



Tockenham Neighbourhood Plan

2019-2026

Made - May 2021

Tockenham Neighbourhood Plan Steering Group

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1. Introduction

The Local Planning Framework

- 1.1 The Localism Act 2011 introduced the opportunity for local communities to develop Neighbourhood Development Plans (NDP's) enabling local people to directly impact future development in their area. NDP's are led by a 'Qualifying Body', in this case Tockenham Parish Council, who developed the Tockenham Neighbourhood Plan (TNP) after widespread consultation across the parish.
- 1.2 The National Planning Policy Framework (NPPF), set in July 2018, formalises establishment of NDP's and sets out material considerations in determining planning applications. At paragraph 13, it states "Neighbourhood plans should support the delivery of strategic policies contained in local plans; and should shape and direct development that is outside of these strategic policies." The NPPF requires Neighbourhood Plans to reflect local plans and plan positively to support them. For Tockenham, that local plan is the Wiltshire Core Strategy (WCS), alongside which the Tockenham Neighbourhood Plan will sit as part of the overall development plan for Wiltshire.

Wiltshire Core Strategy (Compliance)

- 1.3 The Tockenham Neighbourhood Plan has necessarily been prepared in accordance with the WCS which provides a positive and overarching planning policy framework for Wiltshire until 2026. Many of the Core Policies therein apply to any residential or other development in Tockenham. Of note are:
 - Core Policy 19 - Spatial Strategy: Royal Wootton Bassett and Cricklade Community area
 - Core Policy 44 - Additional dwellings in Rural Exception Sites
 - Core Policy 48 - Supporting rural life
 - Core Policy 51 - Protection of landscapes
 - Core Policy 57- Ensuring high quality design and place shaping
 - Appendix D: Saved policies and policies replaced (North Wiltshire Local Plan 2011)
- 1.4 The WCS sets levels of planned housing development across the county, including locally in the Royal Wootton Bassett and Cricklade area. However, no specific housing development is planned for Tockenham, which is defined as "*a village in the countryside where only housing to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside*" is permitted.
- 1.5 Core Policy 1 and 2 identify clear limited circumstances, such as those identified in paragraph 4.25, where development may be permitted outside of the limits of development in locations such as Tockenham.

Area Designation

- 1.6 Wiltshire Council introduced a Front-Runner Scheme in November 2011 to see if parishes of varying sizes could be incorporated into a single NDA. The Royal Wootton Bassett and Cricklade Community Area (via the Area Board) was designated under section 61G of the Town and Country Planning Act 1990 as a Neighbourhood Area. This included the parish of Tockenham. Wiltshire Council provided consultancy support from 'Common Places' who worked to develop neighbourhood planning issues common across all participating parishes.
- 1.7 Over time, some towns and parishes withdrew from the scheme and the remaining 7 parishes then collaborated to create their own Neighbourhood Area - known as North East Wiltshire Villages (NEW- V), again supported by 'Common Places'. Tockenham played an active and positive role in the NEW-V Steering Group for four years, collating local and NEW-V wide evidence whilst also engaged in preparing the wider Tockenham Community Led Plan, Housing Survey and other initiatives.
- 1.8 By early 2017 the NEW-V Group became untenable and Tockenham Parish Council pursued independent designation as a Neighbourhood Area under the above Act, utilising and building on the evidence already collated as part of the NEW-V process. This was granted by Wiltshire Council on 12 July 2017.

Steering Group Process

- 1.9 Following designation, Tockenham members of the NEW-V Steering Group were supplemented by others drawn from the parish to formulate a new Steering Group. They built on the evidence already collated through NEW-V and the earlier 'Community Led Planning' process to develop the Tockenham Neighbourhood Plan. The group met regularly in a series of public meetings with minutes circulated on the parish website, along with approved terms of reference and the consultation strategy. Further regular circulations of progress and 'next steps' were also made to seek community engagement.
- 1.10 The Neighbourhood Planning process involved:
 - Scoping local needs and objectives with the community.
 - Application for 'area designation'.
 - Developing a draft plan based on community engagement.
 - Formal (Reg.14) consultation on the draft plan for six weeks within the parish
 - Submission of a revised draft plan to Wiltshire Council
 - Wiltshire Council conduct a wider (Reg.15) consultation for of six weeks
 - Scrutiny by an independent examiner to ensure NPPF / WCS compliance
 - Community referendum across the parish when, if over 50% of those voting agree to the plan, it will be formally 'Made' by Wiltshire Council.

- 1.11 Consultation with Wiltshire Council, Historic England, Natural England and the Environment Agency confirmed that a Strategic Environmental Assessment (SEA) was not required.
- 1.12 The main chapters of this Plan (chapters 3 to 7) address the issues specific to Tockenham and its potential development over the life of the plan, as determined from the evidence accumulated from residents. They include the identified aims of the plan (arising from consultation), the intended policies to be followed and the intended outcomes.

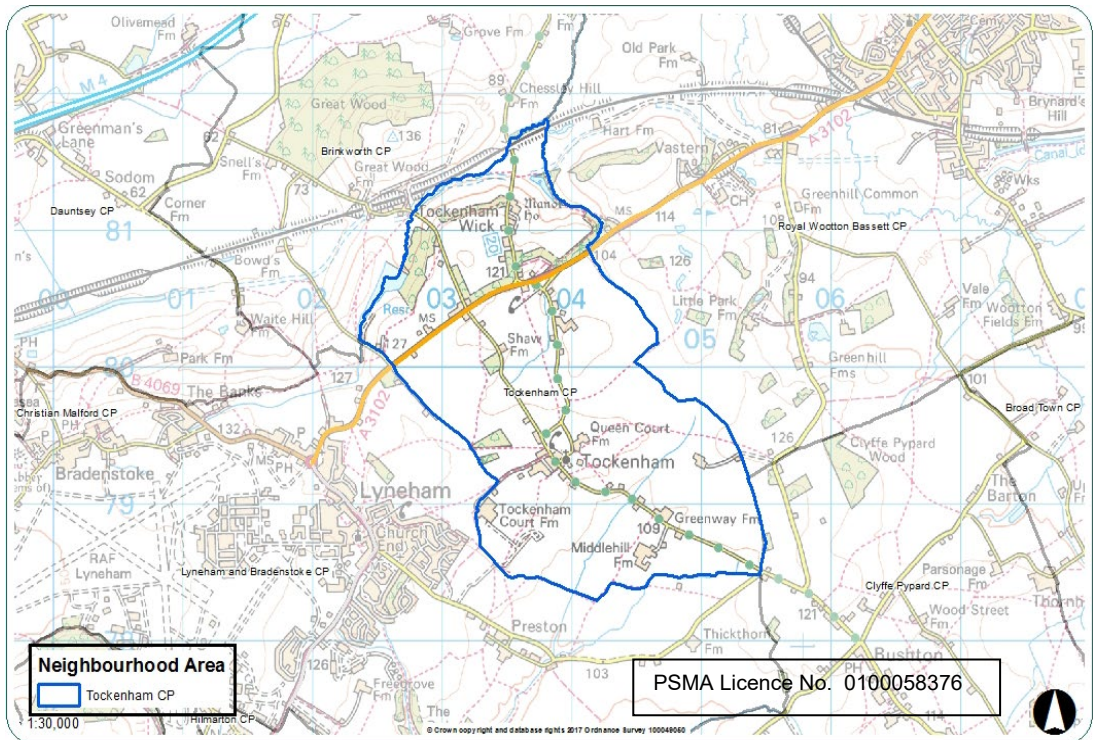
Community Aspirations outside the Plan

- 1.13 Some aspirations raised by the community during the various consultation processes, particularly for the Community Led Plan, do not strictly fall under the planning legislation and do not form part of the actions formally pursued by this plan. This is because they do not relate precisely to land-use issues. However, there is no reason why, in addition to its binding Development Plan policies, this plan cannot refer to other aspirations sought by the community. The Parish Council will progress these aspirations under the Tockenham Community Led Plan (2015).
- 1.14 Specifically, these aspirations include:
- To maintain and increase the number of passing places on the C130 to improve road safety and reduce the adverse impact of any increase in traffic.
 - To seek a new footpath along the A3102 to link the C120 and C130 to improve road safety, particularly between bus stops, thereby promoting the use of public transport.
 - Where receipts from the Community Infrastructure Levy are generated in respect of future development within the village they will be utilised for ongoing maintenance and enhancement of village hall, play area or other community facilities.
- 1.15 The locations of these aspirational highway improvements are detailed on Map C at Appendix 2.

2. Tockenham Parish

Overview

- 2.1 Tockenham is a small parish of fewer than 120 houses. It sits on either side of the A3102, approximately half-way between Royal Wootton Bassett and Lyneham. Tockenham Wick and the Hillocks lie to the north of the A3102, with the core of the village lying $\frac{3}{4}$ mile to the south and reached by the single-track roads of either the C120 or C130. The parish continues south as far as Preston Lane, $\frac{1}{4}$ mile from Bushton.



- 2.2 Situated just 6 miles from J16 and 10 miles from J17 of the M4, Tockenham provides a reasonable commuter distance to Bristol, Newbury, Reading and London for employment. Swindon is just 8 miles away, convenient for both employment and retail facilities.
- 2.3 Tockenham is a very rural area with agricultural and equestrian linked businesses being dominant. However, approximately 26 residents within the parish either run businesses or work from home.
- 2.4 The parish is steeped in history and has 21 listed structures – including St Giles Church, which was built in approximately 1313.
- 2.5 There is no pub, post office or shop, so residents must travel for shopping and other facilities. However, only properties near the A3102 can easily access public transport and residents rely on using their own cars, or the Connect bus and Link Good Neighbour Scheme services. Public utilities are limited, only the core of the village has mains sewerage, electrical supply is by overhead cable and there is no mains gas available

resulting in the widespread use of heating oil and bottled gas. Fast broadband has recently become available.

- 2.6 Tockenham has a close-knit community with a strong community spirit, the village hall, church and play area providing the core for all activities. For the last 81 years a very traditional English fete has been held within the village, attracting hundreds of visitors and providing funding for both the church, the village hall and identified charitable donations. For Tockenham residents, being surrounded by countryside and open space is the most important feature of living here and one they are strongly committed to preserving.

Population and Recent Development

- 2.7 The population of Tockenham is predominately residents of ‘working age’ and older people, with not many young children. The population profile is slowly getting older.

