

THE POTTERNE NEIGHBOURHOOD PLAN

Made January 2017

Issued under the Localism Act 2011



Potterne High Street and Porch House

Summary

This Potterne Neighbourhood Plan (the Plan) has been produced under the 2011 Localism Act and covers the entire parish of Potterne.

The Plan seeks to reflect the residents' aspirations for, and concerns over, development within the Parish, while maintaining strict accord with the Wiltshire Core Strategy and the National Planning Policy Framework. The Plan seeks therefore to allow but control the expansion of the village itself, while strictly limiting development elsewhere in the Parish, in order to protect the distinctive nature of the village and its surroundings.

This plan was given final approval by Potterne Parish Council (as qualifying body) for formal submission to Wiltshire Council on 10th July 2015. Wiltshire Council is invited to place this plan on public consultation for the statutory period required by the Localism Act 2011.

The Plan was examined by Andrew Ashcroft BA (Hons) MA DipMS MRTPI between March and June 2016. Mr Ashcroft issued his report on 23rd June 2016, recommending that subject to some recommended modifications to wording and site allocations the Potterne Neighbourhood Plan be put to referendum under the terms of the localism Act 2011.

Wiltshire Council has subsequently accepted the report and the recommended modifications to policies, and has agreed amended wording for site allocations with Potterne Parish Council.

Potterne Parish Council has subsequently approved the issue of this revision of the Plan.

All the recommended modifications are included in this issue of the Potterne Neighbourhood Plan now issued for the Referendum.

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Note that Appendix B, Appendix D and Appendix E are presented separately to this document.

Council and other interested residents of the Parish. The Steering Group sub-divided into working parties to deal with the various aspects of the formulation of the Neighbourhood Plan, all reporting back to regular meetings of the entire Steering Group. The Parish Council commissioned a local Architect member of the Steering Group, resident in the Parish, to produce the detailed proposals and documentation, assisted by a qualified Town Planner, also a resident of the Parish.

- 1.2.3 The consultation process with residents has been detailed and protracted, with community involvement at every stage of the development of this Plan. Following early consultation and a detailed Parish questionnaire, the draft Plan was put out for community comment in October 2014, following a well-attended public meeting. As a result of this, some sites were removed from the allocation, and others put forward for consideration, and the resulting changes presented to a further Public Meeting held on 24th February 2015, following which this version of the Plan was prepared. The Parish Council is now satisfied that this plan is now ready for formal submission to Wiltshire Council..
- 1.2.4 The Wiltshire Core Strategy is intended to provide strategic development plan policy until 2026. The Potterne Neighbourhood Plan is therefore aimed to provide detailed and general guidance for the period of the Wiltshire Core Strategy, and will be monitored by the Parish Council annually, with a formal review every 5 years to tie in with reviews of the Core Strategy. The Plan period is 2016 to 2026.
- 1.2.5 Fuller details of the history of the plan, and the consultation process may be found in Appendix A.

1.3 Background to the Neighbourhood Plan

- 1.3.1 In the view of the Parish Council, and following interpretation of village opinion as evidenced later in this document, it was concluded that many of Potterne's amenities are either too small, in the wrong place, or both. The church, being on an island and without a church hall, is separated by a dangerous main road from the Village Hall which in itself is too small for all major functions. Traffic has risen to dangerous levels making it unsafe for children to cross the street or go on their own to Devizes on foot or by bicycle. Visitors are frustrated because there is no car park and street parking is inadequate and dangerous. Sports facilities are very limited. While there is a children's play area it is not in the centre of the village where most needed and as a result is little used and suffers from occasional vandalism.
- 1.3.2 Potterne expanded dramatically in the 1960s with three new housing estates built during that period, and further social housing has been built since then. However, no community facilities were added or upgraded as a result of these developments. While the village has a Hall, a pub', a shop, which now includes the post office, and the recent addition of the Youth Centre, the community-owned amenities fall far short of what is needed.

- 1.3.3 To address these issues a forward-looking Millennium Plan with lottery funding was prepared in the 1990s. In co-operation with the then Wiltshire County Council a site was selected to provide a community centre, a new school and a full sized playing field with ample parking. Due to unforeseen delays the funding deadline was missed and the scheme was abandoned. The site selected then was considered as an allocated site for this plan, but rejected following the Examination of the plan.
- 1.3.4 The introduction of Neighbourhood Plans under the Localism Act of 2011 was seen to offer an ideal vehicle to reconsider a new vision for Potterne, duly supported by the community, while also giving the Parish Council the power to implement it. In December 2011 the Parish Council appointed a Neighbourhood Plan Steering Group as a subcommittee to take this forward. By then the Junior School had moved to Worton allowing possible reuse of some of its land, notably Ryeleaze field (Site A5 in the allocations).
- 1.3.5 Over the last three years this Steering Group has held over two dozen meetings to develop the plan and made a number of public presentations to solicit feedback from the community.
- 1.3.6 While this document is concerned strictly with the legal aspects of the plan, the Steering Group sees its primary function to be that of engaging the community and finding a means to provide the facilities that Potterne will need both for the present generation and that of its children. This is reflected in Appendix C which covers matters not considered relevant to the town and country planning aspects of the formal Neighbourhood Plan.
- 1.3.7 Without a Neighbourhood Plan, the community is vulnerable to the Local Authority or Central Government granting planning consent for new development in the Parish on sites that would not be supported by local residents.
- 1.3.8 Under the Localism Act the Neighbourhood Plan will allow Potterne Parish residents to influence the scale, pace and location of any new development, provided that the Plan is in accordance with guidance in the National Planning Policy framework and the Wiltshire Core Strategy as well as relevant European legislation.
- 1.3.9 Potterne Parish Council believes that it needs controls over local development, beyond that which will be provided by the Wiltshire Core Strategy. It recognises that any policies in a Neighbourhood Plan must not conflict with the Core Strategy, the National Planning Policy Framework or relevant European legislation. The Parish Council believes that the adoption of a Neighbourhood Plan will assist it in the development of improved and new community facilities, by both assisting in the location and planning of such facilities, and in raising grant funding for such new endeavours. It recognises that limited additional housing development can both allow the village to remain a vibrant mixed community but can also be an enabling factor in the provision of much-needed new and improved community facilities.
- 1.3.10 Once the Potterne Neighbourhood Plan is formally adopted or 'made' it will become an integral part of the Development Plan and will be referred to in the determination of all planning applications within the Parish. Due account of the Plan must then be taken by the Planning Authority and the Planning Inspectorate in the determination of all planning applications and appeals in all cases where the content of the Neighbourhood Plan is relevant to the matters under consideration in the application or appeal.
- 1.3.11 The Neighbourhood Plan is the result of considerable community engagement, and seeks to bring the entire community together through its support for a single and coherent development plan.

- 1.3.12 The Neighbourhood Plan is intended to assist anyone seeking a planning permission for development within the Parish boundaries, residents of the Parish and those working within the Parish, the Parish Council, Wiltshire Council, the Planning Inspectorate, statutory undertakers and agencies, and amenity groups.

1.4 The Neighbourhood Plan Area

- 1.4.1 Plan 1 on Page 4 of this document, shows the boundaries of the Neighbourhood Plan Area. The area encompasses the whole of Potterne Parish which comprises the village of Potterne as currently defined in planning terms by a village settlement boundary as defined on the Policies Map in the Wiltshire Core Strategy. There is a Conservation Area within the village which extends outside the settlement boundary, and this was last reviewed and extended in 2008. Outside the settlement boundary the parish extends north as far as Caen Hill, north-east towards the south-west edge of Devizes, and east as far as Sleight and encompassing Potterne Wick. The main village is split by the A360, a main arterial road linking Devizes to Salisbury and the South Coast ports.
- 1.4.2 None of the Parish is contained within any AONB or National Park.

