

Section of NP	Consultee Category and Response Data	NP Steering Group Observation	NP text clarification
	<b><u>Residents.</u></b>		
<b>Summary of the detail of the responses</b>	<p>55 responses were received from residents, a response rate of 36.4%.</p> <p>50 supported the “Plan As Is” and made no additional comment on the Plan. In other words, full approval.</p> <p>2 supported the “Plan As Is” and made additional comments.</p> <p>1 was generally supportive of the Plan and made additional comments.</p> <p>2 were abstentions with the questionnaire returned empty and without comment.</p> <p>Comment received on overall Plan:</p> <ul style="list-style-type: none"> <li>◦ Excellent work by all concerned.</li> </ul>	<p>Observation; The Steering Group considers this overwhelming vote for the ‘Plan As Is’ to be a clear endorsement of the Neighbourhood Plan, its Vision, Policies in the different policy areas, and supporting documentation in its appendices and annexes.</p>	
<b>Vision</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ All sounds good.</li> </ul>	<p>Observation: This is considered to be a full endorsement of the Vision of the Plan.</p>	<p>No modification necessary.</p>
<b>Historic Environment</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ Conversion of buildings and the closing of traditional farms has gone far enough, being justified in the name of “progress” but actually ruining the history and environment of our parish area. New businesses should instead be established on business estates in Chippenham</li> </ul>	<p>Observation: When traditional farms are not longer viable for whatever reason then alternative uses have to be explored, there being no alternative. The NP has policies for the conversion and re-use of farm and historic buildings to ensure that the</p>	<p>No modification required.</p>

	(Bumpers Farm on Chippenham side of A350, and cattle and sheep should be brought back into farm buildings.	traditional character of the parish area is maintained, and has economic policies encouraging the future of sustainable farming as the primary economic activity, and limiting the size and character of new businesses were no viable farming model exists.	
<b>Section of NP</b>  <b>Natural Environment</b>	<p align="center"><b>Consultee Category and Response Data</b></p> <p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ Positive steps have been taken with the grass verges through Allington. Would like to see some of the stone walls saved e.g. up the hill near Allington House. Soon they will be gone forever.</li> <li>◦ Maintenance of existing footpaths, bridle ways and rights of way are required to allow recreational use of the countryside.</li> </ul>	<p align="center"><b>NP Steering Group Observation</b></p> <p>Observation: Grass verges along the lanes are owned by Wiltshire Council, and the NP Steering Group knows that Chippenham Without PC is in active contact with Wiltshire Council to maintain the verges with a respect for their biodiversity and conservation importance. Allington lane is a central recorded feature of the Allington Conservation Area. The NP envisages a 'Lane Management' Activity with residents establishing a parish Working Group established by working in association with CW PC – see NP Activities 37, para. 37(a) and Policies E1, E2 and NE2.</p> <p>Observation: Upkeep and encouragement of the use of public footpaths, bridle ways and public rights of way is fully incorporated within the NP – see NP Activities, para. 37(b) and Policies HE1, NE1 and NE2.</p>	<p align="center"><b>NP text clarification</b></p> <p>No modification necessary.</p> <p>No modification necessary.</p>

	<ul style="list-style-type: none"> <li>Fully support the objective of residents being able to experience the natural environment. We see lots of families enjoying walking and cycling around Frogwell and Sheldon Corner, which they should be able to do so safely. The volume of traffic and speed at Sheldon Corner negates this I feel.</li> </ul>	<p>Observation: Planning development decisions and acceptable traffic volumes are ultimately determined by Wiltshire Council. Notwithstanding this the NP is acutely aware of the distinctive nature of its settlements, one of which is Sheldon and its particular qualities. The NP seeks to preserve these historic qualities (HE1 and HE2), that the setting of the settlement must be respected (NE1), that the landscape character and built environment must be respected by development (BE1) and, further, that development of the economy within the NP area must respect the individual character of its principal settlements, see para. 35 and E2.</p>	<p>No modification necessary.</p>
<b>Section of NP</b>	<b>Consultee Category and Response Data</b>	<b>NP Steering Group Observation</b>	<b>NP text clarification</b>
<b>Built Environment</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>New builds all look exactly what they are – NEW!</li> </ul>	<p>Observation: NP Policies on the Built Environment require the following:</p> <ul style="list-style-type: none"> <li>All proposals must demonstrate that the distinctive landscape character of the built environment is conserved and where possible enhanced (BE1).</li> <li>Development proposals must be of a high quality which respects local character, and it must be demonstrated that (BE3): <ul style="list-style-type: none"> <li>Materials used within new developments are appropriate and respond to local vernacular.</li> <li>The form of new development must respect the</li> </ul> </li> </ul>	<p>No modification is required.</p>

