

## **CLPG Consolidated Options**

This is the consolidated list of Options found on the CLPG Gmail account as of the 23rd September 2015 at 1550hrs and updated 5<sup>th</sup> October 2015.

Please note that the Options have been accepted by the CLPG to be included in this document with no editing or other alteration; they are shown in no particular order; any statements they contain represent the views and the opinions of the person making the submission only. The submitters have been advised that the Options will be circulated to the CLPG mailing list and to Parish Councillors and will be in the public domain, the CLPG therefore bears no responsibility for any onward transmission of the information included in this document.

## **Option A**

|  |   | Completion notes   |
|--|---|--|
| Delivery/Development option              | Adopt Wiltshire Council Core Strategy for Small Villages with development limited to infill within the existing built areas of the village and that meets local need; | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | This is the default position for small villages and is documented for awareness/completeness  | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | Wiltshire Council default policy for small villages   | Should refer to title of consultation and chapter / page where evidence is located<br><br>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a> , click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc) |
| Pros of option                           | Restricts development to small amounts of housing in keeping with the essence of the village  |  |
| Cons of option                           | Provides little/no income via CIL   |  |
| Risks associated with option             |   |  |
| Proposer of option                       | Default policy  |  |
| Unknowns                                 |   |  |
| How will option be funded                |   |  |

## **Option B**

|  |  |
|--|--|
| Development option                       | <p>To support housing development adjacent to the school / church, if it enables:</p> <ul style="list-style-type: none"> <li>• Delivery of the identified need for affordable housing</li> <li>• A car park for use by the school &amp; church</li> <li>• A village green area and land for the possible future relocation of the village hall</li> </ul> <p>This would be subject to:</p> <ul style="list-style-type: none"> <li>• the number of new properties being no more than 25</li> <li>• the Parish Council approving the detailed planning application</li> </ul>  |
| What is the intention of the policy      | <ul style="list-style-type: none"> <li>• To meet the identified need for affordable housing</li> <li>• To meet the identified need for off-road parking at the school / church</li> <li>• To meet the identified need to support the village school by reducing the risk of the village school closing through increasing the number of children in the village</li> <li>• To meet the identified need for homes suitable for both young people and older people who want to downsize and stay in the village</li> <li>• To start the creation of a village centre through a car park and creating the opportunity for future relocation of the village hall</li> </ul>  |
| Relevant evidence to support this option | <ul style="list-style-type: none"> <li>• Wiltshire Council 2012 Housing survey identified the need for a number of affordable houses, whilst the figure of 3 was used in the report, the actual number of people seeking homes in the Parish over the planning period is likely to be more than 3</li> <li>• 2006 Community First consultation (slide 7) identifies that the Community would like a village centre to be investigated</li> <li>• Parish Plan pages 20, 24 &amp; 27 identify the need to improve parking outside school, village hall and church</li> <li>• Parish Plan page 20 identifies the need to protect the existence of the school</li> <li>• Parish Plan page 22 identifies that 144 people saw a need for a village centre</li> <li>• Page 7 of the draft issues report identifies that some residents believe a small amount of low cost housing would help maintain the vibrancy of the village</li> <li>• Page 8 of the housing needs survey shows 57% of respondents supported the development of cheap starter homes for young people</li> </ul>         |
| Pros of option                           | <ul style="list-style-type: none"> <li>• Meets multiple explicit needs identified by the community</li> <li>• The mix of house to be built will be significantly more favourable to the village than the nature of in-fill houses</li> <li>• The proposed number of smaller houses creates the chance to reverse the trend for the average age &amp; income level of the village to increase and thus create a more balanced community. This in turn is likely to have a positive impact on social activities in the village.</li> <li>• Development is low density and would be sympathetic to the current environment</li> <li>• Creates concept of village centre &amp; creates opportunities for this to be developed by future generations</li> <li>• The financial contribution to the village of one 25 home development is significant when compared to the zero amount if 25 separate in-fill houses were built</li> </ul>  |
| Cons of option                           | <ul style="list-style-type: none"> <li>• A small proportion (less than 0.25% of Parish) of green field is built on</li> <li>• Will be a few properties where their views are changed from open fields to landscaping</li> </ul>  |
| Risks associated with option             | <ul style="list-style-type: none"> <li>• Whilst it is possible to lay down directional guidelines on who moves into housing association houses (eg have a local connection), it is not possible to determine who moves into houses. The fact that the affordable houses will be occupied at a similar time rather than spread out over years does slightly increase the risk of the “wrong sort of people” moving in. However there are ways of mitigating this risk eg changing the balance between housing association and other methods of tenure.</li> <li>• Does not guarantee that the school will not close in the planning period</li> <li>• Does not guarantee that the trend for the average age of the village population to carry on increasing can be stopped</li> <li>• If the village does want to relocate the village hall then there will be a need to generate significant funds / grants. The existing site could realise about £ 120k and the developer contribution of the proposed policy would be approx. £ 90k. A new hall is likely to cost £ 600</li> </ul> |