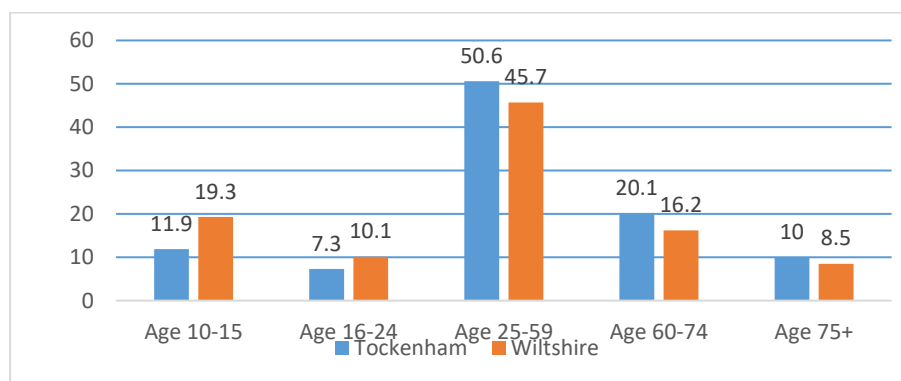


Chart 1: Tockenham population profile (%), 2011 census

- 2.8 Over the last 20 years, new development has been in the form of infill within the main village, or as holiday-let conversions on the outlying farms.
- 2.9 The Hillocks and the houses along the first stretches of Bowds Lane and Trow Lane were added to the parish in 2011. Planning applications for holiday accommodation, one annexe and stables have been passed since this area became part of Tockenham Parish.

Evidence from The Community

- 2.10 Extensive consultation with residents and other stakeholders was conducted as part of the NEW-V process, including events held in each participating parish, together with an online and paper-based questionnaire. A significant amount of data on the aspirations of stakeholders was compiled by both Steering Group members and ‘Common Places’, the external contractor provided by Wiltshire Council. Individual ‘Issues Reports’ prepared for each parish to form the basis of their chapter in the wider NEW-V Neighbourhood Plan. Previously, Tockenham had developed its own Community Led Plan (2015), conducted a Housing Survey (2015) and undertook various participatory public meetings held both by ‘Common Places’ and the Steering Group.

- 2.11 Specific evidence referred to in the preparation of this plan included:
- NEW-V consultations, both area-wide and parish specific
 - Tockenham Postcards of the Future Survey 2013 (*Common Places*)
 - Tockenham Issues Report 2013 (*Common Places*)
 - Community consultations in May 2014 (Steering Group)
 - Tockenham Community Led Plan, 2015 (Steering Group)
 - Tockenham Housing Survey 2015 (Parish Council)
- 2.12 During the NEW-V process various common themes for Tockenham and other parishes arose in terms of public aspirations. These included:
- **Traffic and transport** - improvements in public transport, road safety, public rights of way and traffic management.
 - **Development and housing** - limited growth based on development which is sustainable and in keeping with existing settlements in terms of scale, design and location.
 - **Open Space** - improvement in the quality and quantity of open space available to residents for informal leisure/recreation, children's play and sports
 - **Education, Services and Facilities** - residents to be able to obtain the services and facilities they need, either within their village or nearby.

Vision for Tockenham

- 2.13 The Vision for Tockenham was developed through the public consultation referred to above as part of the NEW-V process, the Community Led Plan (2015), the Housing Survey (2015) and various participatory public meetings held both by 'Common Places' and the Steering Group:

The Vision

Tockenham will continue to flourish as a working village, proud of its long heritage, open rural and scenic location and strong sense of community.

Further development will be minimal and sustainable, in general keeping with the Wiltshire Core Strategy, and to meet the needs of residents.

Housing growth will be driven by residents to maintain resilience, meet appropriate local employment opportunities and enable flexibility for both the young and older members of the community to continue to reside within the parish.

We will safeguard our most important green spaces, open landscapes and far reaching views and maintain safe passage along our narrow but vital roads and network of footpaths.

- 2.14 Arising from this vision and the various community consultations, the Key Objectives set for Tockenham will be delivered across five functional areas, namely:
- Employment and Business Development
 - Transport and Road Usage
 - Facilities
 - Environment
 - Development and Housing
- 2.15 The Parish Council intends to ensure that the local community has a powerful voice in managing future change in the village and a greater say in where, how, what and when development occurs.

3. Policy Area: Employment and Business Development



A large dairy farm in Tockenham



Drury's Abattoir and Butchers



Bulldog Fencing at The Hillocks

Issues and considerations arising from consultation

- 3.1 The 'Options to Policies Worksheets' and the 'Draft Issues Report' identified community support for encouraging and promoting suitable local trade and employment opportunities, particularly home working, but to balance this with the need to retain our open spaces and the rural nature of the area. The community also understands that, in current times, diversification of farm and equestrian businesses may be necessary to maintain and improve sustainability within Tockenham and provide employment. However, new development should not be at the expense of local amenity or quality of life.
- 3.2 Concern was expressed over the incremental diversification of farm businesses. An initial diversification into a low intensity use with few vehicle movements can grow, where a large farm complex is involved, into an established manufacturing base with more and larger vehicles. Ultimately such use can impact on the local area affecting the local quality of life and road safety, a concern raised in Option 12 of the Common Places 'Options to Policies Worksheet'.
- 3.3 Whilst promoting 'home working' is not currently part of the Wiltshire Core Strategy, locally it is seen as a beneficial issue. Proposals supporting this facility in any new development will be viewed as positive.

Overview

- 3.4 As a very rural area, most of the employment in Tockenham is understandably provided by agricultural or equestrian linked businesses.
- 3.5 The village possesses 3 working farms, 2 equestrian businesses, an abattoir, a butcher's shop, a farm shop, a fencing/shed business, a cabinet maker and a body-building gym. In addition, approximately 26 householders within the parish either run a business or work from home.

Aims

- 3.6 The aims of this chapter will include:
- To encourage suitable new small business opportunities, promoting local trade and employment.
 - To support development or divergence of current local businesses to secure local employment opportunities and help sustain a vibrant community.

Objectives and key outcomes

- 3.7 **Objective 1: To encourage and support appropriate small business and facilitate home working in Tockenham**
- 3.8 Successful outcomes of this objective will include:
- New employment opportunities are generated within the village and current employment levels maintained where possible.
 - Existing businesses develop or diversify appropriately over time and remain viable.
 - Commuting to other settlements in the area is kept to a minimum consistent with any new development within the community.

Policies

POLICY 1 - NEW AND EXISTING EMPLOYMENT

Proposals for new employment land, or the conversion and change of use of existing buildings or land to provide new local trade or employment opportunities will be supported subject to:

- Any significant impacts on the local road network, or on highway safety, can be mitigated to an acceptable degree (NPPF, paras 108-109 refers).
- The scale of new development is proportional and in keeping with the existing character of both the village and the immediate area of the proposal.
- The development does not adversely affect nearby buildings or harm residential amenity in terms of noise, light pollution or other forms of nuisance to neighbouring properties.
- Any proposal should respect the context, character and appearance of the local area and materials used should reflect the context and rural character aspect of the parish.
- New development proposals should, where possible, be associated with existing buildings.

POLICY 2 - FARM AND EQUESTRIAN DIVERSIFICATION

Proposals which introduce new employment uses to diversify and support the continued use of a farm or equestrian businesses will be supported provided:

- Any significant impacts on the local road network, or on highway safety, can be cost effectively mitigated to an acceptable degree (NPPF, paras 108-109 refers).
- The proposed use is appropriate and in keeping to its surroundings.
- The single, combined and cumulative effect of employment uses does not generate unacceptable levels of noise, pollution or nuisance to neighbours.

Supporting Reasons

- 3.9 To support a strong rural economy the National Planning Policy Framework encourages neighbourhood plans to 'support the sustainable growth and expansion of all types of well designed new buildings' (para 83).
- 3.10 Core Policy 34 (Additional employment land) supports new land for employment development within and adjacent to the county's principle settlements, market towns and local service centres. Tockenham is not a principle settlement and new employment land is restricted to that which retains an existing business or relates to agriculture or a rural based business.
- 3.11 Core Policy 35 (Existing employment land) protects existing principle employment development from alternative forms of use to maintain a supply of jobs at the strategic level. None of the named sites relate to the smaller businesses in large and small villages which equally have a local role to provide jobs and enable people to work close to home.
- 3.12 Core Policy 48 (Supporting rural life) supports conversion and re-use of rural buildings for employment, tourism, cultural and community uses. Such proposals must satisfy certain criteria concerning the suitability of the building, the character and appearance of the area, adequate access and availability of local services.

4. Policy Area: Transport and Road Usage



On-street parking is a problem around the centre of Tockenham

Issues and considerations arising from consultation

- 4.1 Road safety, road maintenance and traffic issues were raised as areas of concern in the 'Issues Reports' (Issue 5), 'Options to Policy Worksheets' (Options 12, 13, 14) and in consultation for the Community Led Plan. The volume and speed of traffic, on-road parking, mud on roads and deep potholes, particularly where vehicles need to pass, are important to residents. Traffic calming, lower speed limits and footpath/cycleway improvements were suggested to resolve some of these issues. Because of the single track and winding nature of local roads, residents also seek to maintain and increase the number of passing places for safety and improved traffic flow.
- 4.2 68% of responders to the Tockenham Community Led Plan felt that there was inadequate provision for parking in the village. Any new development proposals should ensure safe and suitable access, prevent any increase in on-street parking and minimise vehicle movements and out commuting.
- 4.3 Any significant impacts on the road network (in terms of capacity and congestion), or on road safety, should be effectively mitigated.
- 4.4 The rights of way network in Tockenham was also important and should be maintained by both landowners and Wiltshire Council. Any new development proposals impacting on this network should also be effectively mitigated.
- 4.5 Lack of street lighting in the village is seen by the majority as a positive.

Overview

- 4.6 Apart from the A3102, which runs across the Northern half of the parish, all other roads are "C" roads – single track with no pavements and few passing places. This entails any resident living in the village core or beyond, who wish to use public transport, walking at least $\frac{3}{4}$ mile on the road itself. Likewise, there is no pedestrian link along the A3102 between the C120 and C130 – which means pedestrians having to walk either along the very uneven verge or on the busy main road to access the other side of the parish.

