutory document that, alongside the Corsham Design Guide and Corsham Batscape Strategy, will be used in decision making within the statutory planning process, for consideration by statutory undertakers/utilities and also as a guide for less complex proposals which fall outside the regulatory regime. Adherence to the Neighbourhood Plan documents will help ensure a sustainable future for Corsham where social, environmental and economic needs are well balanced.

**93.** The Corsham Neighbourhood Plan runs from adoption through to 2026 when a new Plan will be put in place. The Corsham Neighbourhood Plan will be reviewed at least every five years to ensure sustainable development of the area and to feed into Wiltshire Council planning policies, ensuring they remain appropriate.

**94.** Corsham has exceeded the target for the number of houses to be built up to 2026 by a large margin and the allocation of further housing sites within the current Plan period is therefore unnecessary, except where the Plan policies state otherwise. Many of the Corsham Neighbourhood Plan Policies are likely to be rolled forward into 2027 onwards. Land safeguarded for the Railway Station will remain a requirement well into the next Plan period.

## 10 MONITORING AND REVIEW OF THE PLAN

**95.** The Neighbourhood Plan will be monitored to ensure that the policies within it are effective in delivering the Corsham community's aspirations and safeguarding those aspects which are most valued. Monitoring will include reviewing and evaluating the effectiveness of policies and whether the Plan is delivering sustainable development.

**96.** A Corsham Neighbourhood Plan Delivery and Monitoring Group will be established to help ensure that matters progress in a timely manner. The Group will be required to produce an annual report on achievements, benefits, risks and failures. The Group will advise the Town Council on whether the Neighbourhood Plan objectives are being met and the policies are being adhered to. The Group will establish whether each policy is working, whether it is delivering the underlying objectives, and what the significant effects of this are.

**97.** A Delivery Plan will itemise each policy and objective, and provide details of the targets, performance indicators and delivery status.

# APPENDICES

## Appendix 1: Policy Matrices and Evidence Base

Policy Writing Matrix		
Neighbourhood Plan Theme: Business and Economy		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Support the sustainable growth of Corsham's tourism sector whilst protecting its natural, cultural and built environment assets.</p> <p>Manage future development proposals to ensure Corsham evolves with an appropriate balance of jobs, services and facilities.</p> <p>Explore the potential for the expansion of green jobs, particularly in relation to developing and installing renewable energy and energy efficient technologies.</p> <p>Encourage the right infrastructure to be delivered in a timely manner to protect against out-commuting.</p> <p>Identify suitable sites to provide for new jobs in the plan period.</p> <p>Limit number and location of takeaway outlets.</p> <p>Identify potential sites for an additional supermarket.</p>	<p>Database of local businesses</p> <p>2014 People and Places Corsham Town Benchmarking Report (March 2015)</p> <p>GVA-Wiltshire Council Town Centre and Retail Study (March 2011)</p> <p>Swindon and Wiltshire Economic Plan (January 2016)</p> <p>Business Survey Results</p> <p>Corsham Tourism Strategy and Action Plan</p> <p>Corsham Tourism Workshop Notes</p> <p>Enterprise in Wiltshire <a href="http://www.enterprisewiltshire.co.uk">http://www.enterprisewiltshire.co.uk</a></p> <p>Invest in Wiltshire: <a href="http://www.investinwiltshire.org.uk">http://www.investinwiltshire.org.uk</a></p>	<p>National Planning Policy Framework (NPPF) (Section 1) – Building a Strong and Competitive Economy.</p> <p>Wiltshire Core Strategy (WCS)</p> <p>CP 1 – Settlement Strategy</p> <p>CP 34 – Additional employment land</p> <p>CP 35 – Existing employment sites</p> <p>CP 36 – Regenerate Brownfield Sites</p> <p>CP 38 – Retail and Leisure</p> <p>CP 57 – Ensuring high quality design and place shaping</p> <p>CP 49 – Protection of services and community facilities</p> <p>North Wiltshire local Plan 2011 – Adopted June 2006 (Saved Policies)</p> <p>R1 – Town Centre Primary frontage areas</p> <p>R2 – Town centre Secondary frontage areas</p> <p>R7 – Upper floors in town centres</p>