	<ul style="list-style-type: none"> <li>◦ Huge new solar farms must be discouraged.</li>   <li>◦ Obtrusive huge new structures such as warehouses must not be allowed.</li> </ul>	<p>existing character of the area.</p> <ul style="list-style-type: none"> <li>• Designated heritage assets and their settings must be thoroughly considered where appropriate.</li> </ul> <p>Therefore whilst this specific comment is understood, it is considered that NP policies will ensure that development of the built environment will not correspond to the respondent's comment.</p> <p>Observation: There is already a solar farm within the parish area and CP42 of the Wiltshire Core Strategy allows solar farms within a rural context provided an assessment of the impact of the development on the landscape does not prove adverse. This same requirement exists within the NP (NE1a) which states that development proposals should demonstrate how proposals consider the landscape character of Allington, Sheldon and Lanhill including setting and visual impacts. Thus it is concluded that such 'discouragement' for unsightly solar farms exists within NP policy.</p> <p>Observation: As cited above development which adversely affect landscape character of the settlements including their setting and visual impacts (NE1a) and this is reinforced in policy for the built environment (BE1 and BE3), the former requiring respect for the landscape setting and the latter requiring new development to respect the existing character of the area. Therefore it is considered the NP already addresses this concern.</p>	<p>No modification is required.</p> <p>No modification is required.</p>
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Section of NP	Consultee Category and Response Data.	NP Steering Group Observation	NP text clarification.
<b>Economy</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ Small businesses related to the local economy and the interests of local residents will enliven and invigorate our community.</li> <li>◦ Fully support the main objectives, particularly that businesses are of a scale that is appropriate to the setting. As a new resident in the Sheldon area it is a surprise to see such large vehicles using these country lanes.</li> </ul>	<p>Observation: This comment and its aspiration are reflected in policies E2 – development of a scale to support the local community – and E4 – proposals for community facilities that are of an appropriate scale will be supported.</p> <p>Observation: This comment is seen as endorsement of the NP’s economy and other policies. If development is kept to a scale appropriate to the setting (NE1a) then the use of country lanes - governed by Wiltshire Council Highways - by large vehicles will likely be restrained. The Steering Group notes that where lanes in the in the NP area are largely single track (e.g. Allington lane) Wiltshire Highways has designated them as unsuitable for use by large vehicles. The principal lanes at Sheldon Corner where there is a business park are not single track, thus large vehicles are not forbidden.</p>	<p>No change required.</p> <p>No change required.</p>
<b>Housing</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ No more please, thank you.</li> </ul>	<p>Observation: The NP only permits residential development for new dwellings if supported by evidence of genuine need as specified in H1, which states:</p> <p>a. Rural exception sites for affordable housing,</p>	<p>No modification is necessary.</p>

	<ul style="list-style-type: none"> <li>◦ Some housing development may be inevitable – this should not involve housing estates; just infilling and that only in small numbers.</li> </ul>	<p>where it is demonstrated that identified local need is supported, or</p> <p>b. Agricultural workers housing will be permitted if there is proven need, or</p> <p>c. Is required in order to maintain a heritage asset of acknowledged importance, or</p> <p>d. Whereby housing is needed to support members of families already in the plan area to remain within the community.</p> <p>In response to this comment, the Steering Group believes the NP housing policies are appropriate, solely attuned to local need and respectful of this commentator’s desire to see a strong restraint on new housing development.</p> <p>Observation: The Steering Group believes that the NP’s housing policies are in tune with this commentator’s requests – there will be no housing estates, a desire supported by the parish residents in the NP’s Housing Needs Survey, and the desire of parish residents for the parish to remain fundamentally rural in nature, and that infilling or new development be linked to established buildings and be in accord with the setting (HE2 , NE1).</p>	<p>No modification is necessary.</p>
<b>Section of NP</b>	<b>Consultee Category and Response Data.</b>	<b>NP Steering Group Observation</b>	<b>NP text clarification.</b>
Activities and Projects	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ I think the church at Allington should have been renovated and a service held a few times a year. It would</li> </ul>	<p>Observation: The Steering Group notes this aspiration but unfortunately this former church hall</p>	<p>No change necessary.</p>

