



STEEPLE ASHTON
PARISH COUNCIL

STEEPLE ASHTON NEIGHBOURHOOD PLAN

30th November 2022

Why do we need planning?

- Consider external impacts of development
- Allow local communities to have their say
- Allow Government to specify social, economic and environmental priorities
- Mechanism for mediating interests
- Protect natural and built heritage
- Ensure adequate infrastructure is provided
- Create certainty and investor confidence

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

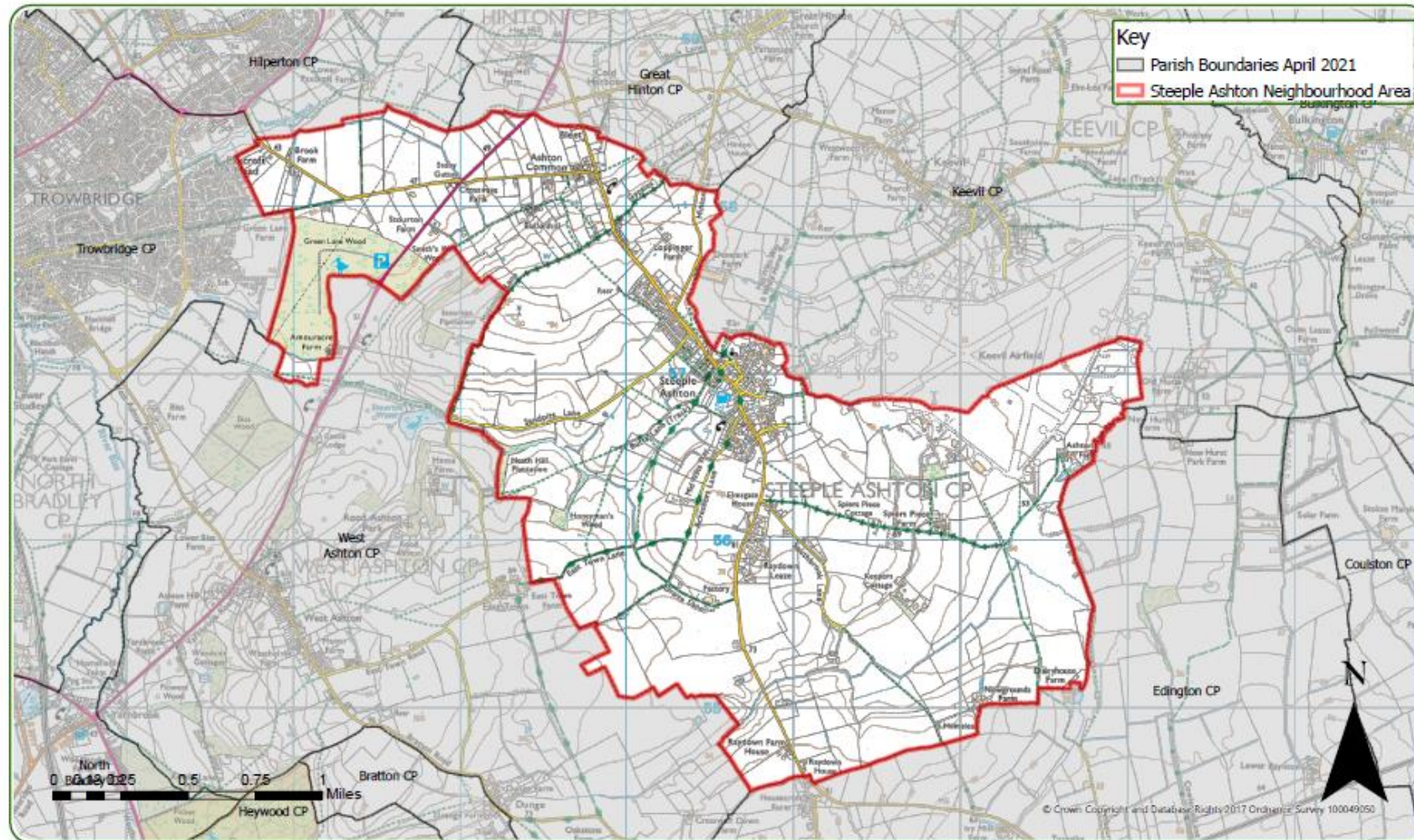


What is a Neighbourhood Plan?

