

**Great Somerford (incorporating Startley) Neighbourhood Plan  
2016-2026**



Made November 2017

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## **1. Introduction**

1.1 The Localism Act 2011 brought about changes to the planning system. It sought a reduction in the volume, complexity and prescription of the system and to ensure that communities are able to benefit from development they welcome.

1.2 The National Planning Policy Framework (NPPF) sets out the Government's priorities for planning. Local planning authorities produce local plans which provide communities with a framework for their own plans, seeking to give communities more control over the future of their areas. In Wiltshire, the Wiltshire Core Strategy sets out the targets for new development. The Neighbourhood Plan does the same and must be evidence-based and compliant with the NPPF and the Wiltshire Core Strategy. The Neighbourhood Plan can propose more development than in the Core Strategy but it cannot propose less growth or place a ban on all future development.

1.3 A Neighbourhood Plan can establish general planning principles for the development and use of land in a defined neighbourhood area. A Neighbourhood Development Order can directly grant planning permission (full or outline) for certain specified kinds of development. Where people have made it clear that they want development of a particular type, it will be easier for that development to proceed. The Neighbourhood Plan will consider many aspects of local life, including vital public facilities. It will also identify the preferred areas for new housing.

1.4 Great Somerford is defined as a large village in Wiltshire Council's Core Strategy. However, it should be noted that Startley is defined as open countryside so no development is planned there. Therefore, as the designation of this parish includes Startley, future references to "parish" should be read as including Startley, and references to "village" should be read as Great Somerford only.

## **2. Scope of the plan**

2.1 The Parish Council's application for neighbourhood area designation was approved by Wiltshire Council on 15 April 2014. A map of the designated area, which relates to the parish can be found at Appendix C.

2.2 A steering group to produce the Neighbourhood Plan was set up in early 2014. It has met regularly to manage the project and the minutes of all its meetings can be viewed on the parish council's website <http://greatsomerford.info/neighbourhood-plan/>, along with the approved terms of reference.

2.3 The primary purposes of the neighbourhood plan are:

- To identify appropriate sites within the village to accommodate additional housing in accordance with the Wiltshire Core Strategy.
- To identify those areas which are currently undeveloped and which the parish wishes to retain as local green spaces.

2.4 The neighbourhood plan process involves (in order):

- Informal consultation within the parish prior to preparation of the plan
- A formal consultation of the plan for six weeks within the parish
- Submission to the Council for a consultation period of six weeks
- Scrutiny by an independent examiner
- If the plan is supported by the examiner, a public referendum will take place in the parish when, if over 50% of those voting agree to the plan, it will be formally made by Wiltshire Council.

2.5 It is considered that this Neighbourhood Plan meets the requirements of the Localism Act 2011 and that it has been prepared in line with the Neighbourhood Planning (General) Regulations 2012 (as amended). It is further considered that it meets the prescribed five basic conditions for neighbourhood plans.

2.6 Consultation with Wiltshire Council, Historic England, Natural England and the Environment Agency confirmed that neither a Strategic Environmental Assessment (SEA) nor a Habitat Regulations Assessment (HRA) were required.

### **3. Vision and objectives for the parish**

3.1 The parish is currently a thriving community with several public amenities such as the school, pub and shop/post office. However, the average age of its population is steadily increasing and house prices mean that it is not easy for young families to move and/or stay in the parish. Our vision is that the parish will broaden its population to sustain the public amenities by being more accessible through a range of housing and open areas that will allow recreation and social interaction. All this will still be within an environment which does not disturb the rural nature of the parish.

3.2 Accordingly the parish developed the following objectives:

- To seek to provide additional housing which will be a mix of affordable and open-market dwellings. All such housing is to be within walking distance of the centre of the village and to be low-density in order to provide adequate garden and vehicle spaces.
- To protect identified local green spaces by ensuring that no development takes place there and to clarify the settlement boundaries (now termed “limits of development”).

### **4. Overview of Great Somerford/Startley**

4.1 The parish lies seven miles north-east of Chippenham, four miles south-east of Malmesbury and 14 miles west of Swindon. It lies in the broad valley of the River Avon and is surrounded by fairly flat open countryside. The majority of the village is in a designated conservation area.

4.2 The topographical high point is the area around the church and surrounding ground. From here the ridgeline falls gradually past the river bridge with Dauntsey Road running eastwards onto a flood plain. South of the church the land falls gradually down Top Street and out onto the Seagry Road before levelling out onto a flood plain where the Avon meanders back to the West. Heading west from the church along Hollow Street the ground undulates gently and gradually rises in the direction of Startley.

4.3 Though there have been problems with flooding in the past, the parish was largely unaffected by the severe rainfall of the winter 2013/4. Flooding was confined to Frog Lane and, to a lesser extent, West Street. Mitigation measures are planned to reduce the flooding in these areas.

4.4 The 2011 Census shows that the parish has 304 households with a population of 737. The households are predominantly owner-occupied. There are 22 listed buildings of architectural or historical importance, including one Grade 1 building (the church), and a Scheduled Ancient Monument at the Mount. Great Somerford also has a designated Conservation Area. Heritage Assets are displayed at Appendix F3 Annex 4.

4.5 Public amenities include the village shop, the primary school and pre-school, the pub, church, allotments, several public rights of way, the playground and some public green spaces. Apart from these businesses there are a number of others operating from local sites. Manor Stables and until very recently Broadfield Farm housed several business units. In total these were responsible for the employment of approximately 45 people and the Wiltshire Core Strategy seeks to maintain or enhance employment. There are also several businesses run from home.

4.6 The village's housing is built largely alongside the principal roads, mainly on the south side of the river. Residential development in Great Somerford is predominantly of low density with large gardens. The natural centre is the crossroads where the shop/post office and pub are located, with the school a short walk away.

4.7 Great Somerford is a peaceful village, surrounded by open countryside and pastureland. Footpaths along the River Avon and through the leafy lanes and fields around the village, bring much pleasure to the villagers.

4.8 There are many attractive stone cottages and larger buildings throughout the village. The Church and surrounding fields and houses are particularly beautiful.

4.9 The Free Gardens and other fields and paddocks within the village boundary give an open feel to the village layout and are at the foundation of its character. These areas provide green space in the heart of the village and ensure the village does not appear to be over developed. There are still ancient farmsteads in existence within the village.

4.10 The narrow, winding roads and lanes throughout the village provide a pleasing rural feel. Grass verges, stone walls, hedges, trees and views onto the countryside through gaps in the built settlement all enhance the rural setting.





Winkins Lane



Approach to the Village from the South

## 5. Current housing and infrastructure

5.1 85% of the dwellings in the parish are privately owned. The remainder is a mix of social and private rented accommodation. It is notable that the average number of bedrooms per dwelling is much higher than the average in the county. Another characteristic is that residents tend to stay in the parish for a considerable number of years.