	<p>Have been a meeting point for anyone in the parish to meet up with others. I would be first to donate towards the project. Thus is more positive than any village hall etc.</p>	<p>is now in private ownership (the farmer whose farm is immediately adjacent). Under NP section 38 on Projects there is the intention to build on the Parish Council's own thoughts on the possible viability of a Parish Hall (meeting place) and this comment will be fed into those deliberations. To re-instate religious services is not within the province of the Neighbourhood Plan.</p>	
<p><b>Appendices and Annexes.</b></p>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ Allington and Chippenham Without is a beautiful part of the world to live in. We are <u>so</u> lucky to have it – please preserve it – especially the village. Just doing stone walls from Shiles' Farm to Allington House would make such a difference. And to do the church would be my dream.</li> </ul>	<p>Observation: This comment accords with the NP's policies to respect the heritage and character of the area's built and natural environment. As earlier stated in the Steering Group's response to a comment in the Natural Environment section of the NP, Allington lane is a central recorded feature of the Allington Conservation Area. The NP envisages a 'Lane Management' Activity with residents establishing a parish Working Group working in association with CW PC – see NP Activities 37, para. 37(a) and Policies E1, E2 and NE2. This commentator's aspiration regarding stone walls along a section of the lane will be drawn to the Working Group's and CW PC's attention. The commentator's aspiration for a re-instatement of the former church's religious function is noted, but it is outside the province of the NP.</p>	<p>No alteration or modification is required.</p>

Section of NP	Consultee Category and Response Data.	NP Steering Group Observation	NP text clarification.
	<b><u>Businesses.</u></b>		
<b>Summary of the detail of the responses</b>	<p>All businesses in the NP area were consulted and sent a paper copy of the Regulation 14 Questionnaire (Q3) with a stamped addressed envelope for its return.</p> <p>3 businesses returned the questionnaire. They all supported the “Plan As Is”, and had no specific comments.</p>	<p>Observation: As those who responded supported the “Plan As Is” i.e. were fully content, no further action is required.</p>	<p>No change.</p>
	<b><u>Statutory and External Bodies.</u></b>		
<b>Summary of the detail of the responses</b>	<p>Those in this category of consultee who responded were Chippenham Town Council, Cotswold Conservation Board, the environment agency, Historic England, Natural England and Wiltshire Council. All responses were in electronic format.</p> <p><u>Chippenham Town Council</u> offered a number of comments which are addressed below.</p> <p><u>The Cotswold Conservation Board</u> replied, saying “The Board will not be commenting on the Draft Neighbourhood Plan in this instance.”</p> <p><u>The Environment Agency</u> responded, saying “We have identified environmental constraints within your plan area however as no growth is proposed, we have no detailed comments to make at this stage. Should the</p>	<p>Observation: The Steering Group addresses these comments separately below.</p> <p>Observation: No action required.</p> <p>Observation: No action required.</p>	<p>No change.</p> <p>No change.</p>



	<p>aspiration of the plan change, please consult us so that we can provide appropriate comments.”</p> <p><u>Historic England</u> responded, saying “We have no detailed comments on the Plan to offer other than to note and applaud the policy provisions proposed for the protection and enhancement of the distinctive local historic character of the Plan area, and the intended action to create a Heritage group to assist in their delivery.</p> <p>Our congratulations to your community on its progress to date, and our best wishes for the eventual making of its Plan.”</p> <p><u>Natural England</u> responded, saying “Natural England does not have any specific comments on the Chippenham Without Parish Draft Neighbourhood Plan.”</p> <p><u>Wiltshire Council</u> responded with a lengthy and detailed list of questions. All of these have been responded to and supplied to Wiltshire Council. Some SG responses required clarification of the NP from its Reg. 14 version, but none required a modification of significance or principle. A full record of the WC questions and the Steering Group response is tabulated in a separate document, titled “ WC Reg. 14 comments and NP Steering Group’s response, July 2022”.</p> <p>For an analysis and record of the Chippenham Town Council comments and SG response, see below.</p>	<p>Observation: The Steering Group notes the strong endorsement of the Neighbourhood Plan by Historic England.</p> <p>Observation: No action required.</p> <p>Observation: See separate document titled “ WC Reg. 14 comments and NP Steering Group’s response, July 2022”.</p>	<p>No change.</p> <p>No change.</p> <p>Some clarifications have been made, but no changes of principle in the Plan have been required.</p>
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	<b><u>Chippenham Town Council</u></b>		
<b>Vision</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ Support for the NP vision to continue to host sporting facilities at Chippenham Rugby Club and Golf Driving Range which are used by Chippenham residents.</li> <li>◦ Support for the continued attraction and ease of access of Chippenham Without’s green spaces, public rights of way and heritage asset to Chippenham residents who value these sporting and recreational uses that the Parish has to offer.</li> <li>◦ We concur that housing development in the Parish up to 2026 will meet the needs of the current population to be sustainable.</li> <li>◦ There are no maps within the document. It would be helpful to include these for the reader to better understand the constraints and opportunities within the NP area. At the very least a map detailing existing assets and constraints, such as wildlife sites, heritage assets, flood zones, would be helpful.</li> </ul>	<p>Observation: Acknowledged.</p> <p>Observation: Acknowledged. We have had a meeting with Chippenham TC officers and members to enlarge on the opportunities for rights of way access from Chippenham to Chippenham Without by both residents and wildlife – see attached notes to this document recording these proposals, titled “Attachment external to NP document - Meeting with Chippenham Town Council : A350 and Green Infrastructure, 13<sup>th</sup> April 2022.” Note: These agreed proposals have also been agreed with Wiltshire Council Highways, November 2022.</p> <p>Observation: Acknowledged.</p> <p>Observation: There is a map of the NP area in the Plan’s Introduction, page 5. The difficulty with a map detailing heritage assets and wildlife sites in the NP area is that these assets are so many in the case of heritage assets and so diverse in the case of</p>	<p>None required.</p> <p>No change required.</p> <p>None required.</p> <p>A clarification has been provided in the NP appendices of Listed Buildings’ post codes and heritage monument websites,</p>