Objectives and Policies	
<p><b>Key Objective: BEK01</b>—Create the right environment to deliver economic growth, including business start-ups, delivering the jobs Corsham’s population needs locally, and ensuring that out-commuting is not increased.</p> <p><b>Key Objective: BEK02</b>—Take a flexible and responsive approach to employment land delivery, including redevelopment of out-dated premises and re-use of historic buildings where appropriate.</p>	<p><b>Policy CNP BE1</b>—Employment related development proposals which are sustainably located so as to strengthen and support the growth of Corsham’s economy will be supported, particularly where the provision of new jobs for local people or business start-up units and/or growth in the innovation, education and knowledge sectors are being proposed and the inward investment for local business has been demonstrated.</p>
<p><b>Key Objective: BEK03</b>—Ensure that improved infrastructure is delivered to remove barriers to investment and minimise the impact of new economic development on the community.</p> <p><b>Key Objective: BEK04</b>—Ensure that sustainable development objectives are met.</p>	<p><b>Policy CNP BE2</b>—To encourage Tourism and business travel to Corsham, the development of a hotel in a convenient and sustainable location within walking distance of the site safeguarded for the future Railway Station and associated infrastructure (Figure 16 on page 46) will be supported.</p>
<p><b>Key Objective: BEK05</b>—Help existing businesses meet their aspirations in Corsham.</p> <p><b>Key Objective: BEK06</b>—Encourage the expansion of green jobs, particularly in relation to renewable energy and energy efficiency technologies.</p>	<p><b>Policy CNP BE3</b>—Development which safeguards and/or contributes to the strengthening of the vitality and identity of West Corsham will be supported. Where applicable, proposals should seek opportunities to:</p> <ul style="list-style-type: none"> <li>a) Expand the business potential of West Corsham in accordance with an identified need;</li> <li>b) Create an active frontage on to Westwells Road to contribute to the creation of a more coherent community;</li> <li>c) Make strategic connections to facilitate easy access and reinforce interconnections within West Corsham and surrounds; and</li> <li>d) Encourage new Small and Medium Enterprises with a defence and/or ICT specialism</li> </ul> <p>Development proposals in proximity to residential areas must seek to avoid adversely impacting on residential amenity or, where this is not possible, incorporate appropriate mitigation measures into the design of the proposal.</p>
<p><b>Key Objective: BEK07</b>—Support development that will enhance the vitality of the town centre for residents of Corsham and visitors</p>	<p><b>Policy CNP BE4</b>—Employment related development which contributes to the revitalisation of Corsham Town Centre in accordance with the Corsham Framework Masterplan (illustrated in Figure 3, page 19) will be supported. Proposals should, where applicable, seek opportunities to:</p> <ul style="list-style-type: none"> <li>a) Enhance/remodel the Martingate Centre;</li> <li>b) Integrate Coach Parking (minimum of two spaces);</li> <li>c) Develop a new supermarket with mixed-use opportunities and associated infrastructure as shown in Figure 3;</li> <li>d) Identify start-up employment within development proposals as defined in Figure 3;</li> <li>e) Remodelling, relocation and/or environmental enhancements of the Town Centre car parks, providing that there is no net loss of spaces; and</li> <li>f) Create vital social, economic and environmental linkages between key commercial locations within Corsham Town and the wider Corsham Neighbourhood Plan Area.</li> </ul> <p>Where applicable, suitable alternative premises will need to be identified and provided in order for businesses and residents to relocate before redevelopment of the Newlands Road area can commence.</p>



Neighbourhood Plan Theme: Environment		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<ul style="list-style-type: none"> <li>- Encourage use of open and public space to increase biodiversity and improve wildlife habitats.</li> <li>- Increase awareness of and develop better links between habitats.</li> <li>- Identifying and protecting ecologically sensitive sites and wildlife habitats.</li> <li>- Mapping components of the local ecological networks, including the hierarchy of international, national and local 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.</li> <li>- Ensure enhanced tree protection with regard to development.</li> <li>- Preserve gaps/green space between settlements (Rudloe, Gastard and Neston specifically).</li> </ul>	<p>Corsham Area Community Plan 2012 (update)</p> <p>A simple guide to Biodiversity 2020 (2013)</p> <p>Joint Strategic Assessment for Corsham Community Area: Executive Summary 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>Wiltshire Biodiversity Action Plan</p> <p>Landscape Biodiversity Areas (2012)</p> <p>Bath and Bradford on Avon Bats Special Area (SAC) of Conservation Planning Guidance (Issue 3, Sept 2015)</p> <p>Tree Preservation Order register (TPO)</p> <p>Community Consultation feedback</p> <p>Ecological Survey Reports</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 11) – Conserving and enhancing the natural environment</p> <p><b>Planning Practice Guidance (PPG)</b> (Section 11) – Conserving and enhancing the natural environment</p> <p><b>Wiltshire Core Strategy (WCS) – Adopted January 2015</b></p> <p>CP50 – Biodiversity and Geodiversity</p> <p>CP51 – Landscape Protection, Conservation and enhancement</p> <p>CP 52 – Green Infrastructure – retain and enhance existing green spaces</p> <p><b>North Wiltshire local Plan 2011 – Adopted June 2006 (Saved Policies)</b></p> <p>NE14 – Trees and the control of new development</p>

Objectives and Policies	
<p><b>Key Objective: EKO1</b>–To conserve and enhance biodiversity.</p>	<p><b>Policy CNP E1</b>–Otherwise acceptable proposals for development which protect and, where possible, enrich the habitat of the protected bat species associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) will be supported.</p> <p>Applicants will need to demonstrate how their proposals would contribute to the delivery of the Corsham Batscape Strategy, including details of measures to preserve and, where possible, enhance wildlife corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts.</p> <p>Proposals that enhance the biodiversity of Corsham will be supported.</p>
<p><b>Key Objective: EKO2</b>–To adopt a proactive approach to tackling climate change and improving resilience</p> <p><b>Key Objective: EKO3</b>–To support the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change).</p> <p><b>Key Objective: EKO4</b>–To promote high environmental standards.</p>	<p><b>Policy CNP E2:</b> All new development should seek to contribute to the achievement of sustainable development. Proposals should:</p> <ul style="list-style-type: none"> <li>a) Safeguard and, where possible, enhance biodiversity and geodiversity;</li> <li>b) Adopt best practice in sustainable urban drainage;</li> <li>c) Reduce flood risk and ensure that the design and location of new development is resilient to the effects of flooding</li> </ul> <p>Proposals are encouraged to demonstrate:</p> <ul style="list-style-type: none"> <li>d) Innovative design which seeks to achieve low carbon sustainable design;</li> <li>e) The promotion of the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;</li> <li>f) Grey water re-use; and</li> <li>g) The development of low and zero carbon energy through a range of technologies</li> </ul>
<p><b>Key Objective: EKO5</b> – To conserve and enhance the distinctive landscape characteristics of the natural environment in and around settlements.</p>	<p><b>Policy CNP E3</b>–Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB3 and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands4. Development should:</p> <ul style="list-style-type: none"> <li>a) Maintain existing woodland cover and hedge trees wherever possible;</li> <li>b) Restore field boundaries around settlements where there is gapping or degradation wherever possible;</li> <li>c) Demonstrate how the proposal relates to Corsham in terms of landscape, setting and visual effects;</li> <li>d) Create new woodland cover where necessary to mitigate the landscape or visual impact of new development; and</li> <li>e) Protect existing Public Rights of Way and link in new routes to offer local people recreational opportunities in terms of countryside access routes and cycleways.</li> </ul> <p>All proposed landscaping must be of an appropriate species mix and of local provenance.</p>
<p><b>Key Objective EKO6</b> – To conserve and enhance the distinctive landscape characteristics of the natural environment in and around settlements.</p>	<p><b>Policy CNP E4</b>–Development that results in the loss of green infrastructure identified on Figure 5 (on page 28) or that results in any harm to their character, setting, appearance, general quality or amenity value would only be permitted if, as a minimum, the community would gain equivalent benefit from the provision of suitable replacement green infrastructure.</p> <p><b>Policy CNP E5</b>–In the Rural Green Buffer, as defined in Figure 4 (on page 24), approval will not be given for the construction of new buildings which, individually or cumulatively, would lead to the coalescence of settlements.</p>