- 4.7 The narrow roads throughout the parish, particularly through the core of the village where on-street parking is the only option for many residents of older housing, the increasing flow of both local and through traffic must be an important consideration for future development.
- 4.8 Most of the population within the parish use their own transport, but there are the facilities of either a Connect Service or a voluntary transport scheme available.
- 4.9 Tockenham lies on the Wiltshire Cycleway.

Aims

- 4.10 The aims of this chapter will include:
- All new development will take account of road safety, traffic and transport implications and mitigate any negative impacts as part of the proposal.
 - To maintain and safely manage access for large agricultural vehicles and goods vehicles which service local farms, businesses and dwellings. Also, to ensure access for large emergency vehicle when necessary.
 - To mitigate the potential increase of vehicle movements through the village resulting from any new development.
 - To support the maintenance and enhancement of the existing rights of way network and encourage the development of new public rights of way that would link sections of the community and ease travel to other nearby facilities safely.

Objectives and key outcomes

- 4.11 **Objective 2: To maintain the safe and free flow of traffic into and through the parish. Any new development will not increase on-street parking or otherwise adversely impact the nature of the narrow roads.**
- 4.12 Successful outcomes of this objective will include:
- All new development should incorporate enough off-street parking for its projected needs.
 - The necessary availability of on-street parking for residents of existing housing is not adversely affected.
 - The free and safe flow of traffic to residents and businesses will be maintained.
- 4.13 **Objective 3: To manage road use and vehicle speeds through appropriate traffic management measures to improve safety for pedestrians, cyclists and other road users.**

- 4.14 Successful outcomes of this objective will include:
- Pedestrian and cycle routes are improved and maintained.
 - Connectivity between different areas of the parish is improved.
 - Developments which generate traffic should contribute to CIL receipts received by the Parish and produce traffic / transport assessments.
 - The maintenance and enhancement of the public rights of way network is supported.
 - New housing and employment reduce the need to travel by car.
- 4.15 **Objective 4: To improve footways, bridleways and designated cycle routes to encourage more people to walk and cycle safely, both between village amenities and other villages and towns.**
- 4.16 Successful outcomes of this objective will include:
- Road traffic congestion and speed is reduced.
 - The number of passing places along the predominantly single-track roads through the village are increased and maintained.
 - Proposals for development are assessed to identify the potential traffic / transport implications and steps taken to mitigate negative impacts through improvements to roads and traffic management.
 - HGV vehicles are redirected away from sensitive locations.
 - Roads are not barriers to movement within the village and local quality of life is maintained.

Policies

POLICY 3 - TRANSPORT

New development proposals which generate a parking requirement should:

Provide off-street parking in line with development plan policies and standards to remove the need for on street parking.

Where, due to site constraints or in the interests of design, satisfactory on-site parking cannot be provided, contributions toward identified and suitable public parking facilities elsewhere in the village may be acceptable through planning obligations. This additional parking should be located to reduce congestion and improve access to local facilities.

If significant vehicle movements are likely to be generated, a travel plan will be provided and the application supported by a transport statement or transport assessment (NPPF, para. 111). This should include details of how any adverse impacts will be mitigated.

Where appropriate, proposals should demonstrate how they link to the existing rights of way (footpaths, bridleways and cycle routes).

POLICY 4 - PUBLIC RIGHTS OF WAY

Proposals which include the improvement of public rights of way (footways, bridleways and designated cycle routes) to encourage more people to walk and cycle safely, both between village amenities and other villages and towns will be supported.

Supporting reasons

- 4.17 National Planning Policy Framework requires local authorities to set local residential and non-residential parking standards and protect the local road network (paragraphs 105-107). Wiltshire Council has done this through their Local Transport Plan 3. The LTP3 is supported by policies in the Wiltshire Core Strategy which promote sustainable forms of transport and transport assessments, protect the transport network and seek to reduce reliance on the private car (Core Policies 60-66)
- 4.18 National and strategic policy provides a backdrop to all development within the County of Wiltshire. However, local concerns related to maintaining the existing supply of car parking to support the use of community buildings, ensuring adequate parking is provided in new development to make sure existing parking problems are not exacerbated.
- 4.19 All new development within the plan area should demonstrate how the road safety, traffic and transport implications of the proposal have been fully evaluated and negative impacts mitigated where necessary. The use of sustainable modes of transport (walking, cycling and public transport) are expected to be promoted through development, and contributions to dedicated pedestrian/cycle routes and additional bus services with associated infrastructure will be sought where appropriate.
- 4.20 Local consultation in the preparation of the Tockenham Neighbourhood Plan repeatedly highlighted the growing concerns about the volumes of through traffic not just on known commuter routes. Road safety issues – particularly speeding traffic along our single-track roads, which are ill-equipped to deal with extra volumes of traffic – were key factors identified in the preparation of Tockenham Community-Led Plan and in the 'Issues Report' produced by Common Places
- 4.21 As development in the surrounding area increases, local rural roads are being used as 'rat runs' to avoid congestion on the strategic road network. These persistent traffic volumes and speeds are having a negative impact on community cohesion and traffic safety. It is recognised that the policies of the neighbourhood plan cannot address these wider problems. However, Policy 4 is raised to improve road safety at a local level. It is hoped that a wider overarching understanding of the breadth and scale of the issues involved could result in positive action on the local road network to divert traffic away from the most sensitive areas or unblock points of congestion of the strategic road network which would reduce the amount of traffic seeking alternatives.

5. Policy Area: Facilities



Tockenham Village Hall



St Giles Church



The Children's Play Area

Issues and considerations arising from consultation

- 5.1 The village hall is well supported by residents. The 'Options to Policies Worksheets' (Options 1 & 3) supported improvement to this facility and support for broader facilities.
- 5.2 The church provides a valuable service to the community – both spiritually and practically. The residents would like to see it protected from any harmful development.
- 5.3 Open space for play and recreation is highly valued by the residents of Tockenham. Option 4 sought to designate the play area in the centre of the village as of 'special interest' and the preservation and maintenance of this area and allotments are very important to them.
- 5.4 A demand for a village shop and pub was reflected in the Community-Led Plan questionnaire, with a suggestion of combining shop, post office and pub in one premise. Although a shop may be desirable, only approx. 50% of the parish would have easy access to one, as the village is so spread out. Therefore, this may not be a viable option.

Overview

- 5.5 Tockenham possesses neither a pub nor shop. The Village Hall provides the main focus of community life as it is the only public building. It is currently of adequate size to serve the village needs and has the provision of disabled access and toilet. It serves as a meeting room for the local committees, as a gym for the weekly keep-fit class, as a café for the monthly coffee morning, as a workshop for the local sewing class, as a pub for the regular darts matches – and it is open every Friday and Saturday night for social gatherings. It is also where the annual Harvest Supper is held, and it is used for village parties and organised events.
- 5.6 A 13th Century church and graveyard also provide a central focus for the village – supplying regular church services as well as christenings, marriages and funerals.
- 5.7 Tockenham has a good play area, which is used regularly by the youngsters of the village. As well as play equipment in the form of swings, slide and climbing frame, it has a large grass area for playing football and other games. It provides a safe environment for the children.

- 5.8 Alongside the park are 6 allotments, which are well-tended and provide exercise and recreation for several of the older residents. Any vacancies are filled instantly.

Aims

- 5.9 The aims of this chapter will include:
- To protect the village hall, church, play area and allotments as valuable community resources

Objectives and key outcomes

- 5.10 **Objective 5: To maintain and enhance village facilities available to the community so that they meet local community needs. Village facilities include the village hall, church play area and allotments.**
- 5.11 Successful outcomes of this objective will include:
- Community led enterprises are supported
 - The village hall, church, play area and allotments are retained and enhanced
 - New development assesses the likely impacts on community facilities in line with the latest Wiltshire Council CIL Charging Schedule

Policies

POLICY 5 - FACILITIES

Tockenham village hall, church, play area and allotments (as identified on Map D) are important community resources which will be protected from development, unless a proposal of equivalent or greater community value is proposed to replace or enhance them.

Supporting Reasons

- 5.12 An agreed objective for the NEW-V Neighbourhood Plan was - "To maintain and enhance existing open spaces/recreation spaces in all villages." Core Policy 52 of the WCS already seeks to protect green spaces in Wiltshire and will be applied to all proposals for new development in the Plan area.
- 5.13 Another shared NEW-V objective was: "To maintain and enhance all village facilities available to the community so that they meet local community needs." New development assesses the likely impact on facilities - including sports and leisure amenities - and provides improvements where necessary, in line with the latest Wiltshire Council CIL Charging Schedule.

- 5.14 In the Common Places Issues Report, "Hall" was the second most popular word from their consultation. Tockenham Hall is run by a Community Committee. Policy 48 of the WCS states: "Supporting Rural Life supports community ownership and management of local shops, pubs and other services."
- 5.15 Policy 49 of the WCS states: "Protection of Services and Community Facilities supports rural services by restricting the conversion of their premises to other non-community uses."

6. Policy Area: Environment



Clyffe Hanging to the South
West



Field located at centre of
village



A3102 toward Tockenham
Manor

Issues and considerations arising from consultation

- 6.1 The rural environment and open spaces were given as the top reason for living in Tockenham in the Community-Led Plan Questionnaire - so the preservation of open space is obviously of prime importance to the residents. This was further supported in the 'Issues to Policies Worksheets' (Issues 2, 4 & 6).
- 6.2 Local walkers and dog owners alike appreciate having access to open fields from their doorsteps and wish to maintain the well-used network of public footpaths.
- 6.3 The listed structures within the parish hold incredible historic value which the community wish to protect and, as 'designated assets', they are subject to legal status and protection. However, other non-designated assets in the parish will also be considered as any development proposals are submitted.

Overview

- 6.4 Tockenham is made up of several pockets of development which are surrounded by open countryside. From the south of the village, there are extensive views across to Clyffe Hanging, a dominant escarpment some two miles south east of the village.
- 6.5 There are 21 listed structures within the parish, including a magnificent 13th Century church and a manor house that formed part of the dowry of the Queens of England (please refer MAP B at Appendix 2 for details).