|                           |   |
|---------------------------|---|
|                           | <p>to 650k which would mean that it would be challenging to raise the funding gap.</p> <ul style="list-style-type: none"> <li>The precise mix of houses and their appearance would be clarified in a planning application. The condition that the planning application must be approved by the Parish Council is a way of giving some assurance that any risks associated with this policy are reviewed by the community</li> </ul> |
| Proposer of option        | James Harvey-Samuel   |
| Unknowns                  | <ul style="list-style-type: none"> <li>Whether Wiltshire Council would accept a figure of 30% affordable homes [rather than 40%] thus enabling the developer to increase the funding to the village by £ 150k. This would be on the basis that the nature of houses built is similar to affordable house but sold through open market rather than available through a housing association</li> </ul>                                |
| How will option be funded | <ul style="list-style-type: none"> <li>The landowner/developer is likely to gift approx. 1.55 acres of land, provide a 30-40 space car park, a village green and approx. £ 90 k for amenities</li> </ul>  |

### Additional information on proposed development

- The proposed policy is written as criteria specific and could apply to land either side of the church. However the most likely outcome of this policy relates to the land adjacent to the school due to the landowner being interested in developing this land.
- Policy development is different from applying for planning permission. The following information is given as indicative as a detailed planning application has not been prepared. The mix of homes is likely to be:
  - 10 affordable homes
  - 3 x 2 bed starter homes
  - 2 x 3 bed starter homes
  - 2 x 3 bed bungalows
  - 8 x 4 bed family houses
- The proposed housing density is likely to be approx. 5.4 dwelling per acre which is much lower than many modern developments [Broadacres is 4.3 dwellings per acre & Redhills is 7.5 dwelling per acre]
- The area allocated for the village green is approx. 1.05 acres & 0.51 acres for the village hall & car park
- The car park would be approx. 30-40 cars

### Summary of issues relevant to choosing the right development policy for Broad Town

There are two ways of approaching what the right development policy is right for Broad Town:

- Adopting the core strategy and allowing infill houses to determine the future housing mix / number of house in the village.
- Identifying what sort of village we want in the future (eg balanced community with thriving school and village amenities) and then working out how to achieve that

Each approach has risks and the judgement is which set of risks are right for improving the village. The pub and shop have closed in the last 40 years and the purpose of a plan is to improve the chances of achieving the outcomes we want.

Whilst is easy for people to say that they do not want development, it is less easy to predict what the outcome of this policy is. Option one does not mean that the village will stay like it is today. National economic factors and development outside the village will mean changes to Broad Town will continue. The trends of the last 40 years show that infill houses are generally larger properties and this has implications for the age / income bracket of people who will occupy these houses. Whilst the number of infill houses is likely to be less than the last 40 years, there is still plenty of scope for one or two in-fill houses a year to be built.

The school today depends on a significant number of children coming from Royal Wootton Bassett. Given the amount of development in Royal Wootton Bassett, it is likely that at some stage another primary school is built and this may well mean a large drop in the number of children coming to the Broad Town School. Whilst it is not possible to predict future Wiltshire Council policy on small schools there is no doubt that if there was a significant fall in the

number of pupils then this would create the risk of the school closing. The closure of the school would have an even bigger impact on the village than the closure of the pub and shop.