Neighbourhood Plan Theme: Health and Wellbeing		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Improve green links by earmarking cycleways that could be separate from main roadways and provide adequate cycle parking.</p> <p>Establishment of a railway stopping service/halt.</p> <p>Investigate allotment provision and usage.</p> <p>Provision of improved outdoor seating/hand rails/rest areas.</p> <p>Explore ways to reduce proliferation of fast food outlets.</p> <p>Ensuring sufficient capacity now and in the future for health care providers, e.g. doctors and dentists.</p> <p>Safeguarding public spaces, outdoor gym, play space for youth.</p> <p>Overgrown footpaths – consider specification for new footpath width. Adequate lighting. Replace existing stiles with gates. Liaison with WC Rights of Way Team.</p> <p>Designing out crime and disorder.</p>	<p>JSA for Corsham Community Area: Executive Summary 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>2014 People and Places Corsham Town Benchmarking (March 2015)</p> <p>2011 Community Engagement Strategy</p> <p>Office for National Statistics: Census</p> <p>Corsham Travel Plan (Amended 2011)</p> <p>Corsham Station Survey Summary</p> <p>Transport Questionnaire Responses</p> <p>Community feedback</p> <p>Creative Corsham Strategy 2016</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 8) – Promoting Healthy Communities</p> <p><b>Wiltshire Core Strategy (WCS) – Adopted January 2015</b></p> <p>CP2 – Delivery Strategy</p> <p>CP11 – Spatial Strategy: Corsham Community Area</p> <p>CP48 – Support Rural Life</p>

Objectives and Policies	
<p><b>Key Objective: HWKO2</b> - To improve transport links from villages to make services more accessible;</p> <p><b>Key Objective: HWKO3</b> - To create additional cycleways, possibly separate from main roadways;</p> <p><b>Key Objective: HWKO4</b> - Cycle parking – in convenient locations;</p> <p><b>Key Objective: HWKO5</b> - Protect green spaces with plenty of trees;</p> <p><b>Key Objective: HWKO6</b> - Design footpaths to be easy to use and maintain;</p> <p><b>Key Objective: HWKO12</b> - Create safe cycling and walking routes;</p> <p><b>Key Objective: HWKO15</b> - Provide spaces for outdoor rest and recreation;</p> <p><b>Key Objective: HWKO17</b> - Safeguard community green space (if lost, replaced in the same area, preserve and increase)</p>	<p><b>Policy CNP HW1</b>—Development proposals should seek to protect, improve and extend Corsham’s green infrastructure network as identified on Figure 5 (on page 28) to support a healthy community. Innovative proposals that contribute to sustainable pedestrian/cyclist linkages between the town and its rural setting will be supported.</p>
<p><b>Key Objective: HWKO7</b> - To ensure sufficient capacity (both now and to keep pace with requirement) at doctors/dentists etc.</p>	<p><b>Policy CNP HW2</b>—Where appropriate and where the need has been identified, new housing development must provide appropriate new healthcare facilities and infrastructure on site or directly fund and/or deliver off-site facilities within an appropriate time scale to enable the sustainable growth of Corsham.</p>
<p><b>Key Objective: HWKO10</b> - Provide outdoor gyms in convenient locations;</p> <p><b>Key Objective: HWKO18</b> - Provide play space for youth;</p> <p><b>Key Objective: HWKO19</b> - Increase opportunities for running;</p> <p><b>Key Objective: HWKO20</b> - Provide sufficient facilities for formal sports.</p>	<p><b>Policy CNP HW3</b>—Community green space (including formal and informal sports pitches) identified in Figure 5 (on page 28 and shown in more detail on Maps A1 to A4 in Appendix 2) will be safeguarded and enhanced through new development proposals. Developers must engage with Corsham Town Council at an early opportunity to discuss and potentially secure the long-term management of the open spaces in the public interest.</p>
<p><b>Key Objective: HWKO8</b> - Design adaptable houses/homes for life;</p> <p><b>Key Objective: HWKO9</b> - Ensure provision of residential care, including dementia places.</p>	<p><b>Policy CNP HW4</b>—Otherwise acceptable proposals that contribute towards making Corsham more family inclusive and dementia-friendly, and future-proofing development to allow flexibility and provide accessibility for all will be supported.</p>
<p><b>Key Objective: HWKO13</b> - Designing out crime and disorder.</p>	<p><b>Policy CNP HW5</b>—Otherwise acceptable development proposals will be supported where they create safe and accessible environments where crime and disorder, and the fear of crime in accordance with ‘Secure by Design’ requirements, do not undermine quality of life or the community cohesion of Corsham.</p>
<p><b>Key Objective: HWKO14</b> - Incorporate appropriate Public Art into new developments.</p>	<p><b>Policy CNP HW6</b>—Where appropriate the inclusion of public art within the context of the proposal site itself will be supported. Public art should reflect those founding elements unique to Corsham such as wool, stone, military links and communications and should contribute towards the delivery of the Creative Corsham Strategy 2017 - 2022.</p>
<p><b>Key Objective: HWKO16</b> - Provide sufficient allotments to meet demand.</p>	<p><b>Policy CNP HW7</b>—Proposals that result in harm to or loss of allotments will not be supported, unless replacement provision is made, which is of good quality and located at reasonable convenience for the existing plot holders.</p>