1.5 History of the Parish

- 1.5.1 The Ancient parish of Potterne consists of present-day Potterne, Worton and Marston (the last two became separate parishes in the 10th Century), plus some areas which were ceded to Devizes in 1934.
- 1.5.2 People have been living in Potterne since the Mesolithic Period ('New Stone Age', about 8,000 to 4,000BC). Flint axe heads characteristic of the period have been found in the garden of Porch House and other Mesolithic flints have been found at a number of other sites in the Village. Similarly a number of finds of flint implements dating to the Neolithic period (4000 to 2000BC) have been found in Potterne, including a two leaf shaped arrowhead near Blackberry Lane.
- 1.5.3 A nationally important settlement dating from the Bronze Age (about 2-5000BC to 550BC), just off Blackberry Lane was excavated in the 1980's. Here the sloping hill facing Devizes was terraced and cobbled pathways created in the 12th Century BC. Prestigious finds made, including a gold bracelet and glass beads, show that people of high status lived there. Around 600 BC the settlement was abandoned and became a huge rubbish dump. Animal remains found in this reveal the presence in the area of red and roe deer, polecats, wildcats, beaver and house-mice.
- 1.5.4 There is a lot of evidence for people living in the Roman period (40 to 110AD), probably a number of separate farmsteads, although no buildings have, as yet, been found. A small Roman cemetery was found in Blounts Court and a fine late Roman silver ring in the north of the Village.
- 1.5.5 Potterne in Saxon times is one of the earliest recorded villages in Wiltshire. A Charter of Offa, King of East Anglia, records that Potterne was given in 705 AD to the Abbey of Sherborne. We know little about the village in Saxon times. It was probably later held by Bishop of Ramsbury and by the end of the Saxon period by the Bishop of Salisbury.
- 1.5.6 In the garden of Porch House the remains of a timber church and baptistery built in the 9th century have been excavated. Close by was a small dwelling identified as the house of the priest of the village. The inscribed Saxon stone font preserved in St. Mary's Church may have stood within the baptistery. It is the only Saxon Font in Wiltshire and has most recently been dated to the 10th or 11th Centuries. Perhaps not coincidentally, its closest parallel is a font in Sherborne.
- 1.5.7 After the Norman Conquest, the Domesday book confirms that Potterne (and Bishops Cannings) remained in possession of the Bishop of Salisbury, save for a brief interlude in the 12th century.
- 1.5.8 In 1109 the powerful Bishop Roger started to build Devizes Castle midway between his two manors. King Stephen in 1139 confiscated all three but seven years later, the Empress Matilda returned the two manors (but not the castle) to the Bishop.
- 1.5.9 An unidentified Bishop of Salisbury first built a manor in the village, possibly before 1200 and for the next 250 years Bishops of Salisbury resided in Potterne. The site of the manor may have stood on Court Hill to the east of Court Hill House but this is still uncertain. A later account describes it as "built with free stone, thoroughly tiled containing 7 rooms below the stairs (i.e. the ground floor) and 7 rooms above." Permission to crenellate" was obtained but not taken

up. King Henry III may have stayed with the Bishop in 1255, an event that may well have been instrumental in building the present stone church in the village.

- 1.5.10 Medieval Potterne will have been a small village, mainly consisting of small thatched cottages centred on the High Street, Coxhill Lane, Whistley Road, and Devizes Road, with outlying farms and manor houses. Apart from the church, mediaeval buildings in whole or part include Porch House (early 16th Century, The George & Dragon and Eastwell Manor. A moated enclosure near Potterne Park Farm, roughly 180 feet square, marks the site of a moated Manor House. Essentially it was an agricultural village. Potterne's mills are recorded in the Domesday Book and some of those still surviving -if not still used as mills- may have dated from the Middle Ages. Potterne played a part in the Civil War between King and Parliament. In 1643 the Parliamentary General, Sir William Waller may have billeted his troops in Potterne and certainly carried off supplies from the village. In 1645 Cromwell and Waller quartered their troops in the village in their campaign against General Long. Severe hardship, as a result of the war, was still felt up to 1647 when the village complained to the Justices about the suffering of the poor.
- 1.5.11 Potterne remained a small village until the 20th Century when Blounts Court, Ryeleaze and Highlands were built. The village was notable for the number of thatched cottages it contained, of which relatively few now remain. It was also known for the greenstone cobbled pavements in the High Street, Court Hill and along some of the winding alleyways in the village. An open stream ran along part of Coxhill Lane and through the lower part of the High Street but it is now piped.
- 1.5.12 In the 19th Century the village had a reputation for roughness and lawlessness and the nickname for its occupants was "Potterne lambs", probably a response to police superintendent Wolfe who at times came into conflict with the men and the women of the village. By the end of the 19th Century the nickname was considered to be an insult to people born in the village.

1.6 Population and Demographic

- 1.6.1 According to the 2011 Census the population of the Parish amounts to 1622 persons living in 675 households. Over 50% of households are no more than 2 persons. The village has a wide range of both ages and socio-economic groups and is a thriving community, albeit based largely on commuting for employment, leisure and shopping.
- 1.6.2 The main employer within the Parish in 2014 is Wiltshire Fire Service whose headquarters is located just to the west of the village. The village questionnaire carried out as a major part of the research into the Neighbourhood Plan reveals that there are 60 full-time and over 50 part-time businesses based in residential dwellings within the Parish, with at least 11 of these creating employment outside the household.
- 1.6.3 Of the 675 households within the Parish 174 are rented or controlled social Landlord units, mainly belonging to the Aster Group, and these are all located within the present settlement boundary of the village. These affordable dwellings represent 26% of all the dwellings within the village a figure which is acknowledged as being high for a Wiltshire village.
- 1.6.4 The Village has a substantial and beautiful Parish Church served in 2015 by a resident vicar. There is one public house, a general stores shop and a separate post office, although the latter has recently closed, with a Post Office facility opening within the village shop on 7th April 2015. The village school, within the settlement boundary is the infants section of a combined school,

with the juniors accommodated at the nearby village of Worton. There is a well-supported youth club with recently completed purpose-built clubhouse, and the County Scout headquarters is located at Potterne Wick, within the parish. A number of other community groups and facilities were identified within the village questionnaire, the results of which may be found in Appendix A.

- 1.6.5 There is a single bus service with regular services to Devizes during the day, with other routes including Salisbury and Bath on a much less regular basis. The village questionnaire indicated relatively low usage of these services, with much reliance placed upon the private car – 75% of households have at least one car.

1.7 Community Engagement

- 1.7.1 The development of the Potterne Neighbourhood Plan has been an evolutionary process driven by community engagement, full details for which may be found in Appendix A, which also includes copies of questionnaires, analysis, etc.
- 1.7.2 During the process of community engagement and consultation it became evident to the Parish Council that the Neighbourhood Plan should be a vehicle for the improvement of village facilities, and the site allocations later in the Plan reflect this. It also became clear that there were a number of factors in village life of great importance to the community but which could not be covered within a formal Neighbourhood Plan. These are therefore represented in Appendix C.

1.8 Strategic Environmental Assessment

- 1.8.1 As the Potterne Neighbourhood Plan is agreed to be in accordance with the Wiltshire Core Strategy, for which a full SEA has been carried out, it was not judged necessary to produce a new Parish specific assessment. This was confirmed by Wiltshire Council in a document included in Appendix A.

2. Vision and Objectives

2.1 The Vision

- 2.1.1 The Potterne Neighbourhood Plan seeks to reflect the residents' aspirations for, and concerns over, development within the Parish, while maintaining strict accord with the Wiltshire Core Strategy and the National Planning Policy Framework.
- 2.1.2 Potterne is an attractive and historic village within which to live and work. The village has an enviable setting and topography, and the community is keen to maintain and protect the special views into the village available from surrounding countryside. The Plan seeks therefore to allow but control the expansion of the village itself, to the benefit of the whole community, while strictly limiting development elsewhere in the Parish, in order to protect the distinctive nature of the village and its surroundings. The plan should support residents of all ages to encourage a vibrant and supportive community for future generations, in part by encouraging the enhancement of community facilities by site allocation and enabling development where appropriate.
- 2.1.3 The original Vision Document may be seen in Appendix C.

2.1 Objectives

- 2.1.1 The Potterne Neighbourhood Plan seeks to achieve the above vision by means of the following:
 - 1. The Plan should maintain the distinctive character of the village by ensuring that there remain green corridors between the settlement boundaries of Potterne, Devizes and other nearby villages. The Plan also seeks to ensure that there is protection to specific views in and out of the village.
 - 2. The Plan seeks to encourage the improvement of village community facilities and a mixed community by allowing for dwellings to be located in or at the edge of the village in a manner supported by residents, by means of modest alterations to the settlement boundary to allow specific site allocations.
 - 3. This Plan recognises the significant issues raised by the main A360 road splitting the village in two and introducing traffic hazards to pedestrians. Heavy use of this road also affects historic infrastructure, notably the Listed Grade 1 Porch House, a Tudor building of national importance. The Plan should therefore encourage the creation of a safer environment for pedestrians and cyclists and encourage accessible public transport while accepting that the use of the private car is essential to residents and planning accordingly. This could involve the provision of traffic calming measures, speed limits, and new and improved footpaths and cycle paths.
 - 4. The Plan will seek to provide enhanced community facilities by means of specific site allocations for a new Community Hall, play and sports facilities within the adjusted settlement boundary. These facilities can be developed in conjunction with modest additional housing

which should provide financial assistance to the creation of the new community facilities by means of CIL (Community Infrastructure Levy) and developer contributions.