#### Appendix: Background information on Broad Town

- The village has been a small rural village for a long time, the fact that there has been a significant increase in the number of houses has not changed this and even if the trends of the last 40 years continue, the village will still be considered a small rural village. [it is not the number of houses that determine whether a village is small or large]
- The two factors of economic/demographic changes and the proximity of the village to Wootton Bassett & Broad Hinton means that there is zero chance of the village getting either a pub or a shop that would reclassify it as a large village.
- The population of the village has not changed materially in the last 40 years despite a 66% increase in the number of houses. [see table 1 below] Over this period there has been a shift away from families spending their whole life in a village to people who live here for a certain period in their lives.
- The nature of the housing stock has changed over the last 100 years with most of the new houses being aimed at the more affluent sections of society and this has implications for the age of the people that can buy these houses. This has changed the balance of people of who live in the village and increased the average age of the population. This is typified by a significant decrease in the number of children in the village attending the school.
- The Wiltshire Council policy on ensuring that 30-40% of homes in a new development are affordable house is a policy solution to the kind of trends that have occurred in villages like Broad Town over the last 50 years.
- Table 2 shows that the Broad Town has a lower proportion of residents under 45 rather the rest of North East Wiltshire

Table 1 – Broad Town households and population

| census | Population | No of households | people per house |
|--------|------------|------------------|------------------|
| 1891   | 483        |                  |                  |
| 1901   | 433        |                  |                  |
| 1911   | 386        |                  |                  |
| 1921   | 389        |                  |                  |
| 1931   | 441        |                  |                  |
| 1951   | 543        |                  |                  |
| 1961   | 503        |                  |                  |
| 1971   | 501        |                  |                  |
| 1981   | 569        | 143              | 4.0              |
| 1991   | 567        | 201              | 2.8              |
| 2001   | 584        | 217              | 2.7              |
| 2011   | 574        | 238              | 2.4              |

Table 2 – 2001 Census data on age profile

|         | Broad Town | North East Wiltshire | National |
|---------|------------|----------------------|----------|
| Upto 45 | 52.8%      | 60.6%                | 60.4%    |
| Over 45 | 47.2%      | 39.4%                | 39.6%    |

## Option C

|  |  | Completion notes   |
|--|--|--|
| Delivery/Development option              | Use Mr & Mrs Gibb's land to build a small scale mixed development of affordable and private homes.   | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | Benefit – local supply of affordable housing for local people.<br>Outcome – BT delivers the affordable housing requirement identified in the Housing Needs Survey.   | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | <p>Summary chapter of The Housing Needs Survey 2012 shows the need for one 3 bedroomed plus a requirement for one bedroomed home for a single/couple (providing help with personal care) and a two bedroomed shared/low cost home for a family.</p> <p>60% of responses in the Parish Plan who lived in Thornhill indicated that they would like affordable/mixed housing to be provided (40% would like family/priority)</p> <p>Two further Parish Plan comments were provided:</p> <ol style="list-style-type: none"> <li>1) "NOT HUGE GREAT BIG HOUSES LIKE THE SMALL COTTAGES AT THE BARTON"</li> <li>2) "PRIVATE"</li> </ol>  | <p>Should refer to title of consultation and chapter / page where evidence is located</p> <p>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a>, click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc)</p> |
| Pros of option                           | <p>It is currently a brownfield site so should be a preferred option.</p> <p>It mixes social and private housing</p> <p>It is a small parcel of land that won't destroy open spaces</p> <p>A small sympathetic development would <u>enhance the existing area</u> of Thornhill by removing the existing scrap yard business.</p> <p>It is <u>under the Core strategy limit</u> of &lt;10 houses for a small village</p> <p>A small development would be <u>easier to integrate newcomers</u> into the social aspects of village life</p> <p>Compared to the current unrestricted operational nature of the scrap yard business the comings and goings of traffic to and from homes will be <u>less volume traffic and less</u></p> |  |