5.2 According to the Rural Housing Needs Survey 2014<sup>1</sup> only 8.2% of the parish's housing stock is deemed as affordable, compared with the Wiltshire average of 14%. Whilst it is to be expected that such a village location will have a lower proportion than urban areas, there is a requirement for a range of new housing to meet the needs of people in the area.

### *Affordable Housing Need*

5.3 The RHNS demonstrates that in 2014 there was a minimum need for affordable housing for the following 3 years as follows:

Table 1: Great Somerford Rural Housing Needs Survey Recommendations (2014)

Tenure	No. of units
Subsidised rented housing	2x two bedroom homes
Shared/low cost home ownership	1x one bedroom home 1x two bedroom home 1x three bedroom home
Sheltered housing for older people	1x two bedroom subsidised rented home (providing help with personal care, warden)

5.4 Additional evidence from the Wiltshire Housing Register (obtained in August 2016) shows that there are 2 households seeking affordable rented accommodation in Great Somerford and 1 household seeking sheltered accommodation there. This reflects the 2014 Rural Housing Needs Survey recommendations for these housing tenures, as shown in Table 1 above. In the wider Malmesbury Community Area there were 51 households on the register in need of immediate affordable rented accommodation, as of August 2016. Wiltshire Housing Register data further confirms that there were 43 households registered for the shared ownership/low cost home ownership tenure in the Malmesbury Community Area. While the Register does not hold location specific data for the latter it is envisaged

<sup>1</sup> Wiltshire Council 2014: Great Somerford Parish Housing Needs Survey, Survey Report



that there is a need for this tenure in Great Somerford based on the RHNS finding also. This demonstrates that there is an immediate need for more affordable housing in Great Somerford and beyond.

5.5 The disparity between salaries and house prices for the North Wiltshire area remains similar to that reported in the RHNS and is a major barrier to house purchase. The RHNS at Chapter 6 quotes the average annual salary in the area in 2014 to be in the region of £20,000. The RHNS further states that it is unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income. First time buyers would generally struggle to meet the criteria necessary for obtaining their own home and in some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

5.6 The RHNS also advised that Great Somerford had a zero re-let rate. The low levels and turnover of the social stock in Great Somerford suggest that none of the households responding to section 2 of the RHNS and in need of affordable accommodation could meet their needs through accessing the existing social housing of the Parish.

5.7 Planning permissions monitoring data<sup>2</sup> show that from 2006 to 2015, 12 schemes with a total of 47 homes were permitted at Great Somerford. The majority of permissions was for small-scale developments of 1-5 dwellings and included no affordable housing; except for the Brook Farm scheme (30 homes). The latter scheme was permitted with a requirement to provide 7 affordable homes but is yet to be completed. All other small developments have been completed bar one.

5.8 Great Somerford forms part of the Malmesbury Community Area remainder as per Wiltshire Core Strategy Core Policy 13. In the remainder of the area 30 affordable homes were permitted between 2006 and 2015. Overall it is clear that the number of affordable homes is not sufficient to meet need.

5.9 Based on the evidence above there is a strong case for additional affordable housing provision in Great Somerford.

5.10 More affordable housing would also be attractive to young people with families and others on limited incomes. This Neighbourhood Plan seeks to bring the proportion of affordable housing in the village much nearer to the Wiltshire average and boosting the opportunities to access affordable housing on allocated sites something which was supported by parishioners during public consultation. It is the intention to give preference for such housing to people with a demonstrable link to the parish in line with the adopted Wiltshire Council housing allocations policy.

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<sup>2</sup> Wiltshire Council Planning Permissions Monitoring data, 2006-2015 (unpublished records)

### *Village Facilities*

5.11 The parish is fortunate to have its own shop/post office, pub and primary school/pre-school. These community assets are valued but would be at risk without positive action to maintain them. It is the intention to identify key community facilities and protect them under the Assets of Community Value (England) Regulations 2012.

5.12 The village does not have its own village hall, though it does have the use of the community room at the school. In the past there has been consideration given to the construction of a dedicated village hall but the presence of Goss Croft Hall at nearby Seagry (which was a joint project with this parish) now makes this unnecessary.

5.13 There are a few places where the infrastructure could be improved, especially in locations where new housing might be considered. For example, those areas which currently have no footpaths could have this remedied in the case of further housing being built nearby.

5.14 Broadband reception in the village has been poor but has now been updated to high-speed.

## **6. Settlement Boundary (Limit of Development)**

6.1 The Settlement Boundary (also referred to as limits of development) for Great Somerford was first established through the North Wiltshire District Local Plan 2011. The principle of the settlement boundary at Great Somerford is that development should take place only within the defined area, though it should be noted that there is general provision in the Wiltshire Core Strategy for development to take place outside the boundary in the case of small affordable housing schemes.

6.2 The Core Strategy confirms at paragraph 4.15 that neighbourhood plans can relax the boundaries at villages and through this neighbourhood plan the boundary has been reviewed and a map of the proposed new boundary is at Appendix D2.

## **7. Proposed new development**

7.1 The NPPF explicitly states at paragraphs 184 and 185 that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community; and that neighbourhood plans will be able to shape and direct sustainable development in their area.

7.2 The parish is a desirable place in which to live. As the village wishes to remain a vibrant and active community, it is essential that it does not stagnate and that its existing public amenities are retained and improved. In Great Somerford new development should be welcomed, provided that it is properly planned and built in accordance with the policies of this neighbourhood plan and considers the rural and open character of the village and the settings of its heritage assets. The proposed new development will deliver the mix of homes required to meet the vision and objectives in this plan expressed in Section 3. Proposals reflect the wishes of the local community and essential character of the village.

7.3 The Wiltshire Core Strategy at paragraph 4.15 expresses a preference for no major development at large villages (i.e. fewer than 10 homes). In this context parishioners expressed a clear preference against large sites during public consultation. 84 per cent of all respondents to the local survey preferred small groups of houses rather than a large estate. Consequently sites that would deliver against this consultation outcome were assessed by the Steering Group.

7.4 In planning for the future of the village this plan strikes an appropriate balance between meeting the clear and demonstrable affordable housing need; the locally specific constraints in terms of the character of the village and its heritage assets; and the expressed wishes of parishioners in terms of what kind of development they prefer. The plan does this by allocating a mix of sites capable of delivering between approximately 2 and approximately 18 homes in keeping with the village.

7.5 It is possible that additional housing, as proposed, in the village might pose problems of traffic or access. This must be considered at the planning stage of each proposed development and appropriate measures taken as detailed in the site allocations chapter.

7.6 At the start of the plan preparation process the total of approximately 35 dwellings was determined by reference to the Wiltshire Core Strategy and the Wiltshire Housing Site Allocations Development Plan Document (February 2015), which requires 151 new homes in the five designated large villages of the Malmesbury Community Area.

7.7 There were already several locations in the village for which the owners had made a submission to Wiltshire Council's Strategic Housing Land Availability Assessment (SHLAA). During the neighbourhood plan process the Steering Group assessed these sites and discussed them with the owners, taking into account the results of the local questionnaire.