Neighbourhood Plan Theme: Heritage		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Conceive robust Design Guide for Corsham to inform the standard of new development.</p> <p>Encourage use of redundant agricultural buildings to provide accommodation.</p> <p>Active follow up on Conservation Areas to counter neglect.</p> <p>Explore possibility of heritage attraction based on stone quarrying history and local artifacts.</p> <p>Retain and enhance features/street furniture of historic interest, eg. Post boxes.</p> <p>Investigate schemes to provide help for property owners to repair or improve their historic buildings.</p> <p>Improvements to Martingate Centre to attract more people with increased disabled access and increase aesthetic with better planting and care.</p> <p>Input into consultation processes for Mansion House site redevelopment.</p>	<p>Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans (Historic England: 25<sup>th</sup> March 2015)</p> <p>Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England: 27<sup>th</sup> March 2015)</p> <p>Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (Historic England: 25<sup>th</sup> March 2015)</p> <p>JSA for Corsham Community Area: Executive Summary 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>Heritage Evidence Base (November 2015)</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 12) – Conserving and enhancing the historic environment</p> <p><b>Planning Practice Guidance (PPG)</b></p> <p>Conserving and enhancing the historic environment (April 2014)</p> <p>Travel Plans, Transport Assessments and Statements (March 2014)</p> <p><b>Wiltshire Core Strategy (WCS) – Adopted January 2015</b></p> <p>CP58 – Ensuring Conservation of the Historic Environment</p>

Objectives and Policies	
<p><b>Key Objective: HEKO1</b>—To conserve and enhance the distinctive characteristics of the historic landscape and built environment.</p> <p><b>Key Objective: HEKO2</b>—To conserve and enhance Corsham’s historic centre and other heritage-rich areas including underground.</p> <p><b>Key Objective: HEKO3</b>-To achieve a high-quality, well managed street scene;</p> <p><b>Key Objective: HEKO4</b>-To retain the separate identity and unique nature of Corsham’s surrounding villages and settlements;</p> <p><b>Key Objective: HEKO5</b>-To facilitate protection of Corsham’s heritage assets (nationally and locally listed); and</p> <p><b>Key Objective: HEKO6</b>-To promote and enhance community space.</p>	<p><b>Policy CNP HE1</b>—All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means:</p> <ul style="list-style-type: none"> <li>a) Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings;</li> <li>b) Respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges;</li> <li>c) Establishing ‘gateways’ into the town (shown in Figure 10 on page 34) at: <ul style="list-style-type: none"> <li>(i) Cross Keys,</li> <li>(ii) Pickwick,</li> <li>(iii) Pound Pill,</li> </ul> to reinforce the identity of the historic centre and enhance the visitor awareness and experience;</li> <li>d) Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and</li> <li>e) Taking into account the key views identified in Figures 12 and 13 and ensuring that any development within these views respects the key features of the views.</li> </ul> <p>Planning permission will not be granted for development that undermines these core design principles and fails to improve the form and function of the Corsham Neighbourhood Plan Area.</p> <p><b>Policy CNP HE2</b>—Innovatively designed proposals which add to the vitality of Corsham will be supported as long as scale, materials, colours and proportion respect the prevailing historic context.</p>

Neighbourhood Plan Theme: Housing		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Ensure new development must be in keeping with the local character, and that the design process is influenced by analysis of local context.</p> <p>Consider desired housing mixes and promote through policy.</p> <p>Promote good urban design that contributes positively to the fabric of the Town.</p> <p>Encourage lower density new development in line with community aspiration.</p> <p>Ensure new infrastructure is in place to support appropriate development.</p> <p>Ensure new development contains appropriate mitigation measures against potential flood risk to existing properties.</p> <p>Maintain Green Infrastructure Links between the town and rural communities.</p> <p>Protect rural Green Buffers surrounding settlements by restricting development in the areas and avoiding urban sprawl.</p> <p>Support new builds and conversions that are low energy and carbon neutral.</p>	<p>RTPI Delivering Large Scale Housing: Unlocking Schemes and Sites to Help Meet the UK's Housing Needs (September 2013)</p> <p>Wiltshire Community Area Joint Strategic Assessment 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>Gastard Housing Needs Survey</p> <p>Neston Housing Needs Survey</p> <p>Task Group Affordable Housing Research</p> <p>Census Data</p> <p>Housing Task Group Stock Report</p> <p>Wiltshire Housing Land Supply Statement, March 2017</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 6)–Delivering a wide choice of high quality homes.</p> <p><b>Planning Practice Guidance (PPG)</b> (Section 6)–Delivering a wide choice of high quality homes.</p> <p><b>Wiltshire Core Strategy (WCS)–Adopted January 2015</b></p> <p>CP 1,2 &amp; 7–Limits of Development</p> <p>CP11–Spatial Strategy: Corsham Community Area</p> <p>CP36–Regeneration of brownfield sites</p> <p>CP43–30% of developments to be affordable housing</p> <p>CP44–Rural exception sites for affordable housing</p> <p>CP45–A range of housing types</p> <p>CP46–Houses for the elderly</p> <p>CP48–Accommodation for workers near their work</p> <p>CP56–Contaminated Land Mitigation</p> <p><b>North Wiltshire local Plan 2011 – Adopted June 2006 (Saved Policies)</b></p> <p>H4 – Housing in the Open Countryside</p> <p><b>Wiltshire Housing Site Allocations Plan (pre-submission draft)</b></p> <p>Topic Paper 19: Corsham Community Area</p>