Aims

- 6.6 The aims of this chapter will include:
 - To maintain Tockenham as a rural community by preserving the surrounding open countryside
 - To protect our heritage assets from harmful development

Objectives and key outcomes

- 6.7 **Objective 6: To maintain and enhance existing open spaces / recreation spaces around the village.**
- 6.8 Successful outcomes of this objective will include:
- The rural nature of our community is maintained by preserving the surrounding open countryside
 - Existing open spaces are maintained and enhanced
- 6.9 **Objective 7: To conserve and enhance local biodiversity.**
- 6.10 Successful outcomes of this objective will include:
- Development proposals demonstrate how they protect features of nature conservation and geological value
 - New development retains and enhances existing green infrastructure
- 6.11 **Objective 8: The historic environment and landscape setting of the parish should be protected and enhanced.**
- 6.12 Successful outcomes of this objective will include:
- Key local landscapes, as identified within the North Wiltshire Landscape Character Assessment (2004) or its successor, and recreational amenity are protected
 - The historical environment is protected and enhanced
 - Our heritage assets, including those identified within the Wiltshire Farmstead Project, are protected from harmful development.

Policies

POLICY 6 – SETTLEMENT IDENTITY

Development proposals should be sensitive to the defining rural characteristics of the Parish as identified in the North Wiltshire Landscape Character Assessment and demonstrate how they maintain the character, natural environment and landscape settings within the parish by:

- Maintaining the separate identities of each area of the village.
- Avoiding visual and physical intrusion into the open countryside.
- Where appropriate, taking cognisance of the Wiltshire Farmstead Project to ensure the retention of the character of historic farmsteads which are vulnerable to new development.

POLICY 7 – SPECIAL AREAS AND VIEWS

The following areas of land and features contribute to the sense of place, character and community within Tockenham:

- The field that lies central to the built-up area in the village core (Map E)
- The view of open countryside across to Clyffe Hanging (Map E)

Development should not compromise the essential character of these areas.

Supporting Reasons

- 6.13 Core Policies 51 and 52 of the WCS already seek to protect landscapes and green space in Wiltshire and will be applied to all proposals for new development in the plan area.
- 6.14 Core Policy 50 of the WCS already seeks to protect biodiversity and geodiversity and will be applied to all proposals for new development in the plan area.
- 6.15 The National Planning Policy Framework, para 17, already acknowledges that it is important to take account of the different roles and character of different areas and to recognise the intrinsic character and beauty of the countryside which supports thriving rural communities within it
- 6.16 The WCS recognises that the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Core Policy 51 seeks to protect, conserve and enhance Wiltshire’s distinctive landscape character.

7. Policy Area: Housing Development



Original terraced cottages



Infill housing from early C21st



Bungalows built in the 60s

Issues and considerations arising from consultation

- 7.1 Consultation meetings held in preparation for NEW-V and the Community Led Plan identified that Tockenham residents understand the need for limited development to maintain a vibrant and sustainable community. This is also supported in the 'Options to Policies Worksheets' (Options 6, 7, 8 & 10) and the 'Issues Report' (Issue 2) where they would like to see limited growth of a small number of moderate cost dwellings to meet identified local demands, namely:
- To attract younger people with families to reside in the village, thereby balancing the aging population profile.
 - To permit younger people brought up in the village to continue to reside therein.
 - To provide suitable housing for older people wishing to down-size but remain resident in the village.
- 7.2 To clarify and quantify this support for this plan, a Housing Survey was held in December 2015. Of the 103 responses, 75% confirmed their wish to see some small-scale development. The remaining 25% sought no development at all. When asked to specify the type of dwellings residents would support, over 90% of choices covered homes as described below:
- Starter homes.
 - Housing association/shared ownership.
 - Small family homes up to two bedrooms.
 - Bungalows or homes suitable for older/disabled people.
- 7.3 It was also important that any development should be restricted to areas well-related to the core of the village. A purely infill approach was considered too restrictive but development in current 'brown field' sites should take precedence.
- 7.4 The design of any development should also promote the local character and distinctiveness of that immediate area of the village. It was considered important that the materials used for new development reflect those of other nearby building to protect the varying individual aspect in each part of the village.
- 7.5 There are several listed buildings within the parish, some with great historic value, and it is vital that their individual identity and distinctiveness is preserved.

Overview

- 7.6 Tockenham is situated in a very rural, agricultural area and local businesses are predominantly connected to agriculture. The lanes leading through the village are single track with few passing places and on-road parking in the core of the village is an issue. Roads can currently manage the passage of large agricultural vehicles and goods vehicles that service the farms and local dwellings, but residents would not want to see these problems escalate through insensitive housing development.
- 7.7 No mains gas is available in the parish meaning most properties rely on oil and coal for heating, which often necessitates vehicles blocking roads during those deliveries. Only the houses in the village core have access to mains sewers and access to public transport is generally only available to those homes situated near the main A3102 road.

Aims

- 7.8 The aims of this chapter will include:
- To support limited development to meet identified residential needs of the parish and maintain a balanced and sustainable community.
 - To ensure all new housing development provides or retains on-site parking.

Objectives and key outcomes

- 7.9 **Objective 9: Any new development will promote good design and reflect the general characteristics and materials used in buildings in the immediate area to retain and enhance their individual identity. It should not encroach on the immediate surroundings.**
- 7.10 Successful outcomes of this objective will include:
- Good design is encouraged, and development conforms to the local character of each area within the village.
 - The highest quality materials are used, taking account of local design, materials and scale.
 - The rural nature and aspect of the village is maintained.
 - Brownfield sites are prioritised over new greenfield development.
- 7.11 **Objective 10: Any new housing development will be of a limited number and be of a size and nature that meets the locally identified needs of the village community.**
- 7.12 Successful outcomes of this objective will include:
- The provision of new housing meets the housing need, as identified from consultation for NEW-V, the Community Led Plan and Housing Survey.
 - New development offers a range of house types to maintain diversity in the village.
 - There will only be limited development under the lifetime of the Plan.
 - Design of new development is resilient to the effects of climate change.

Policies

POLICY 8: DEVELOPMENT AND HOUSING

New dwellings and residential building conversions will be supported where they:

- are in or adjacent to the existing core of the village; or well related to the existing settlement as directed by the exception policies within the Wiltshire development plan.
- are in the form of infill / co-located developments, or on brownfield sites.
- are of an appropriate scale having regard to the rural location and limited facilities.
- are for affordable housing to meet identified local need in accordance with Wiltshire Core Strategy Policy 44 or any replacement policy in the Development Plan.
- are smaller homes designed for the needs of young families and older people.
- are constructed from the highest quality materials in accordance with Wiltshire Core Strategy Policy 57 or any replacement policy in the development plan, taking account of local design and scale as appropriate.
- provide adequate on-site parking to prevent increase in the current level of on street parking, wherever possible.
- conserve and enhance the rural character of the village, local landscapes and open spaces, complies with national policy with regard to designated and non-designated heritage assets and does not harm residential amenity.

Supporting Reasons

- 7.13 Core Policies 44 and 45 of the Wiltshire Core Strategy supports Parish Councils outside the areas of defines limits of development, in consultation with their communities, to seek approval for minor development to meet local demands, particularly for 'affordable housing'. Such development must meet an identified and genuine local need, be adjoining or well related to existing settlement and consist of no more than 10 dwellings. Approximately 45% of choices in the Housing Survey sought a maximum addition of 10 dwellings across the whole village during the life of the plan. Further responses were generally content for a few more new dwellings, but a small number wanted no additional development.
- 7.14 The Housing survey asked respondents to identify where any new housing development should be considered. Over 60% of choices supported any future development taking place as in-fill or adjacent to the core of the village and over 30% supported development on brown field sites in more outlying areas of the village adjacent to existing pockets of

buildings. There was no desire to see a development of several houses (e.g. the upper limit of 10) in one location.

- 7.15 Core Policy 43 (Providing 'affordable homes') designates two affordable housing zones in the county. The Royal Wootton Bassett and Cricklade Community Area, and therefore Tockenham, is within the 40% affordable housing zone.
- 7.16 Core Policy 48 (Supporting rural life) enables rural communities like Tockenham to provide dwellings to meet local employment needs and enable workers to reside at or in the immediate vicinity of their place of work in the interests of employment essential to the countryside. Such proposals should be supported by functional and financial evidence.
- 7.17 Core Policy 57 (Ensuring high quality design and place shaping) is intended to secure a high standard of design in all new developments, including extensions, alterations and changes of use of existing buildings. All will be expected to be complementary to the immediate locality.
- 7.18 The National Planning Policy Framework recognises that good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people. The views of residents at various public meetings underpinned the desire to see any new development enhance and complement the area where it takes place. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social wellbeing.
- 7.19 Core Policy 57 of the Wiltshire Core Strategy supports these local views by recognising that development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced.

Appendix 1 – Documents and Information

- Membership of Steering Group
- Terms of Reference
- Consultation Strategy
- Strategic Environmental Assessment Screening Report

Membership of Steering Group

Diana Kirby – Chairperson

Parish Council, NEW-V Steering Group, Community Led Plan Group, Resident

Geoffrey Cowling

Parish Council, NEW-V Steering Group, Community Led Plan Group Resident

Stuart Richardson

NEW-V Steering Group, Community Led Plan Group, Resident

David Barnes

Resident Representative, Land Owner

Reverend. Rachma Abbott

Church Representative, Parish Vicar

Cllr. Allison Bucknell

Local Wiltshire Council member, Former Resident

Wiltshire Council Oversight

Carolyn Gibson was the Wiltshire Council representative with the roll to advise the Steering Group regarding procedural and legislative requirements of the Neighbourhood Planning process. However, due to unavoidable circumstances this guidance was not available to the Steering Group until Simon Knott was appointed to this role just prior to the informal (Reg. 14) consultation on the draft plan.

Terms of Reference

The Tockenham Neighbourhood Area Steering Group (**the Steering Group**) brings together representatives of the Parish Council, the Community-Led Plan Steering Group, our Wiltshire Councillor (Lyneham Division) and other important stakeholders from the community. Officers from Wiltshire Council will assist the Steering Group but will not be full members. The main role of the Steering Group is to manage the production of a Neighbourhood Development Plan for Tockenham Neighbourhood Area. The Steering Group will exist until the Plan is made.

The community as a whole have been/will be fully involved in the process through community consultation events and be informed of the Steering Group's work through the publication of the agenda, minutes and papers of the meetings on the Parish Council website.