7.8 As a result of the development of the plan, Policy GSNP 1 allocates 4 sites in the village for residential development of approximately 35 dwellings in total. A map showing the neighbourhood plan site allocations is provided at Appendix D2. Policies GNSP3-GNSP6 deal with the site allocations in detail.

**Policy GSNP1 Proposed new development**

Land for approximately 35 new dwellings will be allocated within Great Somerford on the following sites:

Site Allocation	Approximate number of dwellings
NP1 Broadfield Farm	18 dwellings
NP2 Dauntsey Road	7 dwellings
NP3 Frog Lane	2 dwellings
NP4 Land adjacent to Brook Farm	8 dwellings

There will be a presumption in favour of sustainable development on non-allocated sites that fall within the revised Limit of Development boundaries shown on Appendix D2 subject to compliance with other relevant policies in the development plan.

7.9 In respect of affordable housing, the criterion in effect at the start of the neighbourhood plan exercise was for all developments of five or more dwellings to include 40% affordable housing based on Core Policy 43 in the adopted Wiltshire Core Strategy; however national policy now requires that only developments of more than 10 residential units or over 1,000 square meters of (gross external) residential floor space should be subject to affordable housing requirements. Based on the Rural Housing Needs Survey there is a minimum need for 6 affordable homes up to 2017. This Plan aims to deliver 10 affordable homes in the period covered by the neighbourhood plan (up to 2026) in order to bring the number of affordable housing units closer to the Wiltshire average.

7.10 In addition, the existing planning permission and Section 106 agreement provides for 7 affordable dwellings on the original Brook Farm site. Site allocation NP4 will form part of the wider Brook Farm development so it will be subject to the 40 per cent affordable housing requirements in Core Policy 43. This will bring the total number of affordable dwellings on the extended Brook Farm development to 10.

7.11 Consequently, the total number of affordable dwellings would be approximately 42, made up as follows:

Existing Stock	25
Sites NP1 and NP4	10
Brook Farm	7

Considering the village of Great Somerford alone (i.e. excluding Startley), which will have approximately 323 houses, there would be approximately 13 per cent affordable homes which is much closer to the Wiltshire average of 14.7%, especially when the rural nature of the Parish is considered.

7.12 Policy GSNP2 reflects national policy on affordable housing provision thresholds, and where otherwise required, the 40 per cent requirement for Great Somerford in connection with Wiltshire Core Strategy Core Policy 43 and its supporting evidence. Affordable units will be allocated based on Wiltshire Council's adopted allocations policy<sup>3</sup>. Local connection is given priority subject to applicants fulfilling the required criteria of the Council's allocations policy. That policy also allows for cascading out in order to account for the affordable housing need in the wider community area if there are insufficient number of local applicants who fulfil the criteria of the policy, and where units would otherwise remain unlet or vacant.

<b>Policy GSNP2</b>	<b>Affordable Housing</b>
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<p>Proposals for developments that result in a net gain of 11 dwellings, or more than a gross residential floor space of 1,000m<sup>2</sup>, or as required by Policy GSNP6 in respect of Site NP4 Land adjacent to Brook Farm, will be expected to provide at least the percentage of affordable housing on the site in accordance with Wiltshire Core Strategy Core Policy 43. Affordable housing development will be supported if proposals contribute to meeting the affordable housing needs of people with local connections in terms of types and sizes of dwelling, affordability, and mix of tenures. Affordable housing units will be allocated in line with Wiltshire Council's adopted allocation policy.</p>
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<sup>3</sup> <http://www.wiltshire.gov.uk/new-allocation-2015-policy.pdf>

## **References**

Core Policy 2: Delivery Strategy

Core Policy 13: Malmesbury Community Area Strategy

Core Policy 43: Affordable Housing

Core Policy 45: Housing Needs

### National Planning Policy Framework

Section 6: Delivering a wide choice of quality homes

Section 8: Promoting Healthy Communities

Paragraph 183: Neighbourhood Plan Making

Paragraph 173: Ensuring viability and deliverability

Paragraph 159: Housing

### Other

Great Somerford Parish Housing Needs Survey Report (May 2014)

New Homes 4 Wiltshire Allocation Policy

Written Ministerial Statement: Support for small scale developers, custom and self-builders (dated 28 November 2014)

National Planning Policy Guidance: Planning Obligations: Paragraph: 031 Reference ID: 23b-031-20161116



## **8. Site Allocations**

8.1 Policy GSNP1 lists the sites allocated for housing development which are also displayed at Appendix D2. The plan sections below describe the detailed considerations for each site allocation. In general, applications for new housing development on sites allocated in this Neighbourhood Plan will have to accord with adopted development plan policies and national planning policy. Specifically, proposals will have to comply with transport policies in the adopted Wiltshire Core Strategy and the Local Transport Plan 3. Transport links and access will be reviewed as part of the planning application process, and where necessary appropriate recommendations or mitigation measures will be made to the overall transport network.

### **Broadfield Farm (NP1) – Allocated for approximately 18 dwellings**

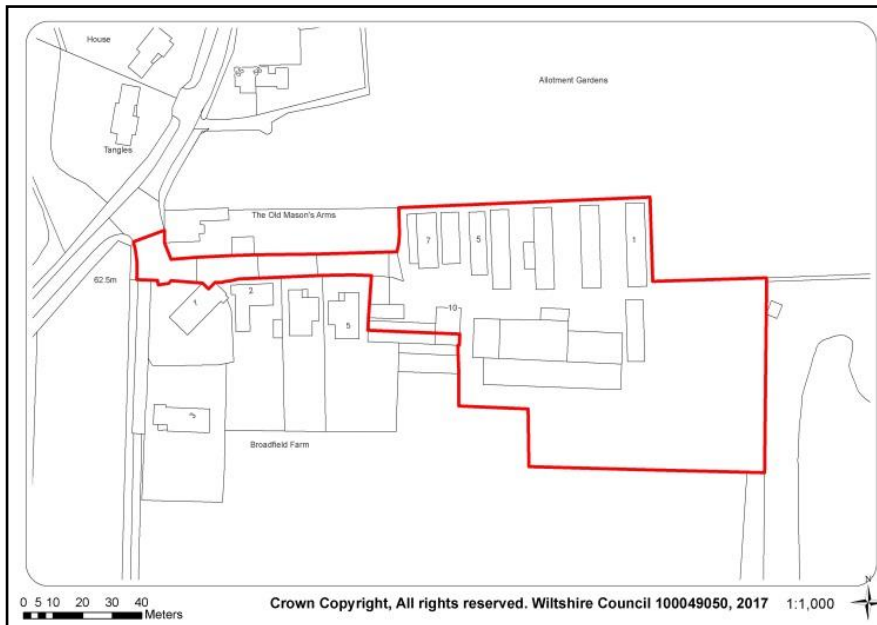
8.2 Broadfield Farm is located to the south of the village east of Seagry Road and to the south of the Free Gardens outside of but adjacent to the Conservation Area. The land to the south of Broadfield Farm is open countryside. The wider site constitutes a mix of development including housing, employment, and agricultural use. The site has access from Seagry Road.