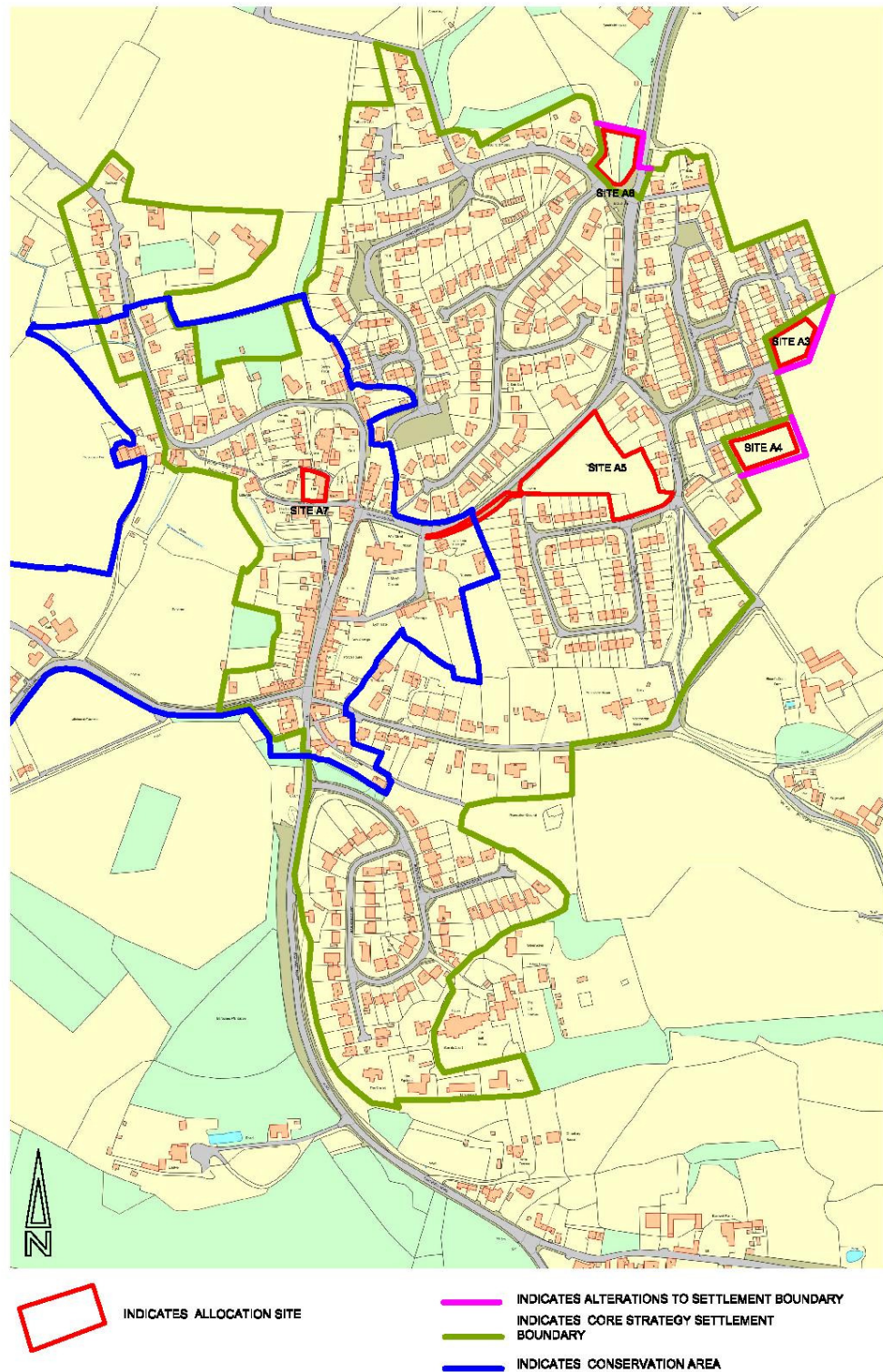
5. The plan should encourage the provision of High Speed Broadband to all residents.

3. Site Allocations

3.1 Preamble

- 3.1.1 The selection and detail of the allocated sites within the Plan has been made using the following criteria:
- 3.1.2 As a result of the preferences shown in the village questionnaire there is community support for additional housing provision, in particular if this can be shown to promote the enhancement of village facilities and / or to provide new first time buyer properties for local people, while at the same time contributing to the residual level of housing to be delivered for the Devizes Community Area outside of Devizes itself (Reference Wiltshire Core Strategy Policy 12). It was therefore concluded that allocated sites should be provided for within the Plan, with the possibility of a small number of additional units on one or more of the allocated sites if circumstances permitted. It was also concluded from questionnaire evidence that the community would prefer small groups of dwellings rather than larger estates to produce these plots, and for this and other reasons, including access and scale, it was concluded that the housing site allocations should in general be for approximately 5 dwellings per site. This will allow the adjustments to the village settlement boundary to be modest and measured, minimising and spreading the effect of the new housing.
- 3.1.3 Under the Core Strategy there should be no requirement for developers to provide any social housing in developments of 5 dwellings or fewer (since adjusted to 10 under present Government guidance). However, the Parish Council recognises a need for open market housing suitable for first-time-buyers to be made available to local residents, and the Plan seeks to provide for some houses on identified sites to be, subject to demand, discounted by a figure to be agreed (but likely to be as provided for in government policy), and offered solely to purchasers with a recognised connection to the Parish for a defined period before going to the open market. These houses are identified in the site allocations as 'local needs housing'.
- 3.1.4 Each of the sites has been assessed to be a sustainable location for the use proposed using the following criteria:
1. Location in relation to the centre of the village, and within walking distance of village facilities such as shop, post office, church, school, public house etc.
 2. Location in relation to existing public transport.
 3. Site suitability to provide adequate parking given preponderance of private car use.
- 3.1.5 Sites on the edge of the village, outside the settlement boundary shown in the Wiltshire Core Strategy Policies Map have been carefully chosen to avoid any land of high potentially ecological value – the majority are on land presently used for arable agriculture.

3.2 Allocation Sites



Pan 2 – Allocation Sites. Not to scale. There is a larger scaled version of this map in Appendix B.
NOTE: Sites formerly annotated A1 and A2 have been removed from this section on the recommendation of the Examiner, and this has been accepted by both Wiltshire Council and Potterne

Parish Council. These sites now appear as Rejected Sites R13 and R14 on pages 37 and 38 and in Appendix D.

Formal allocation of the sites below is included in Policy PNP1, page 19.

3.2.1 **Site A3** – Land south and off Firs Hill Way

3.2.1.1 This site is suggested as suitable for approximately 5 new houses, and is judged suitable for 2-3 bedroom houses with parking and private drive access from the end of Firs Hill Way. There is room to accommodate a new play area or other small community facility, or additional parking for the existing estate. Two of the proposed houses are to be local needs houses as defined in policy PNP 6.

3.2.1.2 The site, although at the edge of the village, is closely associated with an established residential area and is within walking distance of all village facilities, and may therefore be regarded as a sustainable location for new housing.

3.2.2 **Site A4** – Land south and off Mead Close

3.2.2.1 This site is suggested as suitable for approximately 5 new houses, and is judged suitable for 2 -3 bedroom houses with parking and private drive access from the parking court off Mead Close. The site is also suitable for the provision of additional car parking to serve the estate if this is judged advantageous. Two of the proposed houses are to be local needs houses as defined in policy PNP 6.

3.2.2.2 The site, although at the edge of the village, is closely associated with an established residential area and is within walking distance of all village facilities, and may therefore be regarded as a sustainable location for new housing.

3.2.3 **Site A5** – Ryeleaze Field



Ryeleaze Field

3.2.3.1 Ryeleaze Field, owned by Potterne Parish Council, is the main green play space within the village, and is protected as such in the Wiltshire Core Strategy. As such, its development may only take place if it is judged that the use is of sufficient enhancement to the community or if equivalent open space is created elsewhere within or close to, the settlement boundary. The existing field is not suitable for anything beyond informal sport use, being well under the area and shape required for a full soccer pitch. There is no other play equipment provision. The field has been used in recent years for community events such as the Church Fete.

3.2.3.2 Given written evidence from the trustees of the present Village Hall in Mill Road to the effect that the predicted maintenance of the old building in coming years far outstrips potential income, and its shortcomings in terms of access, parking and the small size of the Hall itself, it is suggested that Site A5 be developed with a mixed-use scheme comprising up to 4 dwellings, a new Village Community Hall to replace that in Mill Lane, a village car park meeting the clearly defined need for such a facility evidenced by the village questionnaire, and outdoor play facilities which could include a tennis court or MUGA (Multi-Use Games Area), and a secure and LEAP (Locally Equipped Area for Play). Two of the proposed dwellings are to be local needs houses as defined in policy PNP 6.

3.2.3.3 It is intended that the provision of new houses on this site be enabling development, funding the provision of the LEAP and entrance to a village car park. The allocation will then encourage the future provision of further community facilities as described above.

3.2.3.4 Evidence from the Village youth worker and other members of the Community lead to a conclusion that the loss of some of the informal green space would be more than compensated for by the provision of all-weather play facilities such as a MUGA, and play facilities for younger children provided by a LEAP. In addition, a suitably sized and designed new village Hall would also provide significant benefits to leisure in the village, being suitable for a number of indoor sports and recreations.

3.2.3.5 Pedestrian and vehicular access is available via the Ryeleaze frontage, but in order to create further safe pedestrian links through the village, a footpath should be provided between the existing steps down from Ryeleaze Field to the A360 along to Rookes Lane and St Mary the Virgin Church. Consideration should also be given to the provision of a crossing point linking this path to the school to the north of the A360. Such a crossing would also have a traffic calming effect on this busy road. The construction of the footpath between Ryeleaze field and the church will involve engineering and retaining works.