- Introduced by Localism Act 2011
- Allows communities to shape their area
- Specifically for Steeple Ashton Parish covering the neighbourhood area designated 15th September 2022
- Establishes land use policies
- Part of the 'Development Plan'
- Will be used to determine planning applications (alongside Wiltshire policies)

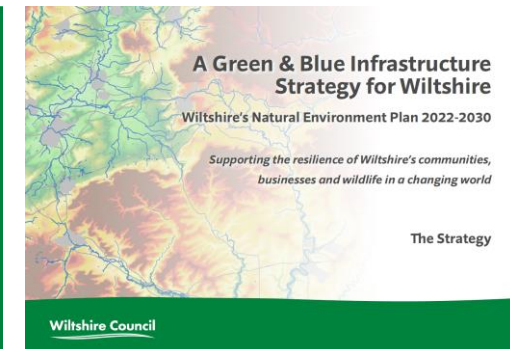
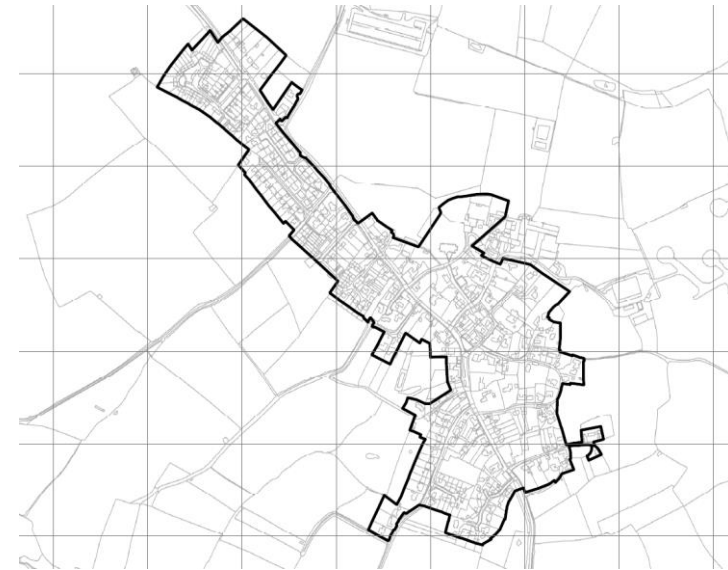


Wiltshire Council Steeple Ashton Neighbourhood Area Designation September 2022



What can a Neighbourhood Plan do?

- Define where new housing, employment and other development should be located i.e. settlement boundary and allocations
- Control the size and density of new development
- Protect green spaces and community assets
- Define local heritage and help to protect it for future generations
- Aid delivery of good design
- Support plans to mitigate impacts of climate change
- Deliver net gains in biodiversity



What can't a Neighbourhood Plan do?

- Prevent development
- Be in conflict with national and Wiltshire policies
- Propose less development than identified in the Wiltshire Local Plan*
- Impose unreasonable burdens on new development
- Address non land use matters such as litter, dog fouling, speeding etc

*Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. Housing requirement figures for neighbourhood plan areas are not binding as neighbourhood planning groups are not required to plan for housing (currently).



NO LITTERING



What can a Neighbourhood Plan achieve?

A neighbourhood plan gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.

A neighbourhood plan can deal with the issues the community considers are relevant to their area. It can allocate land for development and establish general planning policies for development and the use of land in a neighbourhood. The detail of the plan can be tailored to the wishes of local people.

It could just deal with a single issue, or be wide-ranging to address economic, social and environmental issues.

What are the benefits?

- Stronger role for communities to shape their area
- A neighbourhood plan sits alongside the local plan prepared by Wiltshire Council and is used to assess planning applications
- Establishing a positive vision for communities to set out how they want Steeple Ashton to develop over the next 10, 15, 20 years in ways that meet identified local needs and makes sense for local people.
- Community established planning strategy supported by referendum
- 25% of revenues from the Community Infrastructure Levy (CIL) compared to 15%
- Allocating land and policies to meet the identified housing requirement gives additional protections for 2 years against speculative development

What are Wiltshire Council's proposals for Steeple Ashton?

- Steeple Ashton remains a 'Large Village'
- A housing requirement for 35 homes in period 2016 to 2036*
- Site allocations will generally be made in neighbourhood plans
 - Where do these homes go?
 - What size homes should be provided?
 - How many should be affordable?