|                              |  |  |
|------------------------------|--|--|
|                              | <p><u>heavy goods vehicles like skips.</u></p> <p>The parcel of land is not currently operating at anywhere near full capacity, however, given the existing permissions for land use it easily could be.</p> <p>Development would safeguard the area from noise/light environmental factors associated with the 24/7 commercial nature of this land.</p> |  |
| Cons of option               | <p>Broad Town doesn't have a shop and isn't on a bus route. Any new home owners would need to travel by car (irrespective of site) and this is against the key Core Strategy policy. However, this would be the case for <u>any/all</u> development in Broad Town and as such should be reflected in the cons of all options under review.</p>           |  |
| Risks associated with option | <p>It provides the houses that are needed without incurring the risk of large developers making promises that they then don't deliver.</p>   |  |
| Mr & Mrs Gibbs               | I Gibbs  |  |
| Unknowns                     |  |  |
| How will option be funded    | Developer, housing association or self-build funded  |  |

Mr & Mrs I Gibbs  
4 & 5 Thornhill  
Royal Wootton Bassett  
SWINDON  
SN4 7RX

11<sup>th</sup> September 2015

Parcel of land at Thornhill to be included in the emerging Neighbourhood Plan for Broad Town

Dear Mrs Bills,

I would be grateful if you could circulate this email to members of the Community Led Planning Group (CLPG).

I understand that Broad Town Parish Council has delegated the process of preparing the draft section of the NEW-V Neighbourhood Plan to the CLPG.

I would like to formally nominate my land for inclusion in the designated sites available for development (highlighted in red below) and would be grateful if you could engage with me as a landowner/stakeholder.



As you will already be aware my land has the benefit of brownfield status and could also deliver residential developments in-keeping with the village.