The Steering Group will be governed by an agreement to:

- Update, develop and agree a vision for the area’s future which represents the aspirations of residents, against which future planning decisions should be made.
- Collect and evaluate (either directly or with the aid of consultants), accurate information which will identify the priorities for future proposals and plans for the area, with specific focus on identifying any local policy to compliment that provided by the Wiltshire Core Strategy.
- During preparation of the plan, be aware of any development proposals that may come forward.

Steering Group Membership - Organisations and representatives

Organisation	Number of Representatives
Tockenham Parish Council	2
Tockenham Community Led Plan Group	1
Resident Representative	1 (Advisory)
Wiltshire Councillor	1
Church Representative	1 (Advisory)

Membership of Individual Organisations

Members of the Steering Group should have the authority of the organisation they represent to represent the interests of that organisation. If a Steering Group Member is a member of more than one organisation, they should declare their wider interest and limit their representation on the Steering Group to the organisation they have been nominated to represent.

Current scope of work

Future phases of work will need to be identified as the project develops. Initial phases are outlined below:

Scoping Phase

- Formalisation of the Steering Group
- Initial research
- Defining the project scope
- Preparation of up to date vision
- Identify issues and opportunities
- Identify possible development sites which may need to be subject to more detailed analysis
- Finalisation of a detailed project plan

Delivery Phase

- Future work will be determined by the Steering Group following the completion of the scoping phase and agreement of the detailed project plan.
- All Steering Group members are required to familiarise themselves with the original brief for the work and should ensure that their recommendations with regards to this piece of work are compliant with that brief.

Mandate

The decisions made by the Steering Group will undoubtedly require compromise and consensus building; consequently, members should ensure they are:

- Able and willing to make decisions and recommendations on behalf of their body/organisation
- Committed to helping to guide the preparation of the Neighbourhood Development Plan towards the identification and delivery of a shared vision
- Willing to work with the Steering Group, accommodating views that are different from their own, seeking consensus and accepting compromise to reach agreement on the issues before the Steering Group.
- Open minded and able to consider the whole picture, not seeking simply to promote sectional interests
- Supportive and committed to the process and its implementation

In the interests of openness and transparency, agendas, notes and actions from all meetings to be made available on the Parish Council website.

Working Groups

Where appropriate the Steering Group may wish to establish sub-working groups to drive discrete projects that would be responsible to report back to each Steering Group meeting. Working groups can only be established with agreement of the Steering Group.

Responsibilities of Steering Group members:

- Set a measurable and timetabled project plan for the Neighbourhood Plan process
- The Chair to respond to requests for information or guidance from (a) Steering Group members and (b) members of the public/press within a reasonable timescale.
- Consider progress reports and work undertaken and agree appropriate course of action
- Agree community engagement and public consultation at appropriate stages to ensure that the information gathered is representative of those living within or those using the area
- Undertake analysis, interpretation and reporting of the results from community engagement and public consultation activities.
- Ensure that any planning related documentation complies with Wiltshire Councils SCI and is appropriate for adoption.
- Ensure consultation with and co-operation from key stakeholders to ensure the deliverability of project and strategy proposals.

- Ensure continual communication, via email, between the Steering Group members.
- The Steering Group can co-opt additional members to discuss particular issues where necessary or join the Group if required.
- Agree additional Steering Group membership if required.

When a member is unable to attend a meeting

Although members should make every effort to attend meetings, when they are unable to do so, they can submit representations or comments via e-mail to the other members of the Steering Group prior to the meeting. These can then be discussed by the members who are present, and decisions can be taken accordingly.

Commitments from Wiltshire Council Officers

Wiltshire Council will be performing an advisory role and should seek to ensure that all recommendations or outcomes of this process are in compliance with current policies and/or strategies and are used to inform the future development of policies, strategies or direct implementation of work. An Officer from Spatial Planning (Directorate for Economy and Enterprise) will act as advisor and single point of contact for the authority. Responsibilities include:

- Responding to requests for information within agreed timescales
- Proactively suggesting options and opportunities to overcome barriers to delivery
- Bring in expertise as required from across the Council and other bodies/organisations to enable delivery
- Assist with managing the programme to maximise value for money and access to available funding.

Steering Group Meetings

The Steering Group will meet at key stages in the development of the Neighbourhood Development Plan. Dates will be identified, as required, on an ongoing basis. Meeting venues to be agreed by the Steering Group.

The Steering Group members will receive an agenda and supporting papers for meetings at least 3 days prior to the meeting, which will be published on the Parish Council website within the same timescale.

Minutes of all meetings will be recorded and kept on file for reference. Once approved by the Steering Group, they will be published on the Parish Council website.

Members of the public/press may attend and observe meetings although they may not contribute to the meetings.

Members of the public/press may raise questions of the Steering Group. Public Question Time to be an ongoing agenda item.

Decision Making

All members of the Steering Group, with the exception of Wiltshire Council Employees, have an equal vote in decision making; however, it is likely that some decisions will be in the form of recommendation to the Parish Councils or Wiltshire Council for consideration.

Any decision requires the support of a minimum of 3 full members of the Steering Group.

Steering Group members should declare an interest where there is a potential financial or pecuniary benefit to themselves or their company or organisation arising from the recommendations of the Neighbourhood Plan process.

Consultation Strategy

This strategy is a derivative of that formally developed, adopted and pursued by the Tockenham Steering Group and Parish Council as part of their lengthy and active participation in the former North East Wiltshire Villages (NEW-V) Neighbourhood Plan Steering Group conducted under agreed principles, Wiltshire Council advice and legislation. Following disbandment of the NEW-V Group on 2nd March 2017, with each parish electing to prepare their own neighbourhood plan, the Tockenham Steering Group and Parish Council will continue their more local process on these same principles and utilise the same advice under the relevant legislation to prepare a Tockenham Neighbourhood Area Plan.

Overall, the planning process has and will involve several phases of consultation.

Phase 1: Early Community Engagement

Phase 2: Informal consultation on a draft plan

Phase 3: Formal Consultation

Prior to disbandment of the NEW-V Group, significant and recent community consultation had already been undertaken in Tockenham with regard to the neighbourhood planning process, in addition to preparation of the Community Led Plan and conduct of the Housing Survey. The relevant results of this prior work will be used to inform preparation of the more focussed Tockenham Neighbourhood Area Plan.

General Principles

- The Steering Group will seek approval from the Parish Council to follow this consultation strategy and ensure publication of the strategy on the Parish Council website – with notification on village noticeboards, in the parish magazine and by the village email circulation list - as to where it can be accessed. Hard copies to be made available on request.
- The Steering Group will seek approval from the Parish Council to proceed to consultation on the 'draft plan' before the consultation begins.
- There will be an opportunity to download (or provide in hard copy) a consultation form in PDF format from the Parish Council website and an e-mail address for return. The process will be monitored to prevent submission of duplicated consultation responses.

Submitting comments:

- Electronic and paper forms for the submission of comments will be identical.
- A central address and e-mail address will be provided for the return of written responses and e-mailed forms from the Parish Council website
- The costs associated with Phase 2 'Informal Consultation' will be borne by the Parish Council.
- The costs associated with Phase 3 'Formal Consultation' will be borne by Wiltshire Council
- Responsibility for Phase 2 'Informal Consultation' lies with the Steering Group. Responsibility for Phase 3 'Formal Consultation' lies with Wiltshire Council. Queries and comments on this Consultation Strategy should be made accordingly.

Phase 1: Early Community Engagement

Early Community Engagement commissioned by Wiltshire Council and the NEW-V Steering Group commenced in 2013. The consultation included:

- Tockenham Postcards of the Future Survey 2013 (Common Places)
- Tockenham Issues Report 2013 (Common Places)
- Community Consultations in May 2014
- Online Survey in Autumn 2014 (Common Places)
- Tockenham Community-Led Plan – completed early 2015
- Tockenham Housing Survey in December 2015

Phase 2: Informal consultation on a draft plan

Stage 1

- The consultation will be on a draft Neighbourhood Area Plan that has been agreed by the Parish Council.
- The consultation will run for a minimum of 6 weeks to comply with neighbourhood planning regulations.
- Wiltshire Council will support the consultation by providing a list of statutory bodies (e.g. Environment Agency and Natural England) that must be consulted to comply with the regulations but at this stage cannot host the consultation. This list of consultees will receive the draft plan and that consultation will run concurrent with the six-week informal consultation.
- The consultation list will be supplemented by local knowledge to ensure local business and organisations are invited to comment.
- Wiltshire Council can raise awareness of the consultation through the Wiltshire Council web site.
- The draft Plan should be available to view:
 - At an open meeting
 - On the village web site
 - Circulated to the village email list
 - Hard copies available in the Village Hall and Church
 - Available on request from Parish Councillors.

- A hard copy of the consultation form and an explanatory leaflet explaining where the Draft Plan and other consultation material can be viewed (as above) will be delivered by hand to all households and businesses in the Parish.
- Additional copies will be made available for outside visitors at the church, village hall and any regularly used business premises. These organisations will be requested to publicise the consultation.

Stage 2

After the close of informal consultation:

- Comments received by the Parish Council and through the entire 'Stage 1' consultation will be collated by the Steering Group. The number and contents of comments received must be verified and agreed by the Parish Council.
- A summary of comments received should be made available to view on the village web site.
- There will be a written report on the process of consultation and the outcome of the consultation (e.g. number of comments received, verification process and the main issues raised relating to each chapter). At the informal stage it is not a requirement that each individual comment is responded to or reported.
- The draft report must be reviewed by the Parish Council and a decision made: (a) to proceed with the draft plan without amendment or (b) to review the draft plan and make amendments or (c) to reject the draft plan. A decision to update the draft plan must be ratified by the parish councils before submission to Wiltshire Council.
- The updated draft plan and the consultation report will be made available on the Parish Council website and via the village email list. Printed copies will be available on request.

Phase 3: Formal Consultation

- The decision to move to formal consultation will be made by the Parish Council after they have approved the complete draft plan.
- The consultation will run for a minimum of 6 weeks to comply with neighbourhood planning regulations
- The consultation will be advertised in the local papers.
- The process will be managed by Wiltshire Council using their on-line consultation portal.
- The Parish Council will raise awareness of the consultation in the local area using similar methods as suggested in relation to Phase 2: Informal Consultation stage.