		wildlife features that any map within the current NP document format would be too small to prevent over-crowding and thus the map's usefulness would be greatly compromised. We have now provided postcodes in the NP Appendices for all the heritage assets thus enabling their precise location to be identified, and the website listings in the case of heritage monuments which provide in each case a map of their location. Links to maps detailing public rights of way and a tabulation in the NP itself of these rights of way will be provided. In the case of flood zones, there are none.	thus enabling precise location. Regarding other features of the NP area meriting a map, the principal archaeological sites are now mapped (Page 37), a link is provided to maps of the public rights of way and the NP provides a tabulation of all of these rights of way (Annex I and J, pages 32 to 35).
<b>Historic Environment</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ The Town Council supports the objectives and policies. In order to better help inform future development and assessment of planning applications in more detail a Conservation Area Appraisal of Allington Conservation Area would be a very useful tool for you to prepare, wither as part of the neighbourhood plan process or separately.</li> </ul> <p><b>Consultee Category and Response Data.</b></p>	<p>Observation: Endorsement of objectives and policies acknowledged. The NP will now include the full Allington Conservation Area Statement, and this Statement provides a clear appraisal of the conservation features of the Conservation Area.</p> <p><b>Consultee Category and Response Data.</b></p>	<p>The NP now includes a link, Annex N, to the Conservation Area Statement for Allington.</p> <p><b>NP text clarification.</b></p>
<b>Section of NP</b>			
<b>Natural Environment</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ The Town Council supports NP Policy NE1 to “protect existing public rights of way and link new routes to offer the community opportunities for additional countryside</li> </ul>	<p>Observation: Acknowledged.</p>	<p>No Change.</p>

	<p>access routes and cycleways where possible . . . [and to] include landscape enhancements of appropriate species mix and character.”</p> <ul style="list-style-type: none"> <li>◦ Chippenham Neighbourhood Plan will shortly be going to Regulation 14 public consultation, and Chippenham TC’s NP has identified several ‘Green Corridor Potential Countryside Connection Points’ across the A350. There is great potential for a joined up approach between our councils which could involve you identifying green corridors under Policy NE1 which link our proposed green corridors, and working with WC Highways to ensure wildlife or human linkages across the A350 to connect these corridors, particularly given design work on the dualling of the A350 is now proposed to proceed.”</li> </ul>	<p>Observation: Acknowledged, and we have had a meeting with Chippenham TC officers and members to enlarge on the opportunities for rights of way access from Chippenham to Chippenham Without by both residents and wildlife – see attached notes to this document recording these proposals, titled “Attachment external to NP document - Meeting with Chippenham Town Council : A350 and Green Infrastructure, 13<sup>th</sup> April 2022.” Note: These agreed proposals have also been agreed with Wiltshire Council Highways, November 2022.</p>	<p>No change required.</p>
<p><b>Built Environment</b></p>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ The Town Council supports these policies and objectives. We wonder whether the Plan could better define the settlement boundaries of the three hamlets, or suggest areas unsuitable for development to prevent coalescence in order to help seek compliance with Policy BE1.</li> </ul>	<p>Observation: We acknowledge the Town Council’s support. As the hamlets are geographically loose, with considerable areas of agricultural land separating them, defining clear boundaries would be difficult. However a definition to some degree is provided by Royal Mail postcoding, and the Electoral Register does identify these areas specifically using this means. As the overwhelming preponderance of land usage in the parish is agricultural, maintenance of this agricultural status</p>	<p>No change required.</p>