Yours sincerely,

Ivor Gibbs

Telephone 01793 731610

CC Broad Town Parish Council



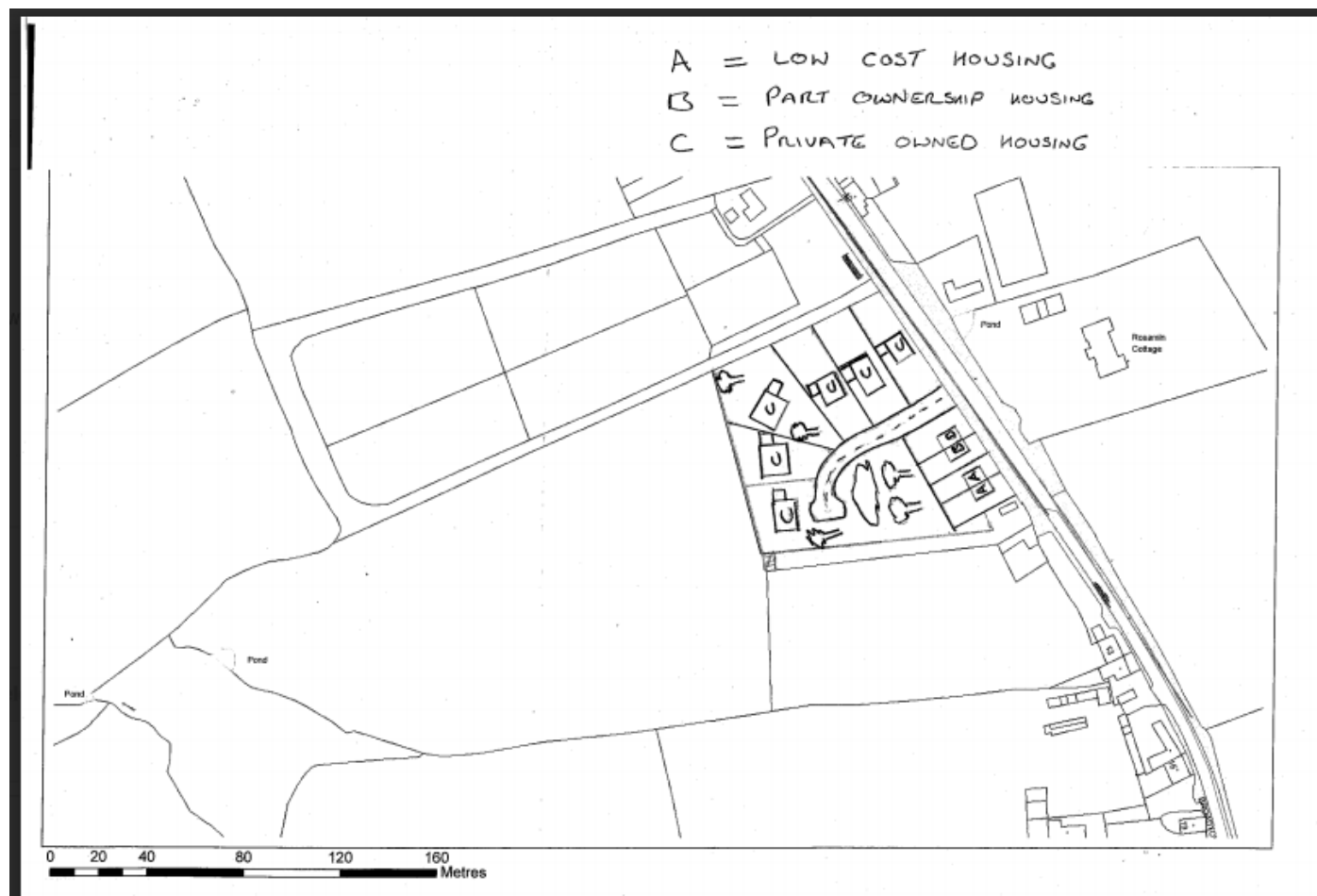
## Option D

|  |   | Completion notes   |
|--|---|--|
| Delivery/<br>Development option          | Ideally we were looking to provide the village with six detached family homes, two social houses and two part owned houses in a small cul-de-sac at the lower part of the village. Where we feel development has been overlooked throughout the years.  | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | The main benefit for us as a family would be that we could move back into the village where we were born and grew up and raise our grandchildren in the countryside.  | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | After seeing the invitation in the newsletter to apply we did some research into what was actually needed in the village. After reading through the Parish Housing needs survey we became aware of the fact that majority of the residents in Broad Town want further housing opportunities for younger families and starter homes. | Should refer to title of consultation and chapter / page where evidence is located<br><br>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a> , click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc) |
| Pros of option                           | Keeping traffic and congestion to a minimum in the top half of the village, making the village feel more connected rather than 2 halves as it is now and fulfilling a council need without it being forced upon the local community. Work for local tradesman and builders.   |  |

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| Cons of option               | Forfeiting approximately 3 acres of agricultural land and small disruption during initial building process i.e. Service connections.           |  |
| Risks associated with option |  |  |
| Proposer of option           | Local family with all local tradesman and builders involved.   |  |
| Unknowns                     |  |  |
| How will option be funded    | As this is a very early stage the funding option hasn't been discussed but have looked into several options i.e. Property Development finance. |  |

**Statement by John Little to support the above Option D:**

I was born in 35 Broad Town and lived and worked in the village for twenty six years, the only reason for moving in to Wootton Bassett was no affordable housing available in the village. The land has been in my family for over 100 years. We are not looking to make a quick buck with a developer, our plan is to develop the housing and live there, myself and my sister both have grown up children now looking for housing which this can achieve, also leaving four new houses for other families. We want to be part of the village again, working towards a shop and pub as it was when I was a child. If this is successful we would be looking to use all local trades in the village and nearby area to achieve this development.



## Option E

|  |  | Completion notes  |
|--|--|---|
| Delivery/Development option              | <p>Development of more than 10 houses on the land of Church Farm House (approx. 11 acres; see documents sent previously) with considerable area retained for a public recreational area.</p> <p>The development would be privately financed and multiple developers would be invited so that many options could be presented to the Parish Council and villagers. The emphasis will be to provide a style of housing that would enhance the village and provide significant benefit to the village.</p>  | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)   |
| What is the intention of the policy      | <p>a) <u>Housing/facilities financed by the development (depending on scale of construction):</u></p> <ul style="list-style-type: none"> <li>▪ Three or more affordable houses</li> <li>▪ Recreational area to create facilities that the village could maintain long term i.e. village green, playground, Adventure Park, pond, sport facility... (to be determined via a village consultation)</li> <li>▪ % (to be determined) of net profit to the village (newly created trust or entrusted to the Parish Council) for the creation of new village initiatives and maintain, enhance and support of community based plans</li> </ul> | Describe the benefits & outcomes desired from the option  |
| Relevant evidence to support this option | <p>We do not believe that there is any evidence suggesting that additional housing is needed in Broad Town. The considerations taken in presenting this proposal are:</p> <p>a) The delivery of three affordable houses (ref: Parish Housing Needs Survey July 2012). We don't know if</p>   | <p>Should refer to title of consultation and chapter / page where evidence is located</p> <p>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a>, click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click</p> |