Objectives and Policies	
<p><b>Key Objective: HKO1</b>—To support the delivery of housing to meet the demand of an existing and growing population there is a need to provide a wider range of housing types particularly affordable family homes, starter homes and homes designed for older people (including bungalows) and also differing tenures.</p> <p><b>Key Objective: HKO2</b>—To promote good urban design that contributes positively to the fabric of the Town and which enhances our natural, built and historic environment.</p> <p><b>Key Objective: HKO3</b>—Housing developments to provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities</p>	<p><b>Policy CNP H1</b>—Proposals for brownfield developments within the Corsham settlement boundary or small infill sites within Gastard and Neston will be supported where they:</p> <ul style="list-style-type: none"> <li>a) have a scale, form and density which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents;</li> <li>b) are encouraged to achieve high standards of sustainable and low carbon design; and</li> <li>c) would be accompanied by appropriate provisions for parking, access and storage of waste.</li> </ul>

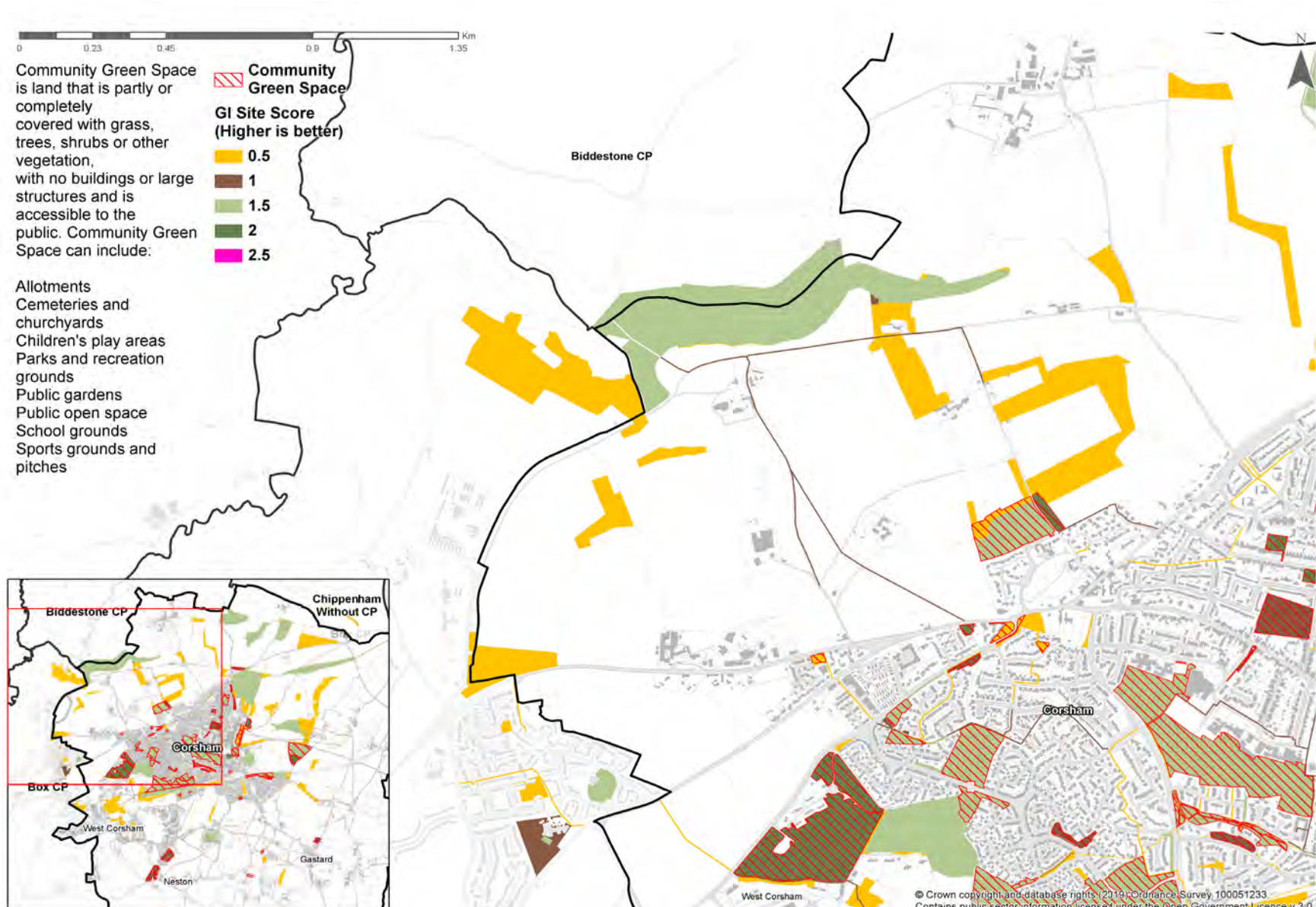


Neighbourhood Plan Theme: Lifelong Learning		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Active liaison with schools in the area and an understanding of their PAN (Published Admission Numbers) and aspirations of the Head/ Governors</p> <p>Scrutiny of census data.</p> <p>Possible need to consider sympathetic extensions to existing schools and/or potential new school site allocations.</p>	<p>JSA for Corsham Community Area: Executive Summary 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>2014 People and Places Corsham Town Benchmarking (March 2015)</p> <p>Community Engagement Strategy</p> <p>Office for National Statistics – 2011 Census</p> <p>Wiltshire Council – Economic Impact of a Proposed Corsham Institute – January 2013</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 8) – Promoting Healthy Communities</p> <p><b>Wiltshire Core Strategy (WCS) – Adopted January 2015</b></p> <p>CP2 – Delivery Strategy</p> <p>CP11 – Spatial Strategy: Corsham Community Area</p>
Objectives and Policies		
<p><b>Key Objective: LKO1</b>—Schools need to have sufficient space to meet the projected need, based on likely housing developments as well as existing and projected birth rates. Developments should be located to minimise total travel time and should be constructed to the highest standards of sustainability and design quality.