3.2.3.6 Although the field is already in recreational use, great care would need to be taken to protect the amenity of residents surrounding the development, notable those backing onto the field, and this would be a material consideration in the determination of any planning application for a new Village Hall on this site.

3.2.3.7 Site A5 is very much the centre of the village, and a highly sustainable location, being within easy walking distance of all residential areas. Removing visitor car parking from other areas of the village will contribute to the sustainable location of this site which is also close to the village bus stops.

3.2.4 **Site A6** – Blackberry Lane, close to junction with Devizes Road (A360)

3.2.4.1 This site is suggested as suitable for no more than 5 new houses, and is judged suitable for a mix of 2-3 bed houses with off street parking and a shared private drive off Blackberry Lane. Two of the proposed houses are to be local needs houses as defined in policy PNP 6.

3.2.4.2 The site, although at the edge of the village, is closely associated with an established residential area and is within walking distance of all village facilities, and may therefore be regarded as a sustainable location for new housing. There are mature and significant trees on this site which would need careful consideration in the layout and design.

3.2.5 **Site A7** – Potterne Village Hall, Mill Road

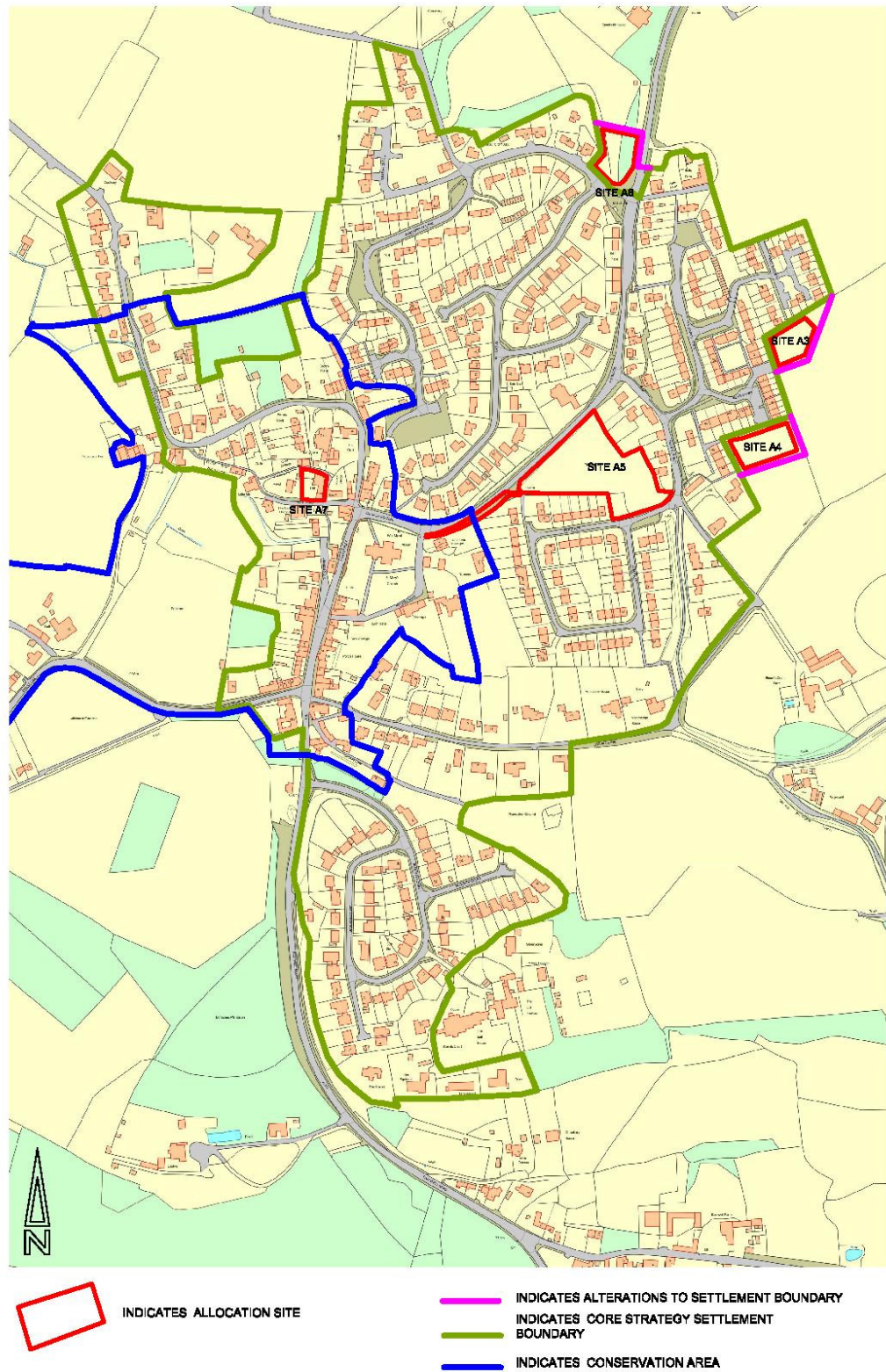


Potterne Village Hall – Mill Road

3.2.5.1 This site will only become available for development should a new replacement Village Hall be constructed on Site A5 or elsewhere within or abutting the Village Settlement Boundary. As a result of this connection between site A7 and A5 and the location of the site within the present Settlement Boundary, the dwellings that might be provided on this site are not included in the approximately 20 total dwellings accounted for by this Plan, and will be regarded as 'windfall' plots. Notwithstanding this, the provision of additional housing on this site will contribute to the vitality of the village and to the delivery of the residual number of houses required by the core Strategy for Devizes Community Area (outside Devizes itself).

3.2.5.2 The existing building, a non-listed heritage asset within the conservation area, is considered suitable for conversion into residential dwellings additional to the existing caretaker's accommodation (consistent with Core Strategy policies).

3.2.5.3 The site, being in the centre of the village and with existing access to the highway suitable for its proposed new use, can be viewed as being a sustainable location for new housing.



Plan 2. Allocation sites. Not to scale – There is a larger scaled version of this map in Appendix B.

3.3 Affordable Housing

3.3.1 Policy PNP 6 sets out a requirement for housing proposals of eleven or more dwellings to provide affordable housing on that site. In doing so it reflects the May 2016 Court of Appeal decision that gave effect to the Written Ministerial Statement of November 2014. Affordable housing can take a variety of forms. Through the development of this Plan the community has expressed a wish for the development of local needs open market housing in general and housing aimed at first time buyers in particular. As part of the determination of planning applications of this type the Parish Council will press both the developer and Wiltshire Council to pursue this approach as part of the development of such sites.

In more general terms the policy offers particular support for the development of starter homes and local needs open market housing.

4. Policies

4.1 General Policies

4.1.1 PNP 1

New residential development will be permitted within the settlement boundary of the village as shown in Appendix B subject to other policies in the development plan.

The following sites are allocated for residential (or residential/mixed use) development within the settlement boundary:

Land south and off Firs Hill Way

Planning permission will be granted for the development of approximately five two or three bedroom homes on the site subject to the following criteria:

- The design and layout of the site respects the character and appearance of Firs Hill Way; and
- The design, layout and boundary treatment of the site respects the character and appearance of the countryside to its south and east; and
- Satisfactory vehicular access is provided into the site from Firs Hill Way; and
- Car parking is provided for the properties in accordance with Wiltshire Council standards in place at the time; and
- An appropriate level of affordable housing is provided to comply with Policy PNP 6 of this Plan; and
- An appropriate amount of open space is provided on the site in accordance with Wiltshire Council standards in place at the time.

Land South and off Mead Close

Planning permission will be granted for the development of approximately five two or three bedroom homes on the site subject to the following criteria:

- The design and layout of the site respects the character and appearance of Mead Close; and
- The design, layout and boundary treatment of the site respects the character and appearance of the countryside to its south and east; and
- Satisfactory vehicular access is provided into the site from Mead Close; and
- Car parking is provided for the properties in accordance with Wiltshire Council standards in place at the time; and
- An appropriate level of affordable housing is provided to comply with PNP 6 of this Plan.

Ryeleaze Field

Planning permission will be granted for the development of approximately four homes, a village community hall, a car park, outdoor play facilities and a Locally Equipped Area for Play on the site subject to the following criteria:

- The design and layout of the development safeguards the residential amenities of dwellings to the immediate south and east of the site; and
- The design, layout and boundary treatment of the site safeguards the existing mature and semi-mature trees on the edges of the site; and
- A satisfactory vehicular access is provided into the site from Ryeleaze; and
- Car parking is provided for the residential properties and the community hall in accordance with Wiltshire Council standards in place at the time; and
- A master plan is submitted with the first application for any development on the site showing the range of uses proposed and their phasing within the Plan period.

Land to the north of Blackberry Lane

Planning permission will be granted for the development of approximately five two or three bedroom homes on the site subject to the following criteria:

- The design and layout of the site respects the character and appearance of Blackberry Lane; and
- Satisfactory vehicular access is provided into the site from Blackberry Lane; and
- The design, layout and boundary treatment of the site safeguards the existing mature and semi-mature trees on the edges of the site; and
- Car parking is provided for the properties in accordance with Wiltshire Council standards in place at the time; and
- An appropriate level of affordable housing is provided to comply with PNP 6 of this Plan.