Continuing involvement of the Steering Group during and after the formal consultation will be at the request of the independent examiner appointed by Wiltshire Council.

Strategic Environmental Assessment Report

Screening determination for the Tockenham Neighbourhood Plan was completed by Wiltshire Council in April 2018. The report can be viewed by [clicking here](#).

Appendix 2 - Maps

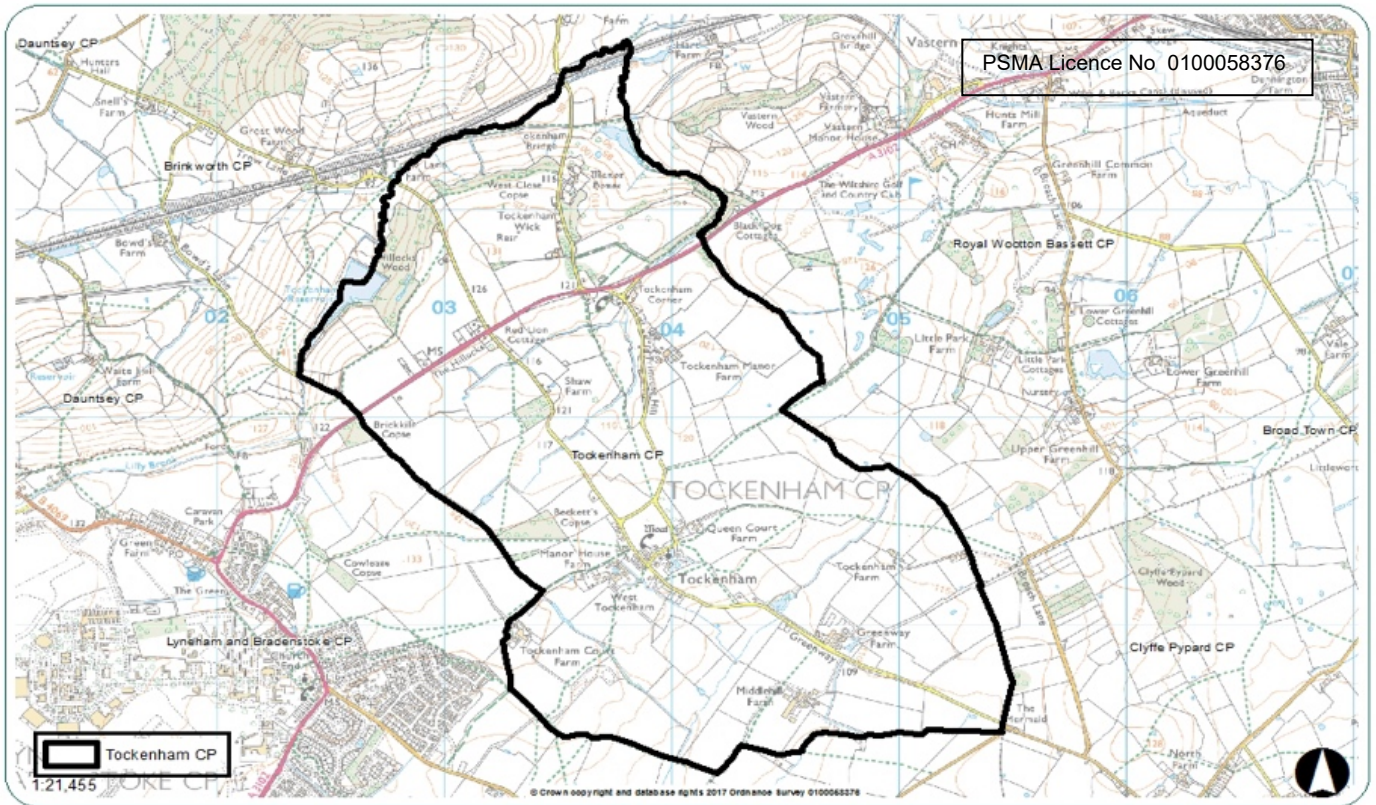
- MAP A** Map of the 'Parish Boundary' – The Neighbourhood Area
- MAP B** Maps (North and South) detailing Listed Buildings within the Parish
- MAP C** Map of 'Highway Aspirations' (outside policy aspects of this plan)
- MAP D** Map detailing 'Village Facilities'
- MAP E** Map detailing 'Special Areas and Views'.

MAP A

Map of Parish Boundary – The Neighbourhood Area

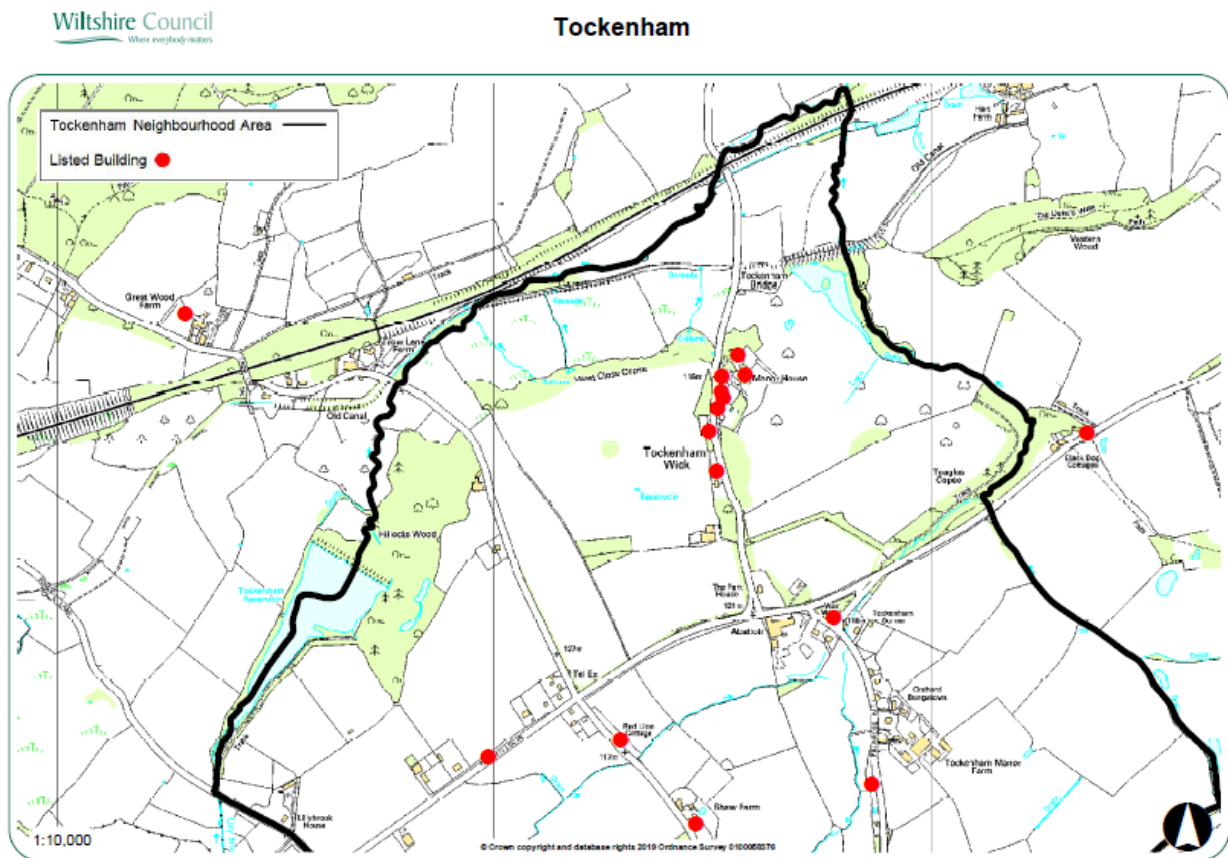
Wiltshire Council
Where everybody matters

Tockenham



MAP B

Map (North) and details of Listed Buildings within the Parish



RED LION COTTAGE

- List Entry Number: 1022682
- Heritage Category: Listing
- Grade: II
- Location: RED LION COTTAGE, Tokenham, Wiltshire

23 PRIMROSE HILL

- List Entry Number: 1022683
- Heritage Category: Listing
- Grade: II
- Location: 23, PRIMROSE HILL, PRIMROSE HILL, Tokenham, Wiltshire

4 AND 5, TOKENHAM WICK

- List Entry Number: 1022687
- Heritage Category: Listing
- Grade: II
- Location: 4 AND 5, TOKENHAM WICK, Tokenham, Wiltshire

MANOR HOUSE



Tockenham Manor House

- List Entry Number: 1200259
- Heritage Category: Listing
- Grade: II*
- Location: MANOR HOUSE, TOCKENHAM WICK, Tockenham, Wiltshire

DOVECOTE AND STABLE IMMEDIATELY NORTH OF MANOR HOUSE

- List Entry Number: 1200280
- Heritage Category: Listing
- Grade: II
- Location: DOVECOTE AND STABLE IMMEDIATELY NORTH OF MANOR HOUSE, TOCKENHAM WICK, Tockenham, Wiltshire

BARN ON ROADSIDE, SOUTH WEST OF MANOR HOUSE

- List Entry Number: 1363652
- Heritage Category: Listing
- Grade: II
- Location: BARN ON ROADSIDE, SOUTH WEST OF MANOR HOUSE, TOCKENHAM WICK, Tockenham, Wiltshire

GATE PIERS AT ENTRANCE TO MANOR HOUSE

- List Entry Number: 1022688
- Heritage Category: Listing
- Grade: II
- Location: GATE PIERS AT ENTRANCE TO MANOR HOUSE, TOCKENHAM WICK, Tockenham, Wiltshire

WALL BETWEEN BARN AND FRONT GARDEN WALL GATEPIERS

- List Entry Number: 1363653
- Heritage Category: Listing
- Grade: II
- Location: WALL BETWEEN BARN AND FRONT GARDEN WALL GATEPIERS, TOCKENHAM WICK, Tockenham, Wiltshire

STABLES AT MANOR HOUSE

- List Entry Number: 1300832
- Heritage Category: Listing
- Grade: II
- Location: STABLES AT MANOR HOUSE, TOCKENHAM WICK, Tockenham, Wiltshire