</p> <p><b>Key Objective: LKO2</b>—Further and higher education must also have sufficient space to meet the demand of projected need for appropriate facilities, based on aspirations of higher education establishments. New developments must be constructed to the highest standard of sustainability and design quality, appropriately located with regard to partner institutions, transport links, accommodation and town centre.</p> <p><b>Key Objective: LKO3</b>—Pre-schools will also need to have sufficient space to meet projected demand, with new developments being constructed to the highest standards of sustainability and design quality, located close to, or connected with, existing or future primary school provision.</p>		<p><b>Policy CNP L1</b>-Development proposals that would facilitate the expansion of Bath Spa University and other higher and further education establishments and associated infrastructure will be supported. Development must be sustainably located where there are appropriate links to the transport and footpath network and local facilities.</p>

Neighbourhood Plan Theme: Transport		
What do you think needs to be done to deliver this objective?	Evidence for the policy?	Is it in general conformity with the policies in the adopted development plan? Does it have regard to national policy and guidance?
<p>Enhanced cycle routes.</p> <p>Analysis of parking capacity and charging in town centre.</p> <p>Lobbying LHA for lower speed limits.</p> <p>Lobby for re-opening of Corsham Station.</p> <p>Improve accessibility and consider shared space concept.</p> <p>Tackle congestion.</p> <p>Improve public safety.</p> <p>Improve Infrastructure.</p>	<p>JSA for Corsham Community Area: Executive Summary 2013-2015</p> <p>Corsham Community Area Framework (June 2016)</p> <p>Corsham Town Travel Plan (Amended 2011)</p> <p>MOD Corsham Travel Plan (2015)</p> <p>Corsham Station Survey Summary</p> <p>Transport Questionnaire Responses</p> <p>Corsham Town Cycle Network 2016</p>	<p><b>National Planning Policy Framework (NPPF)</b> (Section 4) – Promoting Sustainable Transport</p> <p><b>Planning Practice Guidance (PPG)</b></p> <p>Transport evidence bases in plan making and decision taking (March 2015)</p> <p>Travel Plans, Transport Assessments and Statements (March 2014)</p> <p><b>Wiltshire Core Strategy (WCS) – Adopted January 2015</b></p> <p>CP 3 – Infrastructure requirements to support development</p> <p>CP 60 – Sustainable Transport and the safe movement of people</p> <p>CP 61 – Transport and Development</p> <p>CP 64 – Demand management – Parking</p> <p>CP 65 – HGV's to use roads where a minimum of community and environmental effects will occur</p> <p><b>North Wiltshire local Plan 2011 – Adopted June 2006 (Saved Policies)</b></p> <p>NE 18 – Noise and pollution</p> <p><b>Wiltshire Local Transport Plan (LTP3) 2011 - 2026</b></p>