Village Hall, Mill Street

Planning permission will be granted for the conversion of the existing building into dwellings at a point at which a replacement community village hall is available for use within or adjacent to the settlement boundary and subject to the following criteria:

- The proposal preserves or enhances the character or appearance of the conservation area in accordance with policy PNP 2 of this Plan; and
- Car parking is provided for the properties in accordance with Wiltshire Council standards in place at the time; and
- Satisfactory vehicular access is provided into the site from Mill Lane.

4.1.2 PNP 2

New development proposals within the Potterne Conservation Area (as shown on Figure 2) will be required to preserve or enhance its character or appearance. New development proposals will be expected to conform to the principles included in the Conservation Area Character Appraisal and Management Proposals.

New developments or alterations and extensions to existing buildings within the conservation area will be required to harmonise with or complement their neighbours in terms of their scale, style and use of materials.

4.1.3 PNP 3

Insofar as planning permission is required proposals for the development of a superfast broadband network, including above ground network installations, will be supported where they are sympathetically located and designed to reflect the character of the local area in which they are to be installed. Any such applications submitted within the Potterne Conservation Area will also be determined on the basis of Policy PNP 2 of this Plan

4.1.4 PNP 4

The existing shop and post office in Silver Street will be protected throughout the Plan period. Planning applications for its change of use from Class A1 retail use will be resisted.

4.1.5 PNP 5

The George and Dragon public house and the youth club in Silver Street will be protected throughout the Plan period. Insofar as planning permission may be required for alternative uses of these buildings, planning applications for their change of use to non-community uses will be resisted.

Proposals to create new community facilities will be supported subject to those proposals not having a detrimental impact on the residential amenities of any surrounding residential properties and

providing access and parking arrangements to meet the Wiltshire Council standards in operation at that time.

4.2 Housing Policies

4.2.1 PNP 6

Housing proposals of eleven or more dwellings will be required to provide a minimum of 30% affordable units on the site concerned.

All new housing will be required to be well-designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. The provision of local needs housing and starter homes will be particularly supported.

Housing size and types will be expected to reflect and make provision for the demonstrable need for the community within which the site is located.

4.2.2 PNP 7

Insofar as separate planning permission is required new residential proposals that incorporate designs to allow for their occupation for home working will be supported.

5. Revisions Record

1. Draft 1 Issue - 1st September 2014. Submitted to Wiltshire Council for a ruling on the requirement for a Strategic Environmental Assessment (see Appendix A)

2. Draft 2 Issue - 2nd October 2014
Revisions:
Section 2.1 - Updates to The Vision
Section 3 - Preamble and each site allocation now has notes on sustainability.
Section 4 - Section added with plan policies
Plus general corrections and updates throughout.

3. Draft 3 Issue - 10th October 2014
Revisions: Section 1.2 amended
Policy PNP2 amended

4. Potterne Neighbourhood Plan Draft
Issue at Public meeting on 28th October 2014.
Minor corrections and inclusion of Appendix C map.
Contents page and 'how to comment' added

5. Issued for 6 week Community consultation – Issue Date 28th October 2014

6. Revised following this community consultation period and a further public meeting held on 24th February 2015. - Draft 4 edition of the Potterne Neighbourhood Plan issued 10th March 2015 for approval by the Parish Council at a formal meeting held on 11th March 2015.

7. Following Parish Council approval the plan was discussed with officers of Wiltshire Council and this edition prepared for formal submission to Wiltshire Council and is issued DRAFT for PC Comment on 8th April 2015. Revisions include re-numbering sites and policies, corrections and updates, with rejected sites placed outside the Plan in an Appendix. All paragraphs now referenced.

8. The Draft plan was approved by the Parish Council, save for the wording of policy PNP 7 which was finally agreed and amended on 10th July 2015. The Parish Council instructed the formal submission of the Plan, dated 10th July 2015 to Wiltshire Council.

9. Following the examination by Andrew Ashcroft and further consideration by both the Parish Council and Wiltshire Council the plan was revised and re-issued for Referendum on 19th September 2016. This includes updated plans within the document and Appendices and a new Settlement Boundary plan included in the appendices

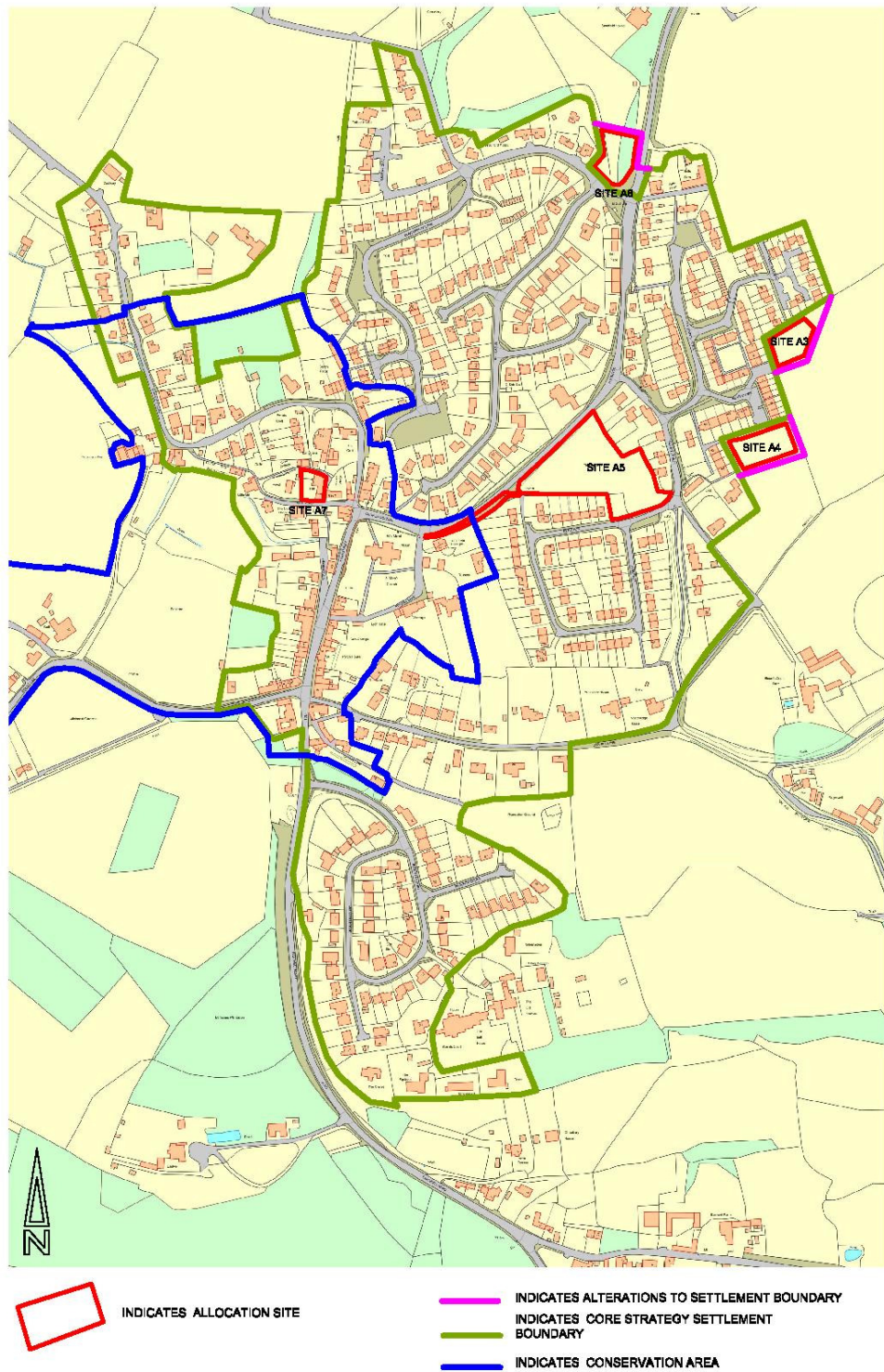
6. References

1. Potterne Conservation Area Character Appraisal and Management Proposals, September 2008,
Available From:
http://www.wiltshire.gov.uk/potterne_appraisal_and_man_plan_-_approved_document_08.pdf.
[Accessed 18th Mar 2015].

Appendix A. Compliance and Other Supporting Documents

Compliance Document
Reasons for the Potterne Neighbourhood Plan
The Initial Vision – 2011
Village Walks Handout
Background and timeline to the Plan
NP Questionnaire Data methodology
NP Questionnaire document – July 2013
Post-It Note outcomes from Community meeting February 2013
Potterne Neighbourhood Plan – analysis of Questionnaire results
NP October 2014 Community Meeting flyer
Confirmation from Wiltshire Council that a SEA is not required
Consultations with Statutory bodies.

Appendix B. Site Allocations Map



The map is included in this document as on Page 14. The same map but at a larger scale is also available as a separate document, marked Appendix B, which also includes a scale version of Plan 3 showing the rejected sites.