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|                | <p>the recommendations of this survey have now been met or even need to be met.</p> <p>b) To suggest a development option if a strong voice from the majority of Broad Town residents was against remaining within the Wiltshire Core Strategy</p>  | <p>on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc)</p> |
| Pros of option | <ul style="list-style-type: none"> <li>▪ Land suggested is big enough to allow a large development to finance meaningful public facilities.</li> <li>▪ A development with its own access and road calming measures will slow down the traffic on this straight line.</li> <li>▪ Access to recreational area(s) via existing footpath or via the development road which would be accessed from Broad Town Road</li> <li>▪ Access to recreational area(s) could be monitored easily, restricted to villagers if necessary and offered at a cost to people outside the village. Such contribution would help in maintaining the area.</li> <li>▪ An access from the school could easily be created so that children can enjoy the facilities safely.</li> <li>▪ Beautiful setting for a public recreation area</li> <li>▪ The development should have very little impact on the attractive and green section of Broad Town Road between Church Farm House and Broad Town School.</li> <li>▪ Once completed, the development should have very little impact on the surrounding houses and will not obstruct or compromise the view of any houses apart a few existing houses on Pie Lane who might see part of the development from a distance</li> <li>▪ Additional members of the community to support the village, church, school and village initiatives and clubs</li> </ul> |   |

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|                              |  |  |
| Cons of option               | <ul style="list-style-type: none"> <li>▪ Additional traffic coming to the village</li> <li>▪ Some light nuisance</li> <li>▪ Some noise nuisance</li> <li>▪ View slightly compromised for a few houses on Pie Lane</li> <li>▪ Development on green fields could change the nature and overall feel of the village</li> <li>▪ Disruption during the construction</li> <li>▪ To finance any significant public recreational area the scale of the development might need to be larger than the village wants.</li> <li>▪ Possible utilities disruption during transfer to the new development</li> </ul>  |  |
| Risks associated with option | <p>We would like to make it clear that we, as villagers and land owners, do not think any additional development is needed in Broad Town and firmly believe that small infill housing should be the only plans the Parish and Wiltshire council consider for our small village. That being said, if there was a strong overall majority who think that extra housing will benefit the village then we think many options and ideas should be considered before a particular one is retained and included in the Neighborhood Plan. In this instance we believe that, a development, set back from the main road and with limited visual impact should be considered as a preferred option so as not to compromise the small village &amp; rural feel of Broad Town. The main risk to consider are the number of development and additional houses allowed and the impact that this will have on our small village.</p> |  |
| Proposer of option           | <p>Oliver &amp; Peggy Lurot</p> <p>Church Farm House</p> <p>Broad Town</p>   |  |
| Unknowns                     | Scale of development & benefits to the village   |  |
| How will option be funded    | Privately funded   |  |





## Option F

|  |   | Completion notes   |
|--|---|--|
| Delivery/Development option              | Convert the next available 3 bedroomed Redhills property into a one bedroom and 2 bedroomed flats.  | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | Satisfying the demand for affordable housing  | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | <p>The Housing Needs Survey 2012 concludes that within the period April 2011 to April 2012 one 3 bedroomed property became available for rent satisfying the demand for the three bed home for a family ( providing help with personal care). So this proposal concentrates on the remaining requirement for the one bedroomed home for a single/couple (providing help with personal care) and the two bedroomed shared /low cost home for a family.</p> <p>At the time of writing there were “ten households on the Wiltshire Council Housing Register seeking affordable accommodation in Broad Town parish: one of these households is also reported on in this report as in need of affordable housing”. It is fair to discount the 9 households on the register because if they didn’t receive or respond to the questionnaire it implies they don’t have any link to the village except a desire to live here.</p> | <p>Should refer to title of consultation and chapter / page where evidence is located</p> <p>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a>, click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc)</p> |
| Pros of option                           | <p>Less cost</p> <ul style="list-style-type: none"> <li>• Faster to develop</li> <li>• Does not rely on losing green fields to develop an indeterminate number of houses ranging from 21-70 in order to get 2 affordable homes.</li> <li>• By not adding housing it could be argued that BT are supporting the Core Strategy key principle of “<b>Providing for the most sustainable pattern of development that minimises the need to travel and maximises the potential to</b></li> </ul>   |  |