GAZEBO IN GROUNDS OF MANOR HOUSE, SOUTH WEST OF MAIN BLOCK

- List Entry Number: 1022689
- Heritage Category: Listing
- Grade: II
- Location: GAZEBO IN GROUNDS OF MANOR HOUSE, SOUTH WEST OF MAIN BLOCK, TOCKENHAM WICK, Tockenham, Wiltshire

SHAW FARMHOUSE

- List Entry Number: 1200192
- Heritage Category: Listing
- Grade: II
- Location: SHAW FARMHOUSE, Tockenham, Wiltshire

3, TOCKENHAM WICK

- List Entry Number: 1200255
- Heritage Category: Listing
- Grade: II
- Location: 3, TOCKENHAM WICK, Tockenham, Wiltshire

MILESTONE AT NGR SU 030803

- List Entry Number: 1022680
- Heritage Category: Listing
- Grade: II
- Location: MILESTONE AT NGR SU 030803, WOOTTON BASSETT ROAD, Tockenham, Wiltshire

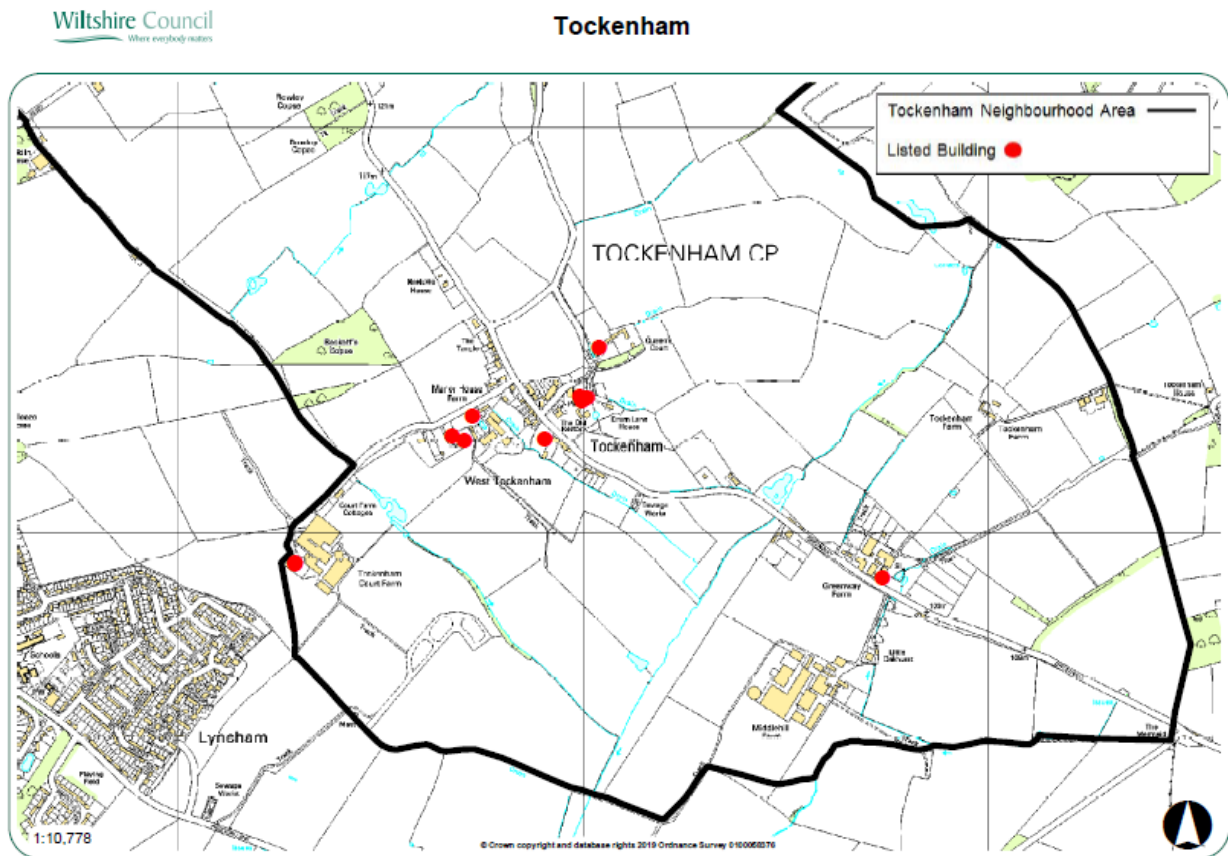
Tockenham War Memorial



The War Memorial at Tockenham Corner

- List Entry Number: 1451063
- Heritage Category: Listing
- Grade: II
- Location: c24m to the north-west of 12, Primrose Hill, Primrose Hill, Tockenham, Wiltshire, SN4 7PF, Tockenham, Wiltshire

Map (South) and details of Listed Buildings within the Parish



GREENWAY FARMHOUSE

- List Entry Number: 1022681
- Heritage Category: Listing
- Grade: II
- Location: GREENWAY FARMHOUSE, Tockenham, Wiltshire

TOCKENHAM COURT FARMHOUSE

- List Entry Number: 1200293
- Heritage Category: Listing
- Grade: II
- Location: TOCKENHAM COURT FARMHOUSE, WEST TOCKENHAM, Tockenham, Wiltshire

MANOR HOUSE FARMHOUSE

- List Entry Number: 1022686
- Heritage Category: Listing
- Grade: II
- Location: MANOR HOUSE FARMHOUSE, WEST TOCKENHAM, Tockenham, Wiltshire

CHURCH OF ST GILES

- List Entry Number: 1200200
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ST GILES, TOCKENHAM VILLAGE, Tockenham, Wiltshire

JACOB PINNEGER MONUMENT IN THE CHURCHYARD IMMEDIATELY SOUTH OF WEST BAY OF CHANCEL, CHURCH OF ST GILES

- List Entry Number: 1022684
- Heritage Category: Listing
- Grade: II
- Location: JACOB PINNEGER MONUMENT IN THE CHURCHYARD IMMEDIATELY SOUTH OF WEST BAY OF CHANCEL, CHURCH OF ST GILES, TOCKENHAM VILLAGE, Tockenham, Wiltshire

HEADSTONE, IN THE CHURCHYARD 5 METRES EAST OF EAST WALL OF CHANCEL, CHURCH OF ST GILES

- List Entry Number: 1300883
- Heritage Category: Listing
- Grade: II
- Location: HEADSTONE, IN THE CHURCHYARD 5 METRES EAST OF EAST WALL OF CHANCEL, CHURCH OF ST GILES, TOCKENHAM VILLAGE, Tockenham, Wiltshire

CHRISTOPHER PINNEGER MONUMENT IN THE CHURCHYARD IMMEDIATELY SOUTH OF WEST BAY OF CHANCEL

- List Entry Number: 1363650
- Heritage Category: Listing
- Grade: II
- Location: CHRISTOPHER PINNEGER MONUMENT IN THE CHURCHYARD IMMEDIATELY SOUTH OF WEST BAY OF CHANCEL, TOCKENHAM VILLAGE, Tockenham, Wiltshire

QUEEN'S COURT FARMHOUSE

- List Entry Number: 1022685
- Heritage Category: Listing
- Grade: II
- Location: QUEEN'S COURT FARMHOUSE, TOCKENHAM VILLAGE, Tockenham, Wiltshire

MEADOW COURT



Grade II Listed Meadow Court

- List Entry Number: 1300852
- Heritage Category: Listing
- Grade: II
- Location: MEADOW COURT, WEST TOCKENHAM, Tockenham, Wiltshire

BUILDING TO REAR OF MEADOW COURT

- List Entry Number: 1363651
- Heritage Category: Listing
- Grade: II
- Location: BUILDING TO REAR OF MEADOW COURT, WEST TOCKENHAM, Tockenham, Wiltshire

BARTON COTTAGE

- List Entry Number: 1300847
- Heritage Category: Listing
- Grade: II
- Location: 34, BARTON COTTAGE, 35, WEST TOCKENHAM, Tockenham, Wiltshire

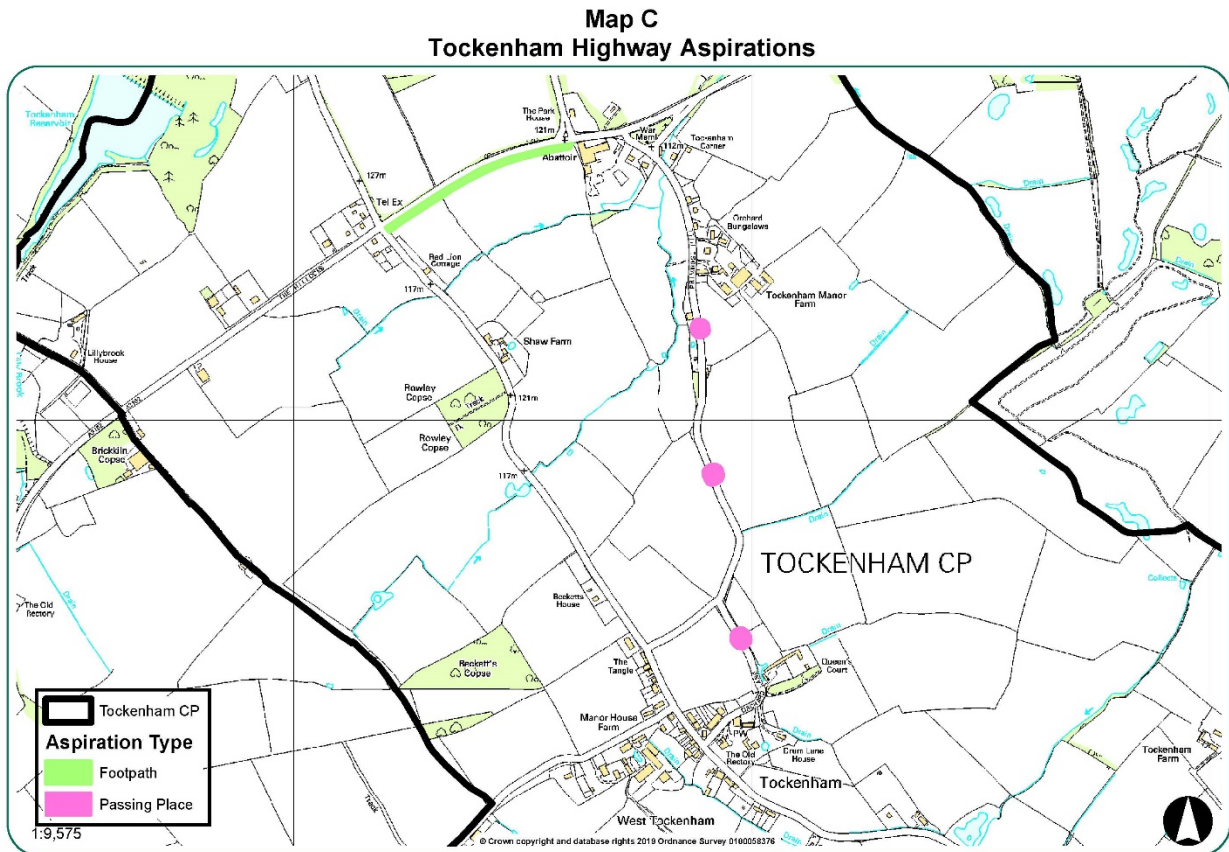
Romano-British villa complex 330m north west of Queen Court Farm