8.3 Parts of the site benefit from consent granted in 2004 for employment uses and constitute previously developed land. This takes up approximately 0.91 hectares of the site. The employment units are vacant and considered to be in poor condition.

8.4 The previously developed land falls within the revised settlement boundary proposed in this neighbourhood plan.

8.5 Core Policy 2 in the Wiltshire Core Strategy expresses a presumption in favour of sustainable development within settlement boundaries. The Policy also includes a target of 35 per cent of all developments to take place on previously developed land.

## Policy GSNP3 – Broadfield Farm



Site NP1 (Land at Broadfield Farm) is allocated for the development of approximately 18 dwellings in accordance with Policy GSNP1. When applying for planning permission, applicants will have to demonstrate compliance with the policies in the adopted development plan. Applicants should pay particular attention to:

1. Utilising, and improving the existing access from Seagry Road
2. Minimising the impact on the conservation area and its setting, in terms of the scale, bulk, siting, design and materials of the new units in order that they respect the local vernacular built form.
3. Establishing a safe pedestrian access to the village core.
4. The relationship to and impact on local biodiversity within and adjacent to the site particularly the County Wildlife Site

### **Dauntsey Road (NP2) – Allocated for approximately 7 dwellings**

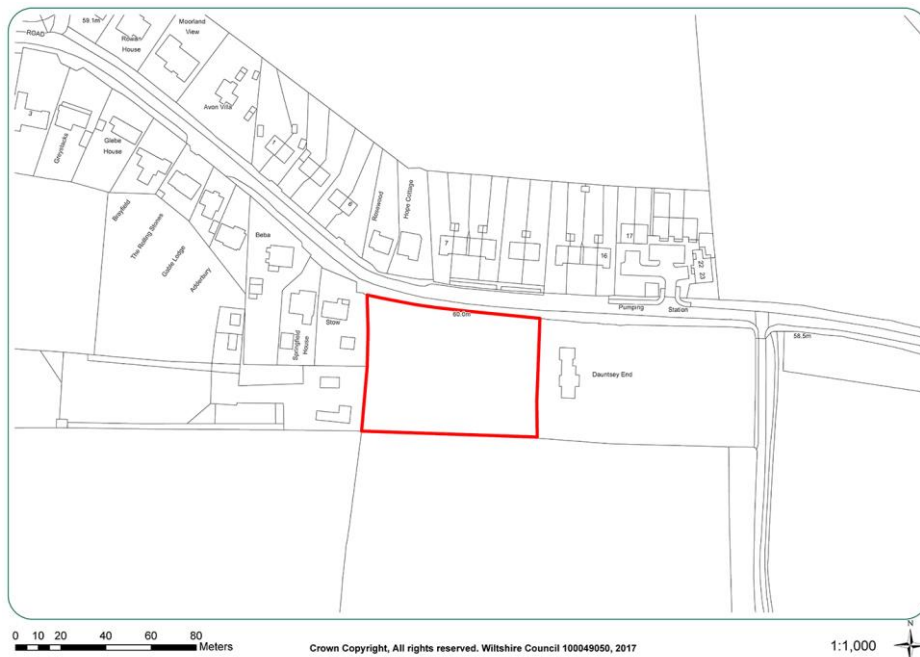
8.6 This site is of 0.5 hectare located to the south side Dauntsey Road on the eastern boundary of the village opposite the Guinness Trust development. The site lies outside the Conservation Area and well away from listed buildings.

8.7 The allocation of this site for approximately 7 dwellings will be in keeping with the existing low-density development at the south of Dauntsey Road. The site has good connection to footpaths into the village centre with key facilities. The existing access to the site for both vehicles and pedestrians would be from Dauntsey Road and improved splays would minimize the need for hedge removal. Retention of the hedge has been identified as important in preserving the setting of the Conservation Area.

8.8 Some localized flooding has been recorded for this site in the north east corner of the paddock caused by lack of ditch maintenance and the culvert in the roadside ditch with incorrect invert level. However a ditch level survey undertaken in March 2015 shows a good fall available to the main water carrier alongside Downfield Farm drive.

8.9 For this reason developers will be required to incorporate the resetting of the culvert invert level into their proposals and to maintain the roadside ditch following grant of permission.

## Policy GSNP4 – Dauntsey Road



Site NP2 (Dauntsey Road) is allocated for the development of approximately 7 dwellings in accordance with Policy GSNP1. When applying for planning permission applicants will have to demonstrate compliance with the policies in the adopted development plan. Applicants should pay particular attention to landscaping to the east of the site in order to preserve the rural approach to the village. There should be adequate parking in line with the adopted Wiltshire parking standards, and turning space in order to avoid on-road parking. Connection to the existing footpath network should be provided to enable direct access to village facilities. Planning applications must demonstrate that drainage requirements can be addressed satisfactorily.

### **Frog Lane (NP3) – Allocated for approximately 2 dwellings**

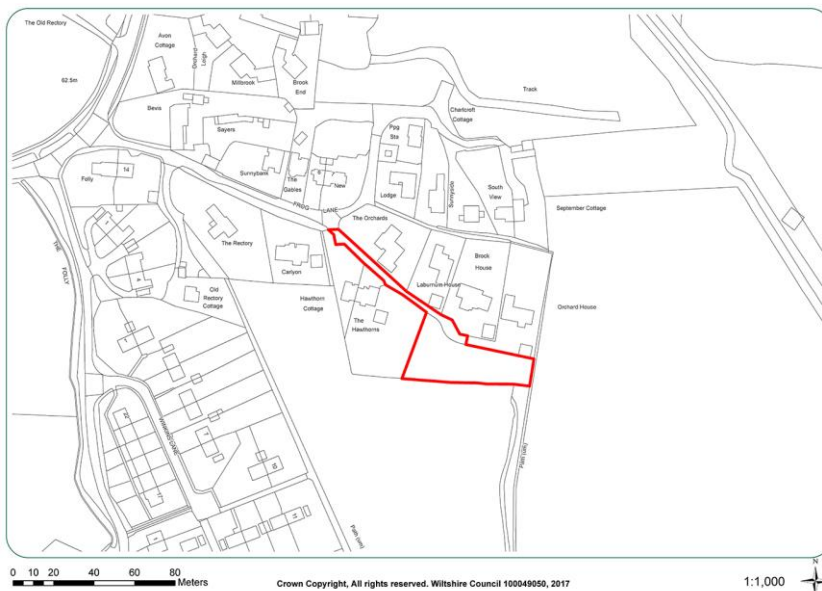
8.10 This site of 0.18 hectare is located at the bottom of Frog Lane, adjoining the open space behind the school. Access for vehicles and pedestrians would be from the junction of Frog Lane and Park Lane.