|                              |   |  |
|------------------------------|---|--|
|                              | use sustainable transport”.   |  |
| Cons of option               | <ul style="list-style-type: none"> <li>• Redhills has 32 PAF address records yet the Housing Needs Survey states that there are only 24 affordable homes remaining in BT (suggesting that 8 have been sold off), we’ll just be faced with same shortfall again in the future unless steps are taken to protect affordable homes from being “sold off”.</li> <li>• The 3 BIG issues that have come out of the 7 surveys to date e.g. traffic, lack of shop and activities such as a Youth Club will not be addressed by this proposal but you could argue that historically there is no proof that these issues can ever be addressed (e.g. WC certainly failed us miserably in not improving the speed of traffic when they could in the road review) so the proposal merely retains the status quo.</li> </ul> |  |
| Risks associated with option | Low risk /minimum impact  |  |
| Proposer of option           | J Conybeare   |  |
| Unknowns                     |   |  |
| How will option be funded    | National grant funded by homes & community agency   |  |

## Option G

|  |  | Completion notes   |
|--|--|--|
| Delivery/Development option              | This is an option for Broad Town to exit the Neighbourhood plan.   | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | <p>The process for delivering a Plan that covers such a large and disparate geographic area is too cumbersome and does not give Broad Town residents sufficient opportunity for involvement, nor sufficient democratic voice in the final referendum and therefore is not in Broad Town's longer term interests</p> <p>The proposed outcome is that Broad Town exits NEW-V with immediate effect.</p>  | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | <p>Our track record of working with WC is poor e.g. C415 Road Review and C415 white line project. BT did not have sufficient knowledge and BT did not probe deeply enough. BT failed to get what it needed and BT should learn from these mistakes with WC and prevent a " <b>deja vu</b>" by withdrawing from NEW-V.</p> <p>The poll was the safeguard for BT to know that a developer option was supported by residents – no poll means no assurance that the plan is what people want. We only represent 6% of the NEW-V area so the referendum is no safeguard for BT.</p> <p>There is no clear statement stating “why” Broad Town should be in NEW-V.</p> <p>There has been no discussion or response by the qualifying led body on representations made (see Parish Council minutes).</p> <p>Professionalism and quality assurance have been non-evident. It is unfair and not in the public interest to accept inaccurate and misleading material in the village news since February 2015 (see minutes &amp; written correspondence)</p> <p>In the briefing paper it says “Submit the draft Broad Town Chapter containing its</p> | <p>Should refer to title of consultation and chapter / page where evidence is located</p> <p>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a>, click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc)</p> |

|                              |   |  |
|------------------------------|---|--|
|                              | <p>proposed development option/.....” BUT there are <i>many</i> options (not just singular) and now no poll to fairly and transparently portrait the views of the residents. In addition, the briefing paper does not match the minutes (see minutes 12/08/15 where clearly the removal of the poll was based on the way a future consultation is to be carried out NOT as suggested because of the comprehensiveness of the Informal stakeholder consultation. There is also a mismatch on the process and timescales – information is not being clearly cascaded down from the Area Steering Group.</p> <p>There are still a lot of unknowns (see correspondence 15 September 2015 20:42 to PC) so the evidence to remain in NEW-V isn't clear.</p> |  |
| Pros of option               | No more fighting, blaming or unpleasant behaviour   |  |
| Cons of option               | Without knowing why BT are in NEW-V it is hard to comment here  |  |
| Risks associated with option | The Parish Council have been asked for a risk/benefit assessment (see correspondence to PC 01 July 2015 13:59) but this wasn't put on an agenda, not discussed or even replied to.  |  |
| Proposer of option           | Removal of the poll and associated decision/action points was raised as a concern at PC meeting held 14 <sup>th</sup> September. The PC response was to add this option – so here it is   |  |
| Unknowns                     |   |  |
| How will option be funded    | N/A   |  |