- List Entry Number: 1017015
- Heritage Category: Scheduling
- Location: Tockenham, Wiltshire

MAP C

Map of Aspirational Highway Improvements

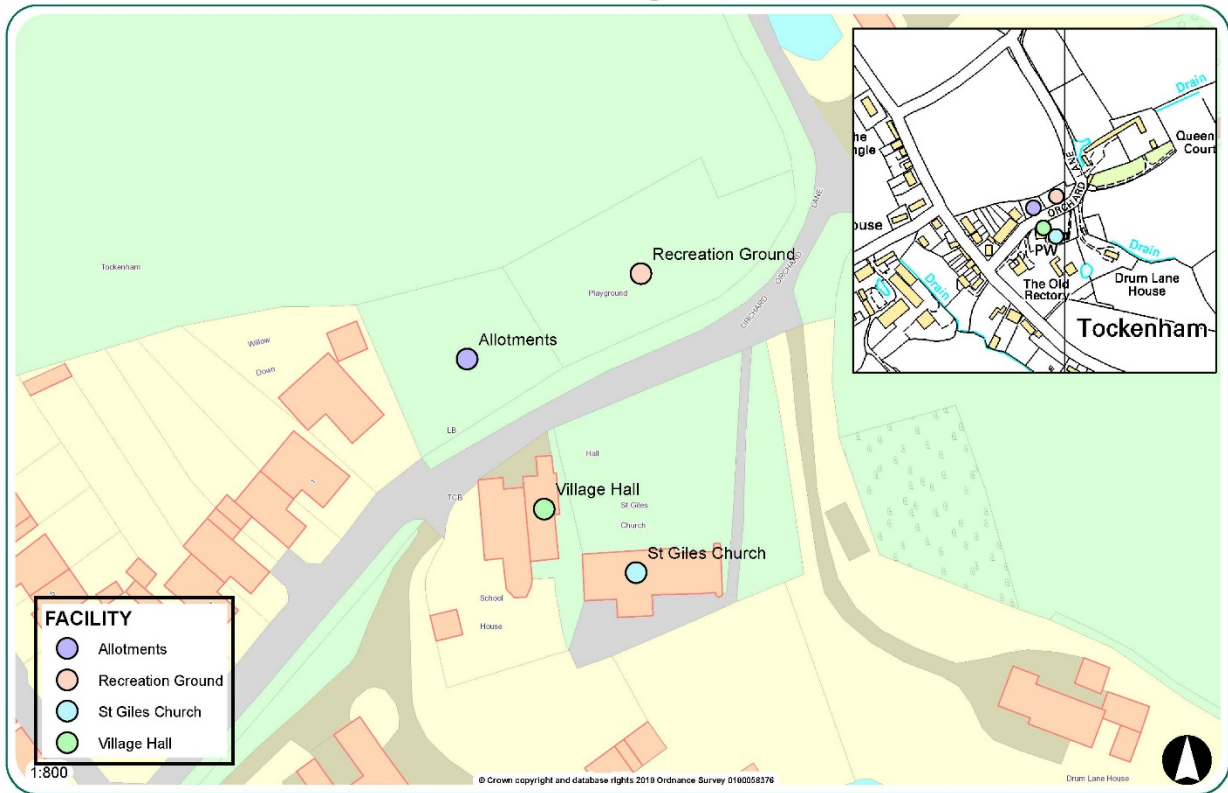
Proposed new Passing Places (in purple) and Proposed New Footpath (in green)



MAP D

Map detailing Village Facilities

Map D
Tockenham Village Facilities



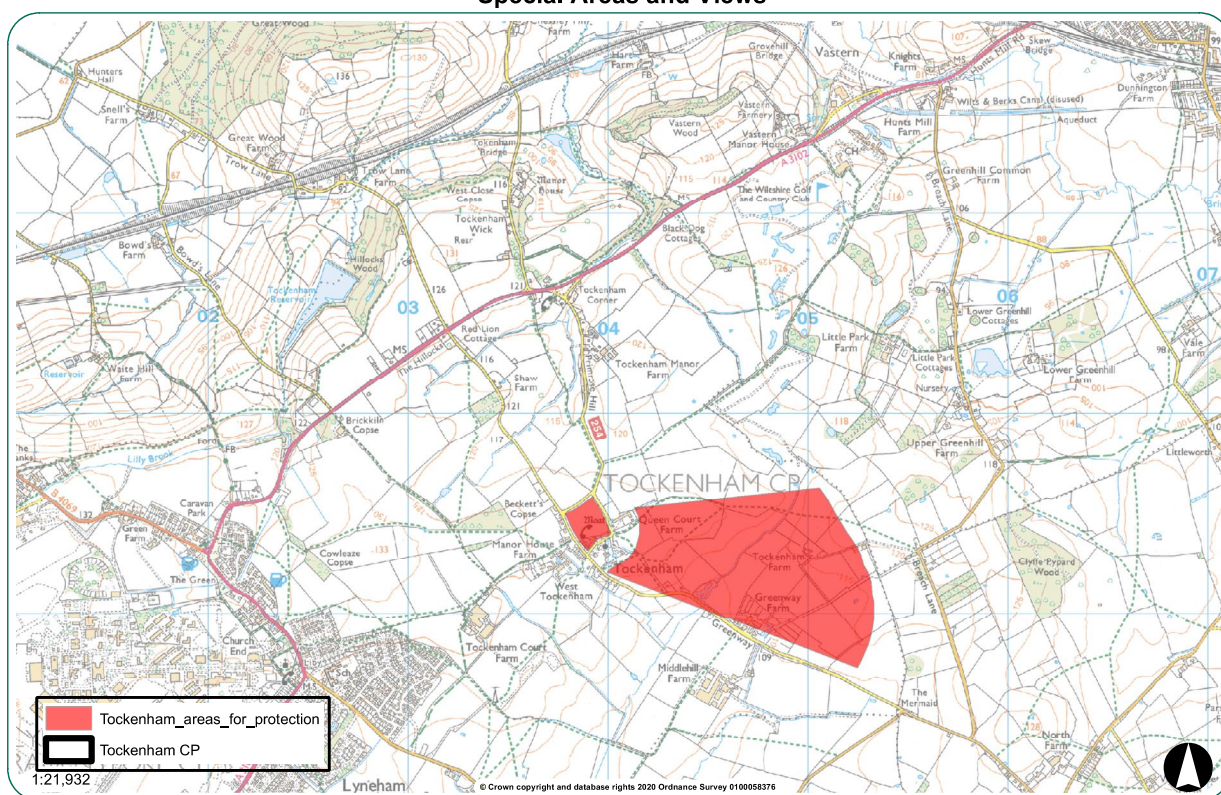
MAP E

Map detailing Special Areas and Views

The rectangular field at the centre of the village (adjacent to the Recreation Ground / Allotments).

The larger area of land extending to the east of the village centre is designated to ensure protection of the rural scenic views toward Clyffe Hanging. Any proposed development should not adversely detract from these views.

Map E
Special Areas and Views



[Appendix 3 - Evidence gathered in producing this Plan](#)

Tockenham decided to join the other parishes of the Cricklade and Royal Wootton Bassett Area Board to create a combined 'Neighbourhood Plan' approximately 6 months after deciding to produce its own 'Community-Led Plan', in February 2013. Whilst these two types of local plan differ in their coverage and use, there are various common aspects (see below). This meant that some of the evidence compiled was sourced from consultation on both Plans.

Tockenham Community-Led Plan – the consultation here covered all areas of life in Tockenham – services, social and culture, crime and safety, utilities, governance, young people, local businesses, housing and development. The intention was to allow the community to identify the main issues for the parish and to produce an action plan to deal with them.

Neighbourhood Plan - this plan and the associated consultation was undertaken as part of the legislative arrangements under the Wiltshire Council planning processes and is concentrated on land-use issues. It examines land use from the perspective of employment and business development, transport/road usage, facilities, environment, housing and development. The intention was to identify the aspirations and parameters of local residents for the future development of the parish.

As well as face to face consultations in February 2013 and July 2014, there was a comprehensive questionnaire sent out to every household in May 2013 with a 68% return rate. The Community-Led Plan was substantially based on the findings of this questionnaire.

In December 2015 a Housing Survey was issued to all residents of the parish and the findings from this survey, with a return rate of 51%, helped inform the findings of this Neighbourhood Plan.

Unfortunately, the combined Neighbourhood Area folded in March 2017 and Tockenham applied for its own Neighbourhood Area. However, most of the original evidence and the work carried out by consultants, Common Places, is still valid and form part of the evidence base for the Tockenham Neighbourhood Plan.

All documents relating to the Tockenham Neighbourhood Plan process can be found on the Tockenham Parish Council website www.tockenhamparishcouncil.gov.uk.

Direct links to the Neighbourhood Planning pages can be found here: -

<https://www.tockenhamparishcouncil.gov.uk/neighbourhood-plan-2>

As most of the supporting evidence documents are quite large, please use the links supplied to view the following: -

- [Issues Report \(from "Postcards for the Future Survey"\) – Common Places](#)
- [Options to Policies Worksheet – a Common Places document completed by Tockenham Steering Group](#)
- [Tockenham Community-Led Plan 2015](#)
- [Tockenham Housing Survey – December 2015](#)

Printed copies of the evidence documents may be requested from Councillor Diana Kirby, TEL: 01793 853861, Email: DKirby@Tockenhamparishcouncil.gov.uk