8.11 This site is previously developed land having been used for storage in connection with vehicle dismantling business carried out near to the entrance from Frog Lane. The site was subject to a withdrawn planning application for 3 dwellings in 2006. Within the Orchards there has been development on the remainder of the area of six dwellings, five of which have access off the central un-adopted road. Development of this site with approximately two dwellings would be in keeping with the low development density in the area.

8.12 This location has suffered from some localised flooding in the past so a drainage scheme must inform planning applications for this site.

8.13 The development should enable connection to the footpath network running in north-south direction along the eastern boundary. Proposals must maintain the ancient hedgerow on the southern boundary which enhances the conservation area.

#### **Policy GSNP5 – Frog Lane**



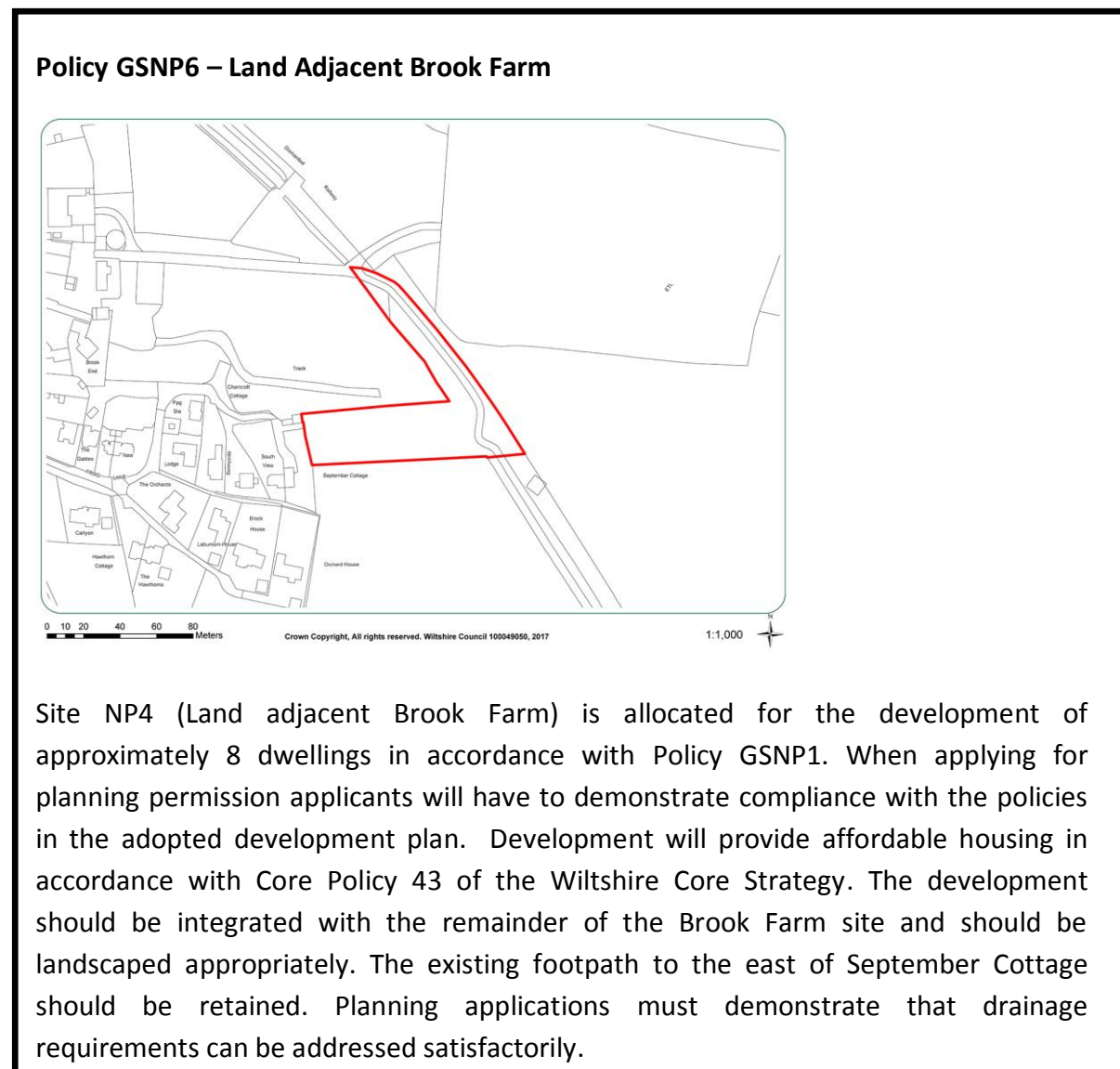
Site NP3 (Frog Lane) is allocated for the development of approximately 2 dwellings in accordance with Policy GSNP1. When applying for planning permission applicants will have to demonstrate compliance with the policies in the adopted development plan. The hedge to the south of the site must be retained. Planning applications must demonstrate that drainage requirements can be addressed satisfactorily and that measures are taken to reduce the risk of flooding to Frog Lane.

## Land Adjacent to Brook Farm (NP4) – Allocated for approximately 8 dwellings

8.14 This site of 0.5 hectare lies adjacent to the permitted Brook Farm development for 30 dwellings that has not yet been completed. Access would be from Park Street for vehicles and pedestrians.

8.15 The site lies outside the Conservation Area and is separated from the listed barn at the entrance of the permitted Brook Farm development. The removal of buildings and silage bunkers from the southern and eastern boundaries and replacement by residential development reflecting the local vernacular will be a positive change. It is expected that the new development will be aligned with the main Brook Farm development in terms of design and materials.

8.16 The site straddles Flood Zone 2. The Flood Risk Assessment for the approved Brook Farm scheme incorporates Site NP4 and floor levels should be conditioned at 61.0m in accordance with that assessment.





## **References**

### Wiltshire Core Strategy

Core Policy 2: Delivery Strategy  
Core Policy 13: Malmesbury Community Area Strategy  
Core Policy 43: Affordable Housing  
Core Policy 45: Housing Needs  
Core Policy 46: Vulnerable and Older People  
Core Policy 61: Transport and New Development  
Core Policy 58: Conserving the Historic Environment

### National Planning Policy Framework

Section 6: Delivering a wide choice of quality homes  
Section 8: Promoting Healthy Communities  
Section 10: Meeting the challenge of climate change and flooding  
Section 11: Conserving and enhancing the natural environment  
Section 12: Conserving and enhancing the historic environment  
Paragraph 183: Neighbourhood Plan Making  
Paragraph 173: Ensuring viability and deliverability  
Paragraph 159: Housing

Wiltshire Local Transport Plan 3

## 9. Local Green Spaces

9.1 Great Somerford is a pleasant rural community. It includes a number of locations that have become established as open, green spaces and are recognised as such.