## Option H

|  |   | Completion notes   |
|--|---|--|
| Delivery/Development option              | We propose proportionate and sympathetic development connecting the two separate halves of the village, centred around the school and the church with further options for single homes in other locations thus reducing the impact in one area. We further propose a combination of homes to buy and to rent and no larger than 3 bedroom with priority given to people from or with links to our community.  | Overview of option; be brief, aim for maximum of ten lines if possible ( but there is no maximum)  |
| What is the intention of the policy      | <p>The intention is to satisfy the requirement for new housing in the area with the minimum of impact on the community and environment. To provide sustainable, energy efficient homes compliant with the Government's policies outlined in the National Planning Policy Framework 2012 whilst preserving the character and appeal of our village.</p> <p>To provide a wide choice of high quality and affordable homes which demonstrate good design, fit into the landscape, promote and serve a healthy, prosperous and diverse rural community.</p> <p>Development will acknowledge the need to conserve and enhance the natural and historic environment which we in the village cherish whilst delivering the local demand for parking and village amenities.</p> | Describe the benefits & outcomes desired from the option   |
| Relevant evidence to support this option | <p>Village survey 4 strongly indicated that most people did not support large scale development in the village. Less than 5% of respondents supported 40+ houses. Half of respondents indicated that they would support new housing developments that delivered either between four and ten, or eleven and twenty, new homes.</p> <p>Village survey 4 strongly indicated a desire for a mixture of tenures including homes to buy and to rent.</p> <p>Village survey 4 strongly demonstrated no need was expressed for properties with 4 or more bedrooms.</p> <p>The neighbourhood plan indicated there is a demand for safe off-street parking in Broad Town, in particular to serve the</p>  | <p>Should refer to title of consultation and chapter / page where evidence is located</p> <p>Go to <a href="http://www.broad-town.co.uk">www.broad-town.co.uk</a>, click on <b>Community</b> and scroll down the list using the scroll bar at the side. Click on <b>Community Led Planning Group</b> and you will find all the latest CLPG information and filed evidences (surveys etc)</p> |

|                              |   |  |
|------------------------------|---|--|
|                              | <p>school/pre-school and the church.</p> <p>The neighbourhood plan demonstrated that residents of Broad Town enjoy the rural lifestyle and are keen to preserve the character of the village through limited development. Our plan will ensure that this sentiment is not forgotten.</p> <p>Many residents expressed a wish for a more diverse mix of ages in the village, with provision for families, single people and older people so that individuals can play an active part in the Broad Town community throughout their lives. Our plan will provide a mixture of housing which will promote and support this diversity.</p> <p>Residents who favoured some small scale development tended to look to the centre of the village, in the area around the school and church to accommodate this. Maps allied to this plan identify land opposite the school and adjacent to the church.</p> |  |
| Pros of option               | <p>We will offset the carbon footprint of the development with significant tree planting in Broad Town promoting biodiversity and enhancing the natural environment.</p> <p>The intention from the outset is to bring tangible economic benefits to the local community by committing to use only local builders and trades people in construction and any ongoing maintenance.</p> <p>We will not propose, undertake or support excessive development. We acknowledge the requirement for and the Government's commitment to sustainable housing however we feel it is important to protect our environment and our community from exploitation. We therefore aim to satisfy the minimum requirement taking into account the anticipated future housing need (as described in the Wiltshire Strategic Housing Market Assessment)</p>   |  |
| Cons of option               |   |  |
| Risks associated with option |   |  |
| Proposer of option           | Rawlins Bothers. 3 <sup>rd</sup> generation Broad Town residents  |  |
| Unknowns                     | These remain unknown!   |  |

|                           |                            |  |
|---------------------------|----------------------------|--|
| How will option be funded | Private finance initiative |  |
|---------------------------|----------------------------|--|