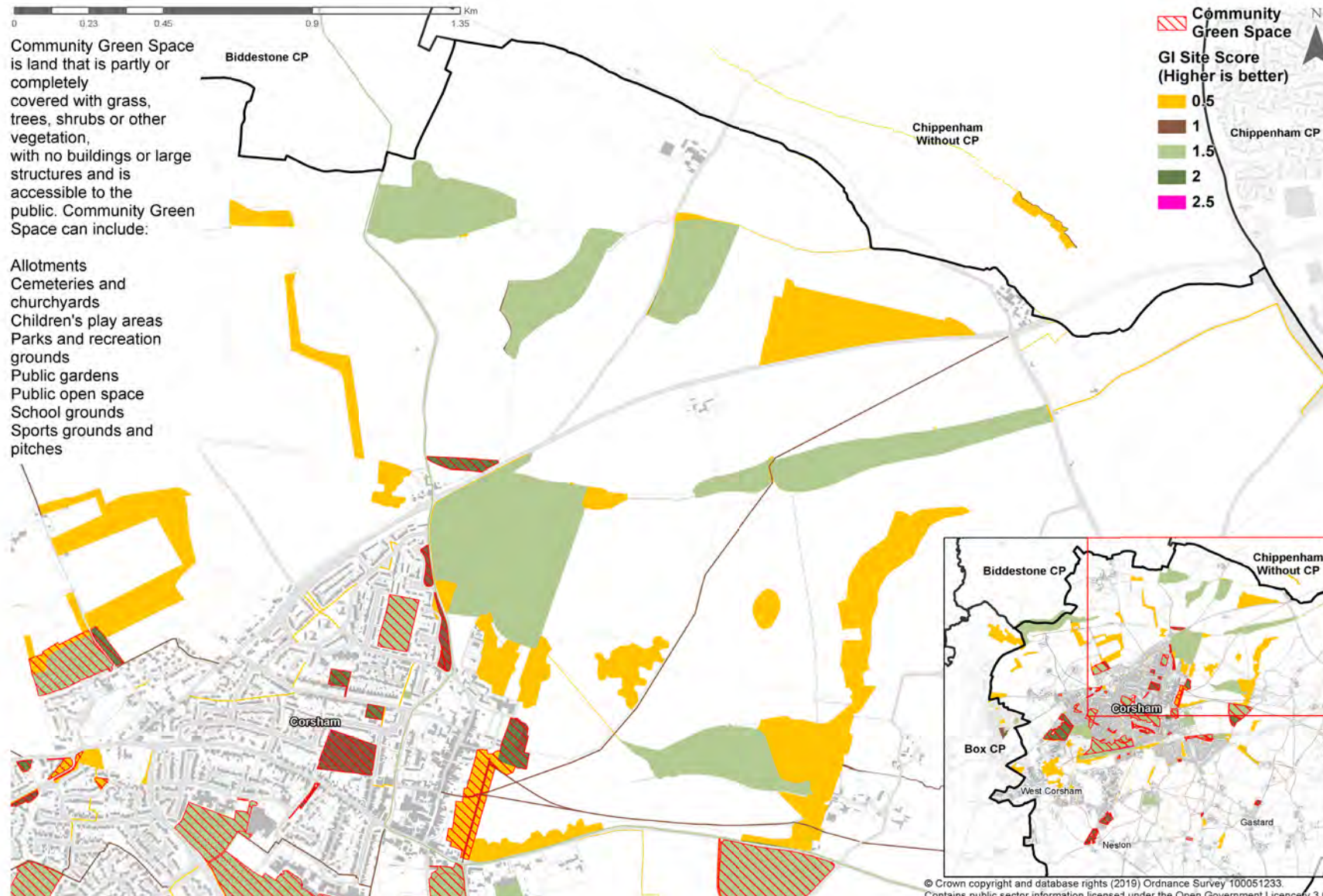
Objectives and Policies	
<p><b>Key Objective: TKO1</b>—Assist in the development of a transport network that supports the economy and community in a safe and sustainable way for the benefit of all.</p>	<p><b>Policy CNP T1</b>—Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development including the measures to be taken to deal with the anticipated transport impacts of the scheme. If the impact cannot be satisfactorily mitigated the proposal will be resisted</p>
<p><b>Key Objective: TKO2</b>—Provision of interconnecting Green Infrastructure to encourage walking and cycling.</p>	<p><b>Policy CNP T2</b>—Developments should provide safe pedestrian and cycle routes and improve connections within and to the town and surrounding area wherever appropriate and possible. Developments will also be expected to provide suitable cycle parking facilities in a convenient location.</p> <p><b>Policy CNP T3</b>—The Corsham Neighbourhood Plan proposes to establish the 'Corsham Link' to sustainably connect the town and surrounding villages with the provision of a safe pedestrian/cycle route as shown in Figure 6 (on page 29). Consideration should be given to the biodiversity and geodiversity sensitivity of the route, ensuring that all proposals protect and where possible enhance habitats and ecological networks and enhance access to key geological exposures at the location.</p>
<p><b>Key Objective: TKO3</b>—Safeguard site for a new Corsham railway station and its associated infrastructure.</p>	<p><b>Policy CNP T4</b>—The area shown on Figure 16 (see right) will be safeguarded for the construction of a new railway station and its associated infrastructure.</p>