9.2 The older parts of the village are situated on high ground, a ridge running from the ancient ford (in the showground crossing into the Old Rectory paddock). The old road network from the ford linked Great Somerford and Startley via Hollow Street and Green Lane and other roads linked the farms to the ford. It was along these sunken routes where properties built prior to 1900 are found. Many of them feature ancient stone retaining walls and many of the paddocks in this area have the same feature.

9.3 The Great Somerford Conservation area was first designated in 1975, covering the heart of the village including the 11 listed buildings around Top Street and a further three on West Street. The extension to the conservation area in 2006 included the former railway station complex, junction of the World War 2 defences at Pillbox in the Showground, the Free Gardens and part of Dauntsey Road defined by historic allotment boundaries.

9.4 There are also a number of ancient farmsteads divided by ancient hedgerows within the village. These are heritage assets that define the early established farming community. As recorded in the Domesday Book (1080) the land was divided between two nobles whose representatives lived at The Mount and Manor Farm.

9.5 Other heritage assets are the chestnut avenue to the Manor House from Seagry Road, and the connection to the footpath through Quack Quacks to Top Street. The Listed Buildings map and schedule are displayed at Appendix F3 annex 4.

9.6 Paragraph 77 of the National Planning Policy Framework makes provision for certain open spaces to be designated as Local Green Spaces and states:

“The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.”

9.7 Policy GSNP7 designates eight sites within the village as local green spaces. These sites were identified by the community as of special importance to the village and were assessed against the criteria in NPPF paragraph 77.

### **Policy GSNP7 – Local Green Spaces**

The areas listed below and mapped in Appendix G to the Neighbourhood Plan are designated as Local Green Spaces in accordance with the National Planning Policy Framework.

<b>Reference</b>	<b>Local Green Space</b>
LSG1	The Land adjacent to the Church
LSG2	The field behind The Close
LSG3	The Playing Field in Winkins Lane
LSG4	The Field in Park Lane Opposite the Church
LSG5	Quack Quacks in West Street
LSG6	The Land next to the School between Frog Lane and Dauntsey Road
LSG7	The Old School Field between West Street and Hollow Street
LSG8	The Free Gardens/Allotments in Dauntsey Road

### **References**

National Planning Policy Framework

Paragraph 77: Local Green Spaces

## **10. Consultation**

10.1 A full Consultation Document was prepared to support the submitted version of the Neighbourhood Plan. This gives full details of all informal consultation undertaken by the Steering Group, including the consultation under Regulation 14. It also includes consultation within the parish and with Wiltshire Council. A brief summary is given below.

10.2 Two questionnaires were issued to all households. One from Wiltshire Council (and common to all towns and parishes in the county) was the Rural Housing Needs Survey. The second was issued by the parish's Neighbourhood Plan Steering Committee.

10.3 An initial public meeting was held in the school hall on 22 April 2014; a second public meeting was held on 17 July 2014 and two further public meetings were held on 21 and 23 September 2014.

10.4 Subsequently a paper was delivered to every household showing the recommendations of the Steering Group and gave every parishioner on the electoral roll an opportunity to say whether or not they agreed with the recommendations.

10.5 Two final public meetings were held on 8 and 15 March 2015 to give another opportunity for parishioners to comment before preparation of the neighbourhood plan document.

10.6 At all stages parishioners have been informed of the progress of the plan by way of notices in the local monthly Signpost publication, letter drops, public notices of forthcoming open meetings and results of informal consultation exercises. There have also been regular reports of the Parish Council and updating of the web site.

## **11. Monitoring and implementation**

11.1 Assuming formal adoption of this plan, the Parish Council will be responsible for monitoring progress.

11.2 The minutes of each annual general meeting of the Parish Council will include a report on progress of plan implementation.

11.3 This annual review of the delivery of the housing sites will provide the basis for a decision to review the plan. A short annual report on housing delivery will be provided each financial year.

11.4 Housing developments permitted within the parish will pay Community Infrastructure Levy (CIL) to Wiltshire Council upon commencement of development. Following adoption of the Neighbourhood Plan the Parish Council receives 25 per cent of receipts from Wiltshire Council. With the help of CIL monies the parish will consider as a priority the provision of a new recreation ground.

## Appendices included in this Plan

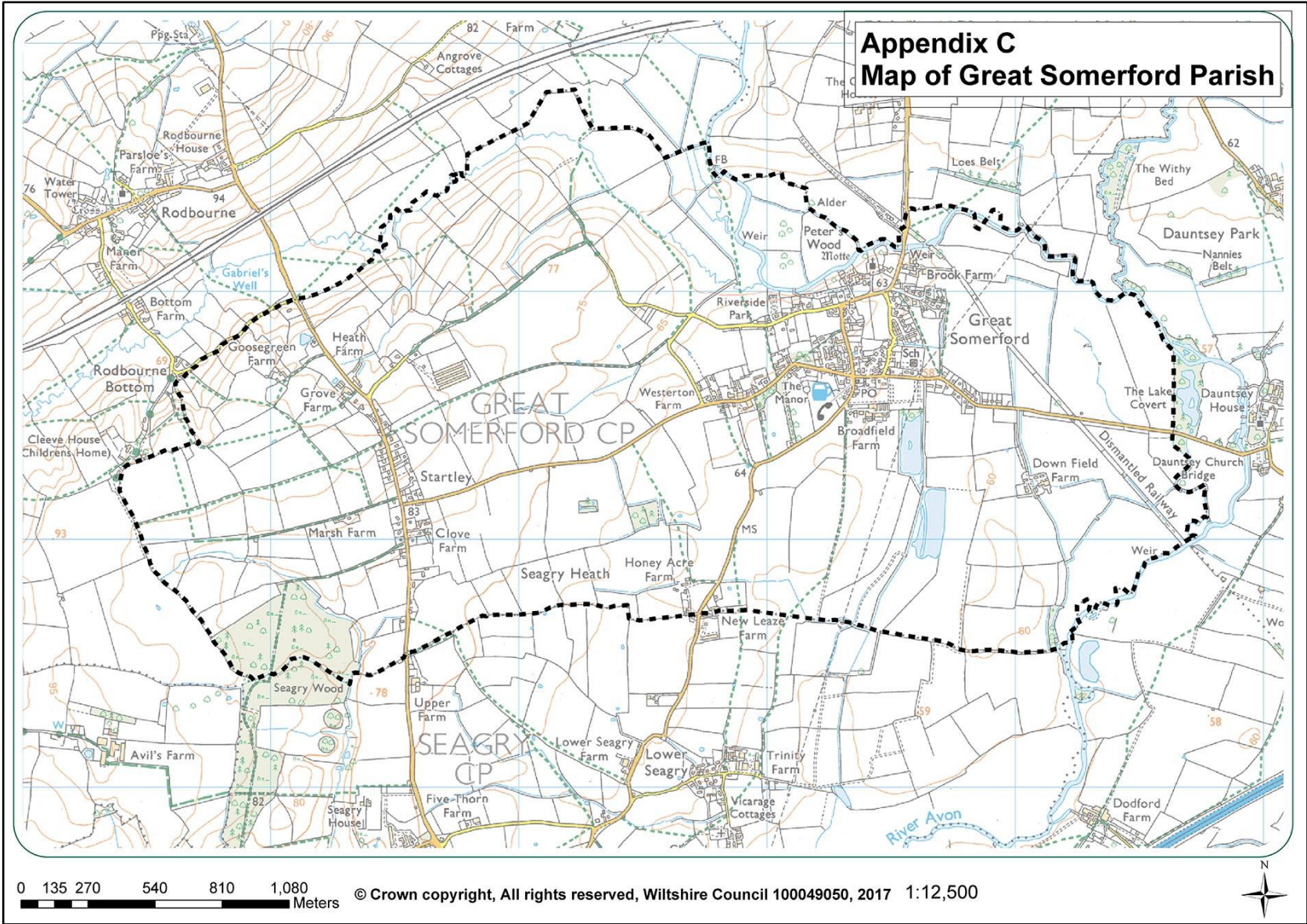
Appendix	Content
C	Map of Great Somerford Parish
D2	Settlement Boundary (limits of development) and Housing Site Allocations
Appendix F3 Annex 4	Heritage Assets
G	Local Green Spaces