Appendix C. Potterne Community Aspirations

C.1 Introduction

- C.1.1 The Neighbourhood Plan questionnaire gathered a wealth of information as to what residents would like to see in the village and the trends can therefore be considered the community's vision for Potterne. This appendix summarises all aspects of the questionnaire that are necessarily excluded from the 'Neighbourhood Plan', the contents of which are directed by the Localism Act. The 'Neighbourhood Plan' is the main body of this document.
- C.1.2 To be clear, this appendix is not intended to be a formal local planning document, but instead is general reference for residents, parish councillors, community groups and prospective developers who wish to understand the desires of current village residents.
- C.1.3 The questionnaire and data analysis were conducted by the Neighbourhood Plan Steering Group using statistical methods that are believed to have been suitably rigorous. These results are reflected in this appendix. The Steering Group therefore believe the following summary is a fair and accurate reflection of the residents' wishes.
- C.1.4 The following sections summarise the information gathered from the questionnaire and from subsequent public consultations and comments. Each section highlights either a 'key action' as a priority for the Parish Council, or summarises a 'key finding' that is for information only (i.e. does not necessarily call for action).

C.2 Road safety

- C.2.1 Our roads affect residents of all ages, either as pedestrians, vehicle drivers, or when we are in our homes and gardens. Whilst considering that road standards and safety are the responsibility of Wiltshire Council, residents were asked if and how we make them safer.
- C.2.2 Important road-related issues were prioritised by residents as:
1. Provision of a continuous pavement on the A360 between Potterne and Devizes (to eliminate the crossing point at 'Potterne Woods'). 75% of residents felt this was important.
 2. Improving the quality of pavements (e.g. width, overhanging hedges and surface maintenance).
 3. Reduction of speed by means of 20 mph limits along minor roads and residential roads in the village.
- C.2.3 A continuous pavement on the A360 between Potterne and Devizes presents the following potential benefits:
- a. It would eliminate the difficult/dangerous crossing of the A360 into Devizes at 'Potterne Woods'. The other crossing (outside Valley House) would also be eliminated.
 - b. It would allow all residents, but particularly those on a low income, to travel into town for shopping whilst avoiding high bus/taxi fares.
 - c. It would eliminate the Wiltshire Council expenditure on transporting village children aged 11-18 to Devizes School.
 - d. It would reduce the emissions from school buses and taxis and may reduce car use.

- e. Children would be able to walk the two miles to Devizes School each day (which is less than the 3 mile max statutory walking distance for children aged 11+) and so may help improve their fitness.

Key Action: Proposals for the development of safe pedestrian routes in the Plan area will be encouraged. Particular encouragement will be given to the creation of a pedestrian and cycle route between Potterne and Devizes. The Plan encourages the introduction of traffic calming measures and lowered speed limits in the neighbourhood area where appropriate.

- C.2.4 Potterne Parish Council should request this project via the Devizes CATG¹. It is recognised that there will be moderate expense for Wiltshire Council in moving footpath, kerbs, drains and possibly other utilities, plus possibly the need for a small retaining wall in Potterne Woods.
- C.2.5 This Neighbourhood Plan supports the provision of measures for traffic calming and management on the A360 and other roads approaching the village, and the provision of additional safe pedestrian crossing points over the A360.

C.3 Leisure facilities and things to do

- C.3.1 We identified how important the existing facilities are to residents. From Figure 1 it can be seen that the most valued facilities are:
 - 1. The village shop with Post Office is considered important by 90% of residents
 - 2. St Mary's Church
 - 3. Village Hall

¹ Community Area Transport Group

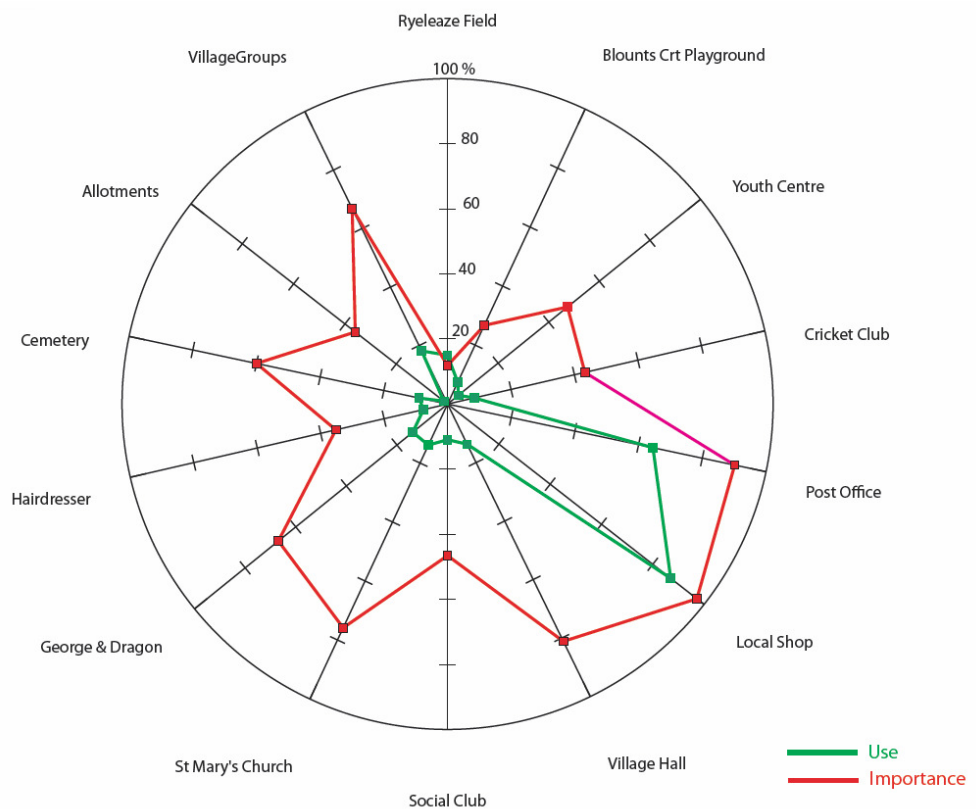


Figure 1. The importance and utilisation of existing facilities.

C.3.2 The Village Hall Committee also provided input to the Neighbourhood Plan Steering Group, stating,

'Cherished though the current Village Hall is in the eyes of many, the Management Committee is a strong advocate of a purpose-built modern facility on a new site, whenever the opportunity allows its development. It encourages the Neighbourhood Plan Steering Group to make provision for a new Community Facility in its proposals'

Key Finding: The village shop with Post Office is considered the most important of facilities within Potterne.

C.3.3 Residents were also asked which new or additional facilities are desirable in the village. The highest priorities are:

1. More footpaths/bridleways and cycle paths
2. Areas for teenagers (e.g. skate park, covered area, playground) and a toddlers' play area (with suitable equipment)
3. A sports area suitable for football, basketball, tennis, etc.

Key Action: The Parish Council should seek ways to provide better footpaths, bridleways and cycle paths in and around the village.

Key Action: The Parish Council should provide an area for teenagers (e.g. a Multi-Use Games Area – MUGA) and an equipped area for toddlers’ play.

C.4 Appearance and the environment

C.4.1 Residents were asked what issues we need to address with regards to the presentation of the village or relating to the environment. The key priorities are:

1. Litter
2. Dog fouling
3. More recycling facilities

C.4.2 The Parish Council stated that it has already attempted to reduce littering, e.g. by providing more bins. But it is evident from residents’ feedback that addressing litter problems should remain a priority.

Key Action: The Parish Council should continue to address littering and seek out novel measures to discourage it.

C.5 Residential development (style)

C.5.1 The main body of the Neighbourhood Plan addresses the feedback received from residents regarding their preferences for development within Potterne. However, the following supplements the formal plan, illustrating that the style preference for new buildings is (in decreasing order of preference):

1. Environmentally friendly homes with low carbon emissions²
2. Traditional / Period style³
3. Homes that are suitable for older people

C.5.2 In contrast, residents feel that the three least-desirable (i.e. *lowest* priority) styles for new buildings are: (i) modern architecture; (ii) detached houses with large gardens; (iii) terraced houses.

² This may be interpreted as new homes built in Potterne should therefore meet the latest appropriate standards of environmental sustainability.

³ This may be interpreted as development should maintain local character and history and reflect the identity of local surroundings and materials.

Key Finding: The Parish Council should consider that the village has a style preference for environmentally friendly homes; traditional/period detailing; and homes that are suitable for older people.

C.6 Community issues

C.6.1 The questionnaire enquired about specific education facilities within the village. Residents' responses gave the following priorities (with N^o1 being the most important):

1. Primary school
2. Pre-school
3. Play groups
4. Nursery / child minding
5. After school primary clubs
6. Holiday clubs
7. After school secondary club
8. Adult learning

C.7 Vehicle parking

C.7.1 Parking problems in Potterne are perceived by many to be increasing. Several factors were considered: the need for additional residential parking; parking for village amenities/events such as the Village Hall, church, summer fête, parties; future developments such as new homes or new village facilities. It was also considered whether on-street parking can help as traffic-calming. The village decided that its priorities are:

1. To ensure all newly-built homes have ample car parking for all family members plus visitors.
2. Focus on residents' parking to clear vehicles from the High Street
3. Focus on providing more parking for village amenities (e.g. Village Hall, school, church).