		is probably the best means for ensuring compliance with Policy BE1.	
<b>Economy</b>	The Town Council supports these policies and objectives.	Observation: Acknowledged.	No change.
<b>Housing</b>	The Town Council supports these policies and objectives.	Observation: Acknowledged.	No change.
<b>Activities and Projects in support of the Plan</b>	<p>Specific comments received were:</p> <ul style="list-style-type: none"> <li>◦ We suggest adding a reference to working with the Town Council on opportunities to implement cross-boundary improvements to public rights of way and green corridors, given our neighbourhood plans will be running in tandem.</li> <li>◦ Under the heading ‘Plan Management’ there could be a reference to working together with the Town Council and other neighbouring parishes when the time comes to review your/our neighbourhood plans so that there is a co-ordination and possible agreement on key themes/issues.</li> </ul>	<p>Observation: This is a sensible suggestion. We would hope that it would occur naturally, but we will add a small clarification to the NP text to reflect this aspiration.</p> <p>Observation: Acknowledged, and this matter is addressed in the agreed clarification to NP para 42, page 24 – as recorded above.</p>	<p>Final Review, para 42, p 24, to include the additional text: “. . . a full review <i>involving consultation with Chippenham Town and our neighbouring parishes will be undertaken with the aim of producing a fully updated (amended) plan to undergo the referendum process to produce the Neighbourhood Plan to 2046 or longer if permitted.</i>”</p> <p>Final Review, para 42, p 24, to include the additional text: “. . . a full review <i>involving</i></p>

			<i>consultation with Chippenham Town and our neighbouring parishes will be undertaken with the aim of producing a fully updated (amended) plan to undergo the referendum process to produce the Neighbourhood Plan to 2046 or longer if permitted."</i>
<b>Appendices and Annex</b>	No comment.		

**Attachment, external to NP document. Meeting of NP Steering Group with Chippenham Town Council : A350 and Green Infrastructure, 13<sup>th</sup> April 2022. Note: these proposal were agreed by the Town Council and Chippenham Without NP Steering Group with Wiltshire Council Highways, November 2022.**

Proposals considered by Chippenham Town Council and Chippenham Without NP Steering Group.

1. Hardenhuish Brook : CHWI5/CHIP115. [Note: CHWI = Chippenham Without, CHIP = Chippenham Town].

- Current underpass for both the brook and footpath. Current situation has established the principle of an underpass between the two sides of the A350, facilitating both the brook and passage of the footpath.

**2. Rugby Club : CHIW6/CHIP33 (CHIP116).**

- Existing crossing from Chippenham Without to Chippenham Town (CHIW6 – CHIP33) would be become illegal upon dualling.
- CHIW6 which currently lies north of the A350 footbridge to have a new extension (mitigation) which links it to the footbridge at Frogwell, and so connects with CHIP116.
- Create a new link in Chippenham Town involving CHIP33 to CHIP116 (at present they are very close to one another, but not actually connected), so this joined Chippenham Town footpath (CHIP33 CHIP116) crosses over the A350 footbridge to join with a diverted Chippenham Without CHIW6.

**3. Priors Copse (Chipp. Without) wildlife link to Vincients Wood Nature Reserve (Chipp. Town).**

- The brook that runs just north of Priors Copse and originates within Chippenham Without (Starveal Farm) also runs on the northern side of Vincients Wood, making use of an existing culvert under the A350.
- This culvert to be developed as a wildlife corridor between Vincients Wood Nature Reserve and Chippenham Without, with any necessary up- grading of the culvert undertaken during the dualling of the A350.

**4. CHIW8/CHIW10 bridleways meet alongside the A350, opposite the access roads to and from Cepen Park South/A350, and development of a new link with CHIP34 at Derriads Pond (Chipp.)**

- At present Cepen Park South (Chippenham) has access to the countryside (Chippenham Without), and this access will cease following dualling.
- Existing crossing from Chippenham to CHIW8/10 would be become illegal upon dualling.
- Create extension of CHIP34 to A350, i.e. Derriads Pond.
- Create a link between CHIW8/10 at A350, for both human and wildlife use, with extended CHIP34, either by bridge or underpass.