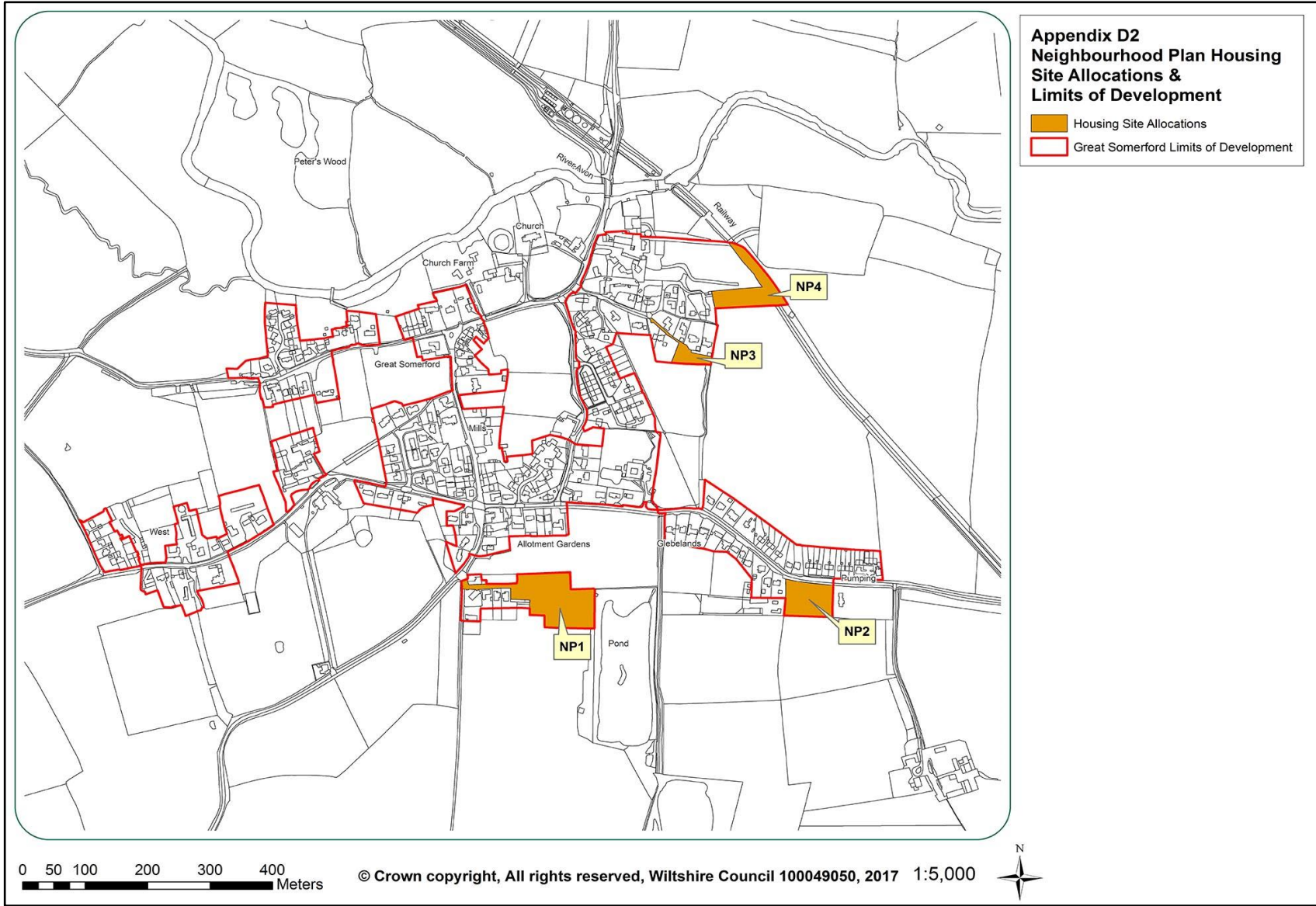
## Additional appendices in support of the Submission Plan

See separate files for reference on the Wiltshire Council Neighbourhood Planning website at <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>