*the current housing requirement and plan period is indicative only and so may be subject to change as the Wiltshire's Local Plan Review progresses to adoption



New Core Policy

Housing Requirements for Neighbourhood Area Designations in the Rural Area

Meeting the needs of Local Service Centres and Large Villages Housing, housing requirements for neighbourhood area designations will be met by:

- Existing planning permissions and plan allocations that have not yet been implemented
- Small sites within settlement boundaries
- Exception and Community-led Schemes accordance with Core Policy 44
- Site allocations in the development plan

The general presumption against housing proposals outside a settlement will apply in accordance with Core Policy 2.

Site allocations will generally be made in neighbourhood plans. Where this is not the case, it may be necessary for the Council to allocate sites. This may be achieved by a review of the Wiltshire Housing Site Allocations Plan.

Stages to create a Neighbourhood Plan

Step 1 - Designating neighbourhood area	<ul style="list-style-type: none">• Completed 15th September 2022 designating the whole civil parish of Steeple Ashton
Step 2: Preparing a draft neighbourhood plan	<ul style="list-style-type: none">• Engagement with stakeholders and collection of evidence is referenced to support Plan policies
Step 3: Pre-submission publicity and consultation	<ul style="list-style-type: none">• A draft plan will be subject to formal consultation (Regulation 14)
Step 4: Submission of a neighbourhood plan to the local planning authority	<ul style="list-style-type: none">• Once submitted to Wiltshire Council a statutory consultation will be undertaken (Regulation 16)
Step 5: Independent Examination	<ul style="list-style-type: none">• An examiner will be appointed who will consider the plan and representations under legal test
Steps 6 and 7: Referendum and bringing the neighbourhood plan into force	<ul style="list-style-type: none">• A community referendum will be held to determine whether the NDP will be 'made'

← We are here

Skills we need...

- Steering Group
- Community engagement
- Research
- Professional support by:



Questionnaire and Call for Sites

Site Submission Form

For a site to be considered the form must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by an OS map clearly detailing the boundaries of the site
- be legible

Please also submit any supporting technical information that you consider would assist the NDP Steering Group and consultants to consider the suitability and delivery of the site and your specific proposal(s).

Details of person/s submitting the site for consideration	
Name	
Company	
Address	
Telephone number	
E-mail address	
What is your interest in the land?	
Details of Landowner	
Name	
Address	
Telephone**	
**	

Site Details	
Site address	
Site Purpose	
Is the site multiple or single ownership?	
Current and proposed uses of the land	
Is there any relevant planning history associated with the site?	
Estimated site area (sq)	

Potential constraints to development	
Are there any physical constraints, such as flood risk, ground, marshland, or access to utilities, that would limit development?	
Is there direct access to the site from the primary road network?	
Is the site (or any part of it) currently contaminated and if so, is the site still economically viable?	
Is the site contaminated?	
Are any covenants on the site relevant to the proposed use?	

Questionnaire	
1. Details of person submitting the questionnaire - this information will be used only to identify a person on telephone and to ensure that you are responding to the correct site. All data will be shared and will be held securely in accordance with the Data Protection Act.	
Name	
Age (please tick)	Under 16 <input type="checkbox"/> 17-24 <input type="checkbox"/> 25-34 <input type="checkbox"/> 35-44 <input type="checkbox"/> 45 or over <input type="checkbox"/>
How long have you lived in your home/house?	At home <input type="checkbox"/> Away <input type="checkbox"/> Overseas of the UK <input type="checkbox"/>
At what time of day do you work (please tick)?	Day <input type="checkbox"/> Evening <input type="checkbox"/> Night <input type="checkbox"/>
If you work outside of your home, please let us know where?	
If you would like to be kept informed about the neighbourhood plan as it progresses please tick the appropriate box(es).	
Telephone number	
E-mail address	
2. Details of the site you are interested in	
This section will allow us to understand how Steeple Ashton residents use the parish and how they would like to see it develop. We will use this information to help us to plan for the future. Please contact us on a separate sheet if needed.	
What do you think is the most important issue for the parish at the moment?	
What do you think is the most important issue for the parish in the future?	
What do you think is the most important issue for the parish in the next 5 years?	

- We are seeking your views on:
 - what is good or bad about the area?
 - what are the parish's qualities as a place to live and work in?
 - what issues affect the area (now or in the future)?
 - what change would you like to see?
- We are undertaking a Call for Sites to enable all persons who have an interest to promote their land (in whole or in part) for development. Find out more on the PC website or ask a member of the Steering Group.
- Consultation closes **25th January 2023**



Scan the QR code to fill out the NDP Questionnaire online or alternatively complete a hard copy.