## Appendix 2: Detailed Community Green Space Maps Map A1

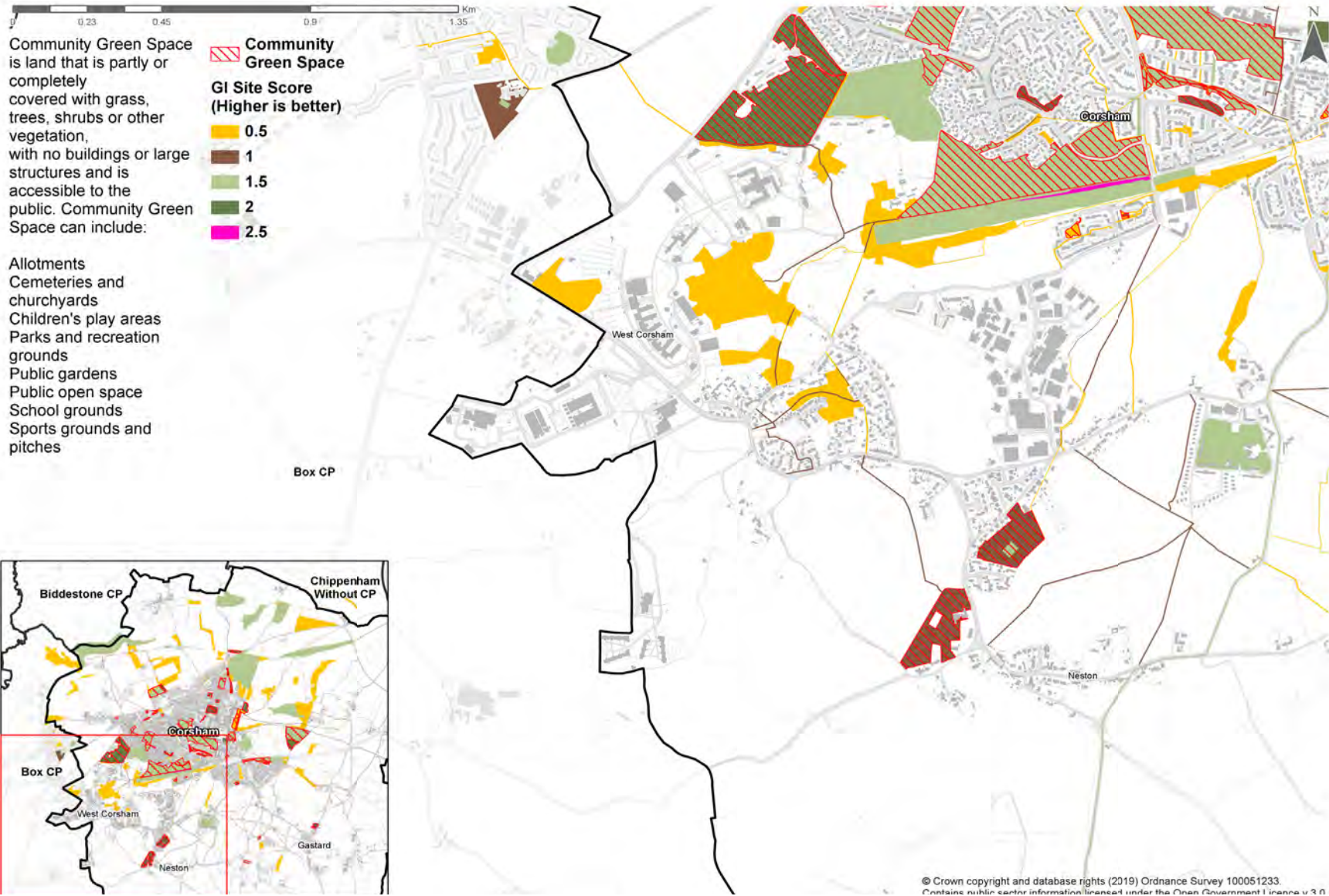




# Map A2



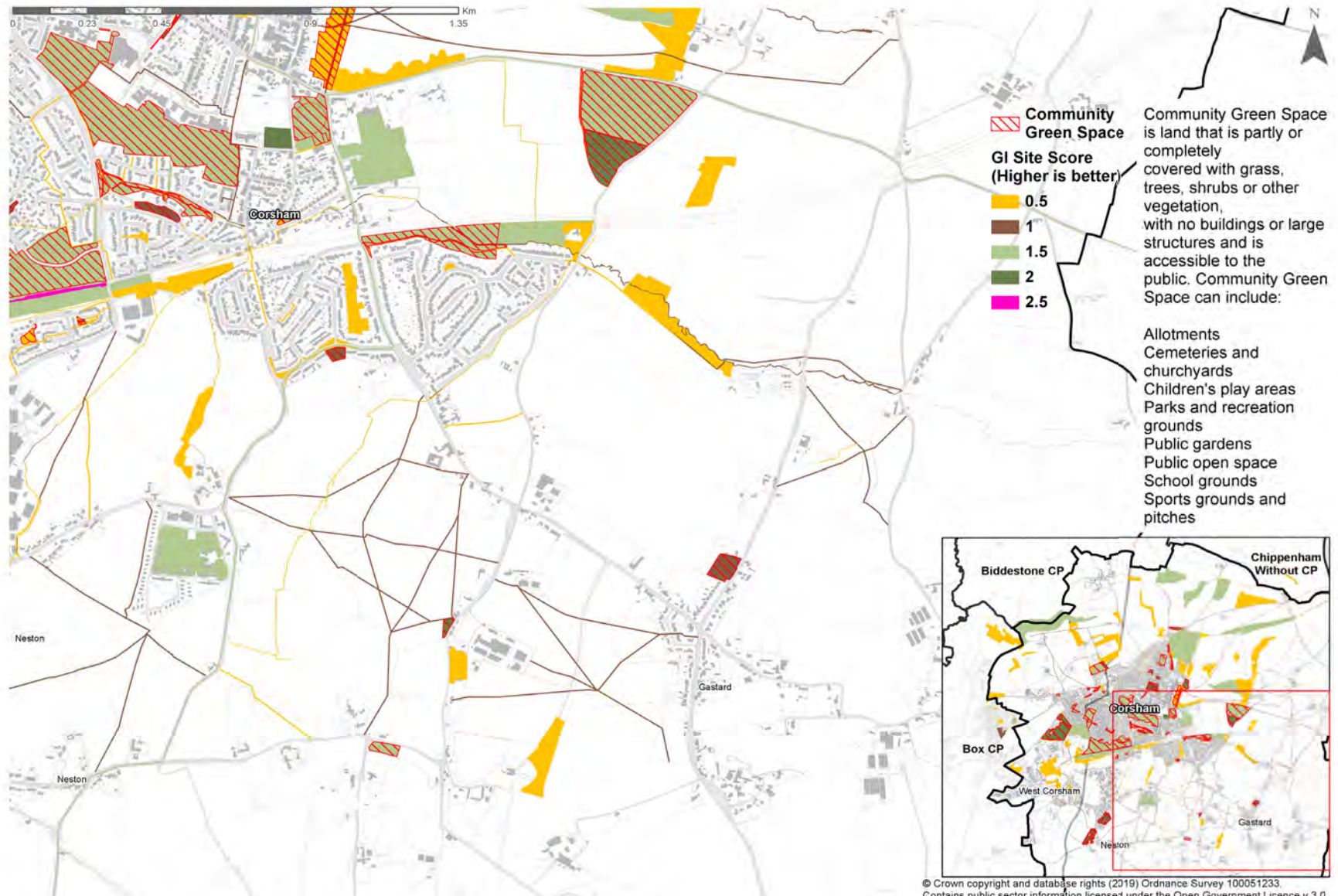
# Map A3



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# Map A4



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# ACKNOWLEDGEMENTS

Since work on the Corsham Neighbourhood Plan began in 2014 we have received help and support from the following:

- Neighbourhood Plan Steering Group (Councillors and residents)
- Residents of Corsham who gave up their time to complete the Character Assessments
- Wiltshire Council (Officer Assistance)
- Johns Associates (Guidance and Professional Support)
- Locality (Funding)
- AECOM Ltd (Strategic Environmental Assessment)
- New Masterplanning (Use of maps)
- Wiltshire and Swindon Biological Records Centre (Bat data)

**The Steering Group is grateful for the help and encouragement of many others in the Town.**







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