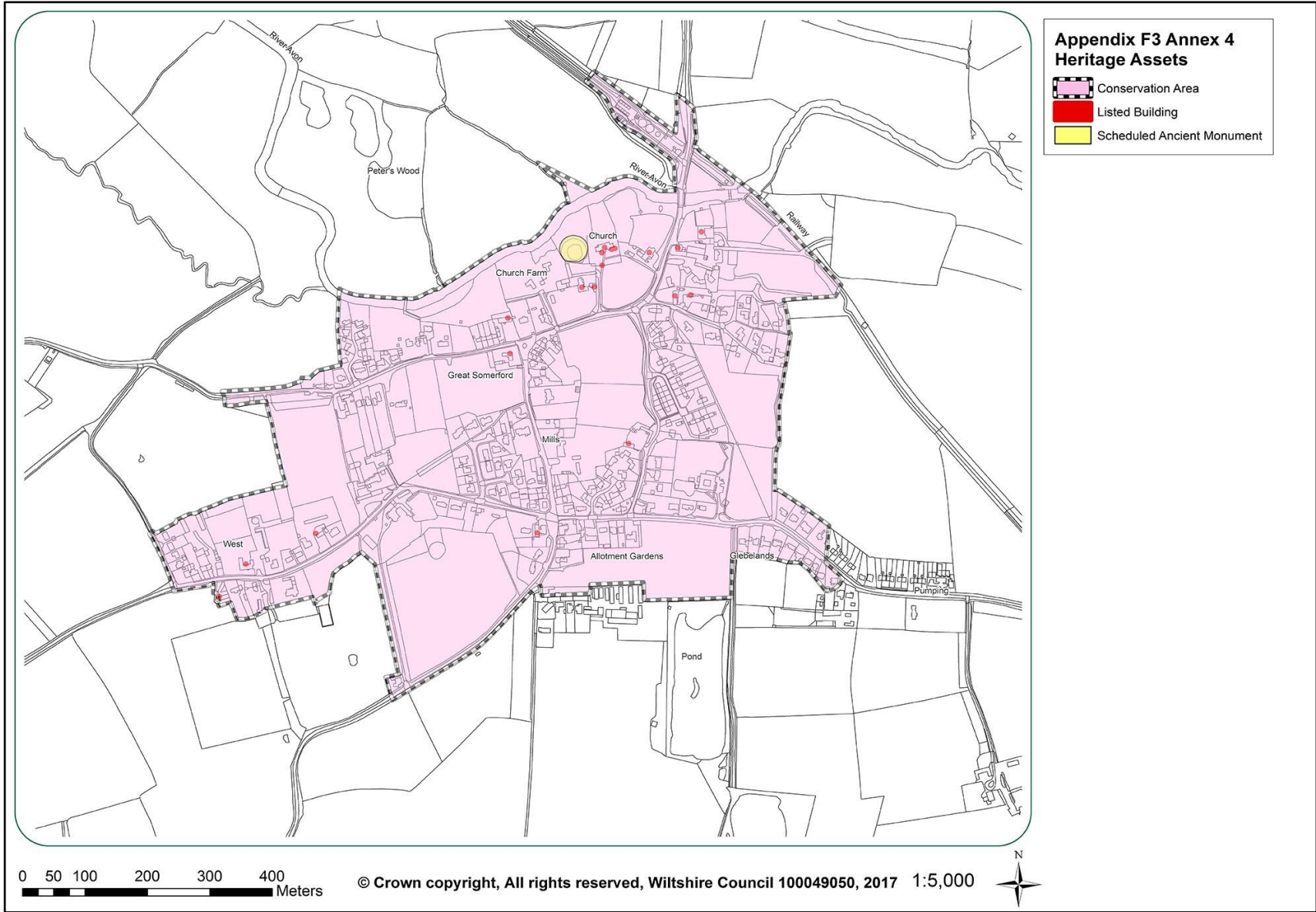
Appendix	Content
A	Minutes of Steering Group meetings
B	Terms of reference of the Steering Group
D1	Existing settlement boundary
E	Map - Proposed housing allocations
F1	Site Selection Methodology
	Annexes: Neighbourhood Plan survey results & scoring sheets
F2	Great Somerford SHLAA Sites
F3	Housing Site Profiles
	Annex 2: Map: Suggested development sites Annex 3: Flood Zones Annex 4: Listed Buildings and Conservation Area Annex 5.1-5.8: Housing sites assessments NP1-NP8 Annex 6: Score Sheet
H	Consultation report
	Annexes: Mail-drops, Parish Signpost, Survey questionnaires
I	Great Somerford Parish Housing Need Survey 2014 (Rural Housing Needs Survey)
J	Strategic Environmental Assessment (SEA) Screening Decision
K	Habitat Regulations Assessment (HRA) Screening Decision
L	Five Basic Conditions Statement
M	Neighbourhood Area Designation

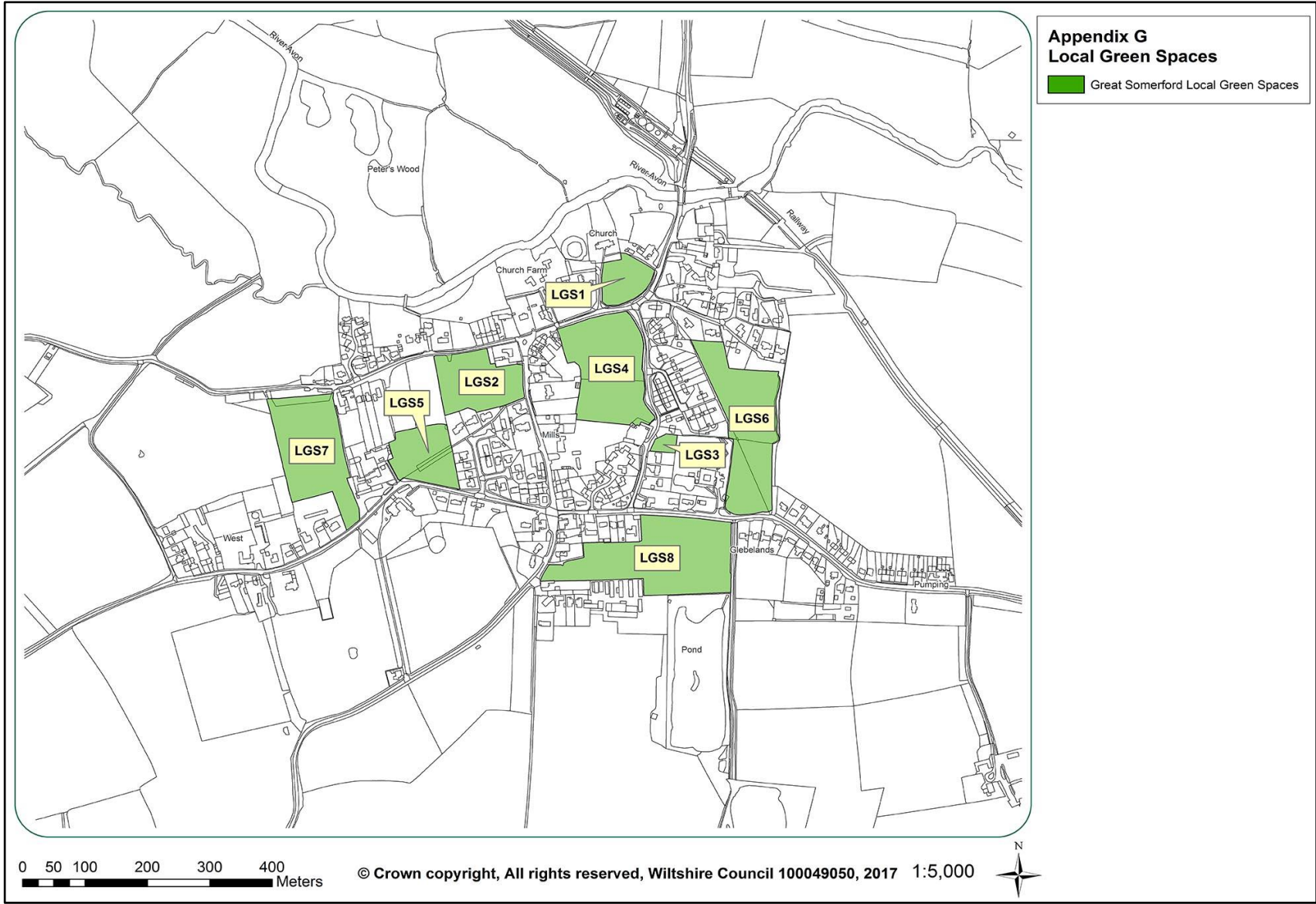












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