C.7.2 These priorities have already been used by the Neighbourhood Plan Steering Group to formulate the main body of the formal Neighbourhood Plan and remain in this appendix as guidance for any further developments within the village.

C.8 Commercial development

C.8.1 The village has a vibrant, albeit discrete, business community with many businesses run from homes. There are at least 116 businesses, 60 of these each supporting at least one full-time occupation. Additional business property is not seen as a priority for the village. However, a new business directory is considered useful.

C.8.2 A directory was created some years ago at *www.potterne.net*. However, that website was not maintained and its contents have become out of date. Ongoing support is therefore an important consideration in maintaining a new directory. It should be internet-based and it is important to establish inward links from other relevant websites (i.e. so that the directory will be discovered).

Key Action: Create and fund the long-term maintenance of a Potterne Business Directory

C.9 Infrastructure

- C.9.1 Utilities and communication media are key infrastructure for our community. More than 80% of the village would like faster broadband (i.e. improved internet speed). This is obviously desirable for recreational and educational use, but is critical if our businesses are to remain competitive. With typical bandwidths in the village of only 0.5 - 2 Mb/s, we are at a great disadvantage versus the 2014 national average⁴ of 18.7Mb/s. This also puts Potterne at a disadvantage versus competing Devizes businesses which have had fast broadband⁵ for some years now.
- C.9.2 The rollout of fast broadband in Wiltshire has been jointly planned between BT and Wiltshire Council.

<p><u>Key Action:</u> The Parish Council should lobby BT and Wiltshire Council to prioritise Potterne for urgent implementation of FTTC technology to all properties.</p>

<p><u>Key Action:</u> The Parish Council should appoint a councillor to champion the implementation of horizon/future internet⁶ (and other communication) technologies to ensure the village does not again become so disadvantaged.</p>

- C.9.3 Other utilities that are not available to some or all parts of the village, but are much wanted, include mains sewage and mains gas.

⁴ UK fixed-line broadband performance, May 2014, Ofcom, 3/10/2014

⁵ FTTC ('Fibre To The Cabinet'). This is fast optical fibre between the exchange and a cabinet near to each property.

⁶ Difficult to predict, but this may encompass wireless, mobile network, low orbit satellite, optical or other novel technologies.

C.10 Public transport

C.10.1 Public transport in rural areas is often a problem and Potterne is no exception. Many early comments have indicated that this is an area for improvement.

C.10.2 The most common modes of transport used by residents are:

- a) use of own car
- b) walking
- c) getting a lift by car from someone

C.10.3 The above data support and illustrate the need for a direct continuous pavement to Devizes, as discussed in Section C.2 above.

C.10.4 The Neighbourhood Plan questionnaire indicated the public transport priorities are:

1. To work with other groups to lobby for a Devizes Parkway Station⁷.
2. Bus services that run later into the evenings
3. Seek additional bus travel to nearby towns through existing providers

Key Action: The Parish Council should lobby for a Devizes Parkway Station.

⁷ The questionnaire asked specifically about Littleton Panell and Lydeaway. The interpretation presented here has generalised to not be site-specific.

Appendix D. Rejected Sites

D.1 **Site R1** – Land north of Blounts Court estate and off estate cul-de-sac.



Blounts Court play area

D.1.1 This site currently provides open space for the estate, including a fitted play area, and was indicated as a site for possible housing development with retained open space in the original Draft Neighbourhood Plan, this proposal met with considerable opposition by residents, who made a good case for its retention as a green open space. The Parish Council therefore concluded that this site should be removed as an allocation site and retained in its present use. It was considered that its full retention as a green space with play facilities allowed a little more flexibility on the proposed alterations to community facilities elsewhere in the Village.

D.2 **Site R2** – south of Firs Hill Way and east of Mead Close

D.2.1 This site was considered as an alternative to Site A1 for the provision of outdoor community sport facilities.

D.2.2 Access would have been past the proposed houses on Site A3 and any substantial use of this access would affect the amenity of Firs Hill Way and Mead Close. It was judged that the effect on amenity would be more pronounced on this site than on Site A1 and that the site was not suitable for the possible future addition of a new school, so this site was rejected in favour of Site A1 for the use proposed.

- D.3 **Site R3** – south, off Silver Street, between existing dwellings and footpath POTT 34/10
- D.3.1 This site was considered as being potentially suitable for up to 5 houses, but rejected due to inadequate access.
- D.4 **Site R4** – east and north of Potterne Cricket Club
- D.4.1 This site was considered as being a potential site for a community playing field, but was rejected due to topography, and the inevitable increase in traffic on Coxhill Lane which has an unsafe junction with the main A360.
- D.5 **Site R5** – west of Blounts Court Farm, off Coxhill Lane end.
- D.5.1 This site was considered as a potential housing site, but was rejected due to the inevitable increase in traffic on Coxhill Lane which has an unsafe junction with the main A360.
- D.6 **Site R6** – south of Coxhill Lane, continuing the ribbon development of detached houses.
- D.6.1 This site would appear to be an obvious and logical extension of an existing residential road, given that there are houses both to the north, the other side of the lane, and on both sides to the west leading back to the village. However, the site was rejected due partly to levels and existing topography but more importantly due to the inevitable increase in traffic on Coxhill Lane which has an unsafe junction with the main A360.
- D.6.2 It is worth noting for Sites R4, R5 & R6 that planning consent for additional development along Coxhill Lane has been consistently refused in the past due to the unsafe junction with the A360 where there is minimal sight to the south, due to a projecting historic house abutting the highway.
- D.7 **Site R7** – Field north of Court Hill and bound by rear boundaries to High Street (A360) frontage properties and footpath POTT 66/10.
- D.7.1 Given that there is existing development to both the north and east, and a ribbon of development running west along Court Hill, this site appears at first glance to be a logical area for consideration for future development. However, a visual impact analysis shows how important this field is in views as one approaches the village from Court Hill, Whistley Road and local footpaths. It should therefore be preserved as an important part of the landscape setting of the village. The site also has archaeological significance.
- D.8 **Site R8** - Former allotment site, Court Hill

Although this site is close to existing residential development and has reasonable access to Court Hill, it is isolated from the Village Settlement Boundary and abuts the Conservation Area. As such it is regarded as an important part of this edge of the village and contributes to the setting of the village. Suitable housing in scale with that existing and following the existing building line would be set well

back from the road, but would affect views in and out of the Village, while a more comprehensive housing development would not be in keeping with the community's desire for small groups, and could affect the setting of both the conservation area and Court Hill House, an important isolated Listed Building.

D.9 **Site R9** – Parsonage Farm, Whistley Road

D.9.1 This site, wholly within the Conservation Area, is a combination of dilapidated traditional agricultural buildings (not considered suitable for conversion) and a green 'gap' in the frontage along this part of Whistley Road. While the site, in common with other allocation sites, immediately abuts the present Settlement Boundary, it is considered that the loss of this gap would not preserve and enhance the Conservation Area. In addition, Whistley Road suffers severe traffic problems and any additional traffic generated by a development of this site would add to these issues.

D.10 **Site R10** – north of The Grange (Whistley Road) and west of Tollbar Close

D.10.1 This field has been submitted as a possible housing site as part of a Strategic Housing Land Assessment in the past by the landowner, so was assessed as part of the preparation of this Plan. For reasons of overdevelopment, poor highway access and effect on the landscape setting of the village it has been rejected.

D.11 **Site R11** – Parkland around Sandfield House, north of Blackberry Lane and east of Brownleaze Lane.

D.11.1 Further development of this site beyond that suggested in allocation Site A6 above would affect the setting of the heritage asset country house, and any appreciable level of development would serve to increase the built form between Potterne and Devizes along the A360. Much of the site is an area of special Archaeological interest, as shown on the 2004 settlement boundary plan.

D.11.2 As it was considered that other sites noted above could exceed the Plan approximate additional housing requirement of 24 dwellings this site was rejected. The size of the site would not accord with the Community's desire for small groups, and could affect the setting of Sandfield House

D.12 **Site R12** – Potterne Social Club, Whistley Road



Potterne Social Club, Whistley Road

D.12.1 This site was considered as part of the original Draft Neighbourhood Plan. The original Draft Plan allowed for the Social Club to move to new premises within or immediately adjacent to a new Village Hall allowed for on Site A5 (Ryelease Field). The committee of the Social Club asked for this suggestion to be removed, and the site is now therefore classed as a rejected site. However, should circumstances change, this site is within the Village Settlement Boundary, and, as such could be made available for alternative forms of development – very likely housing - should the present use move or cease, subject to normal planning controls under the Core Strategy, and strictly subject to a use that does not intensify vehicle use on Whistley Road.

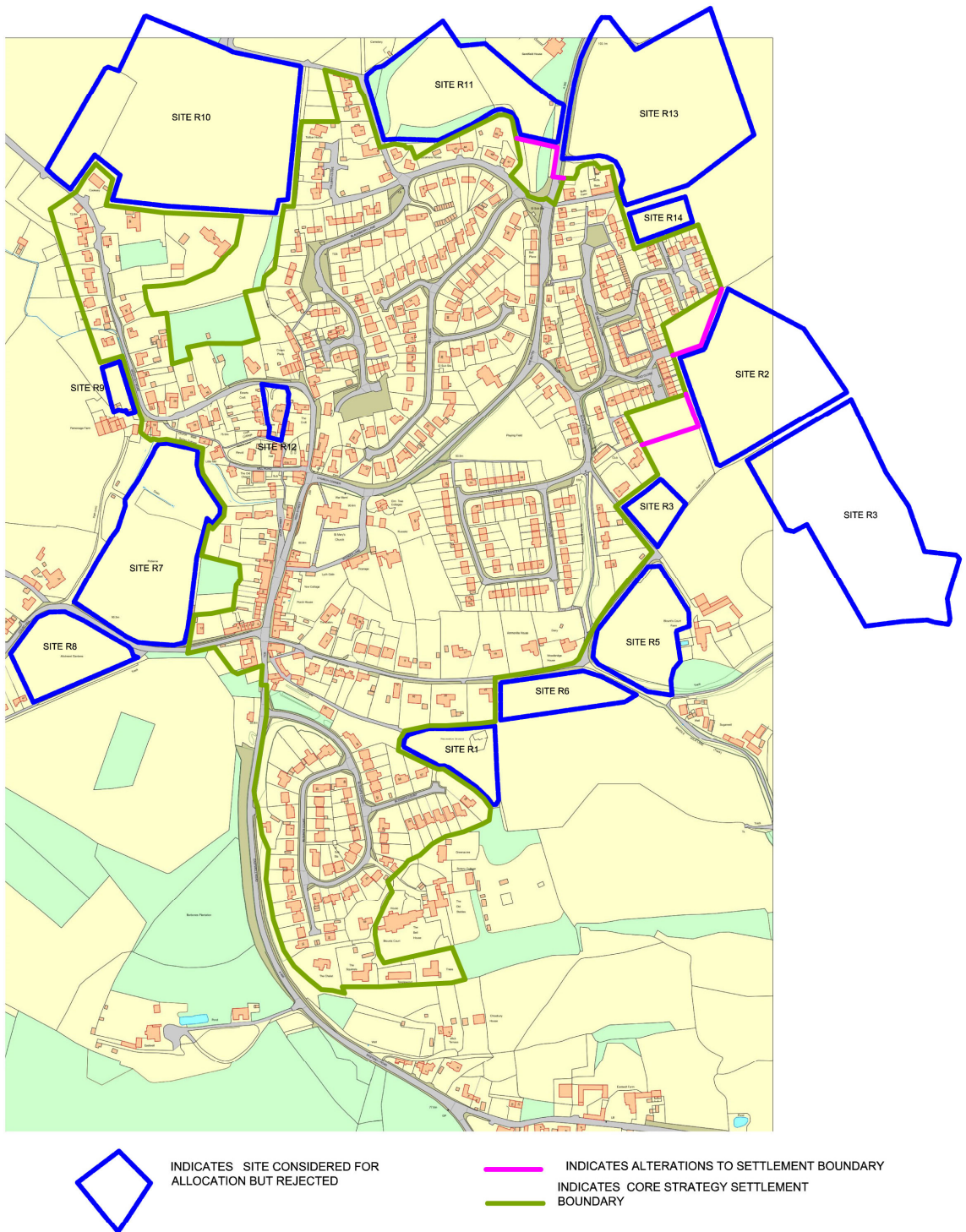
D.13 **Site R13** - Land adjacent to Butts Farm and along the Devizes Road, A360.

D.13.1 This site was identified by the then Wiltshire County Council as a potential location for a replacement school and community hall plus shared sports facilities at the turn of this century, and it remains the obvious site for a replacement school should one be required in the future. The suggested allocation was to provide community outdoor sporting facilities, including a full-sized soccer pitch with possible future changing and other ancillary sporting facilities. Through the examination of the Plan, the Examiner concluded that the proposed allocation (Sites A1 and A2) was neither deliverable nor achievable contrary to National Planning Policy Framework and did not meet the basic condition to have regard to national policy. It is for this reason the site was removed from the plan.

D.14 **Site R14** - Land to the north and off Firs Hill Way

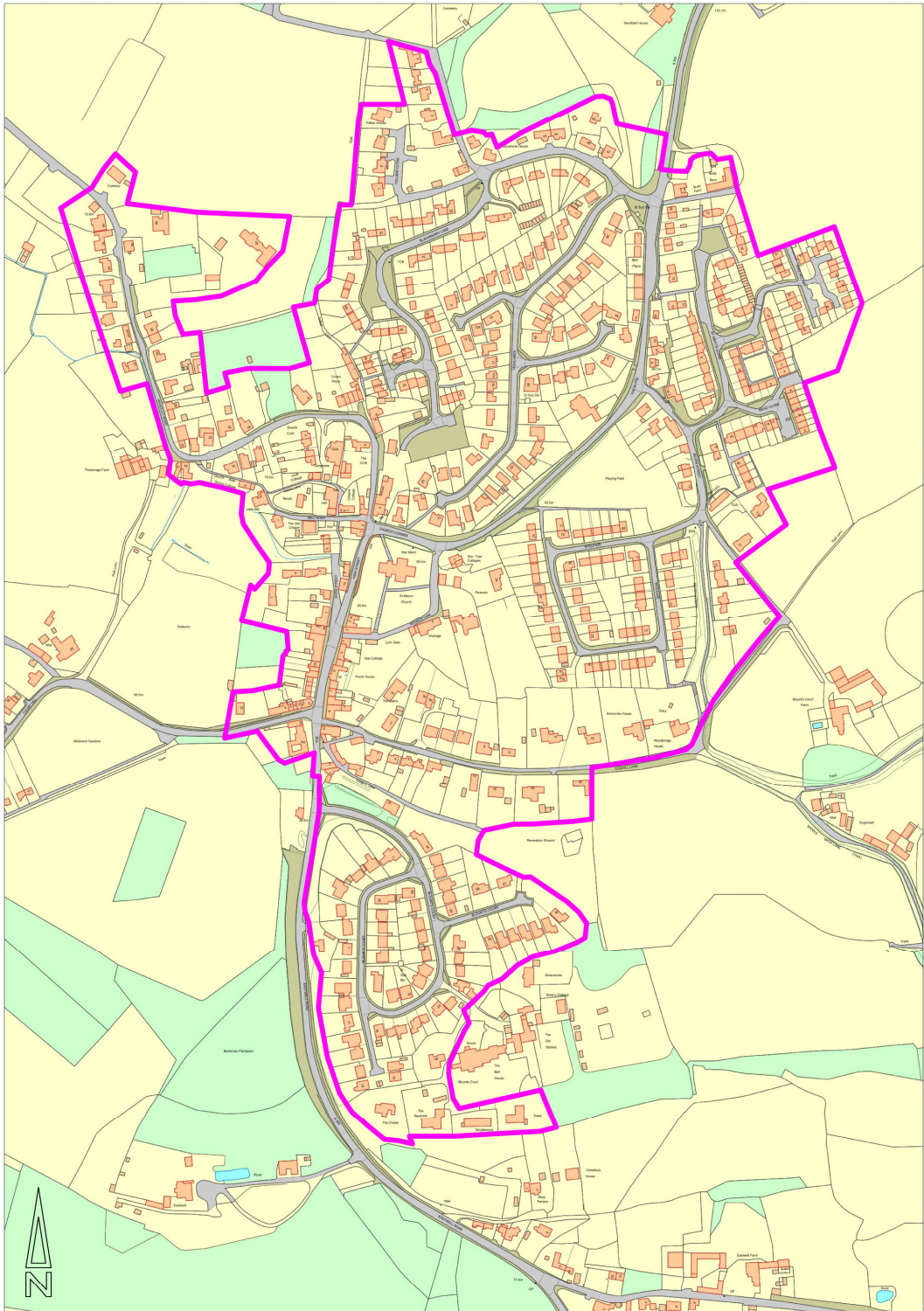
D.14.1 This site was put forward for approximately 5 new houses, and was judged suitable for 2 -3 bedroom houses with parking and private drive access from the end of Firs Hill Way, or from a new access serving Site R13 above. The submitted draft plan linked this site with 'Site A1' (R13 above) as a single allocation. It stated that the new residential development on this site

should provide enabling funding towards the soccer pitch on Site A1. Through the examination of the Plan, the Examiner concluded that the proposed allocation (Sites A1 and A2) was neither deliverable nor achievable contrary to the National Planning Policy Framework and did not meet the basic condition to have regard to national policy. It is for this reason the site was removed from the Plan.



Plan 3. Rejected Sites - Not to scale - There is a scaled larger version of this plan in Appendix B

Appendix E. New Potterne Settlement Boundary



NEW 2016 POTTERNE SETTLEMENT BOUNDARY not to scale

Plan 4. Not to scale - There is a scaled larger version of this plan in Appendix B