

**Semington Neighbourhood Planning**  
**Steering Group Meeting 9     June 29<sup>th</sup> 2022**  
**1930 to 2130     in the village hall**



**AGENDA**

- 1 Welcome and apologies
- 2 Recording any declarations of interest in relation to the agenda
- 3 Approving the minutes of meeting 8 on June 1<sup>st</sup> – Paper 9.1
- 4 Matters arising from the minutes and update on activities – Paper 9.1
- 5 Oral updating on responses to the Calls for Sites to local landowners / agents
- 6 Considering written responses to the Calls for Sites to parishioners – Paper 9.2 (to follow after the deadline passes)
- 7 Agreeing [i] the form of the climate change survey and [ii] its distribution – Paper 9.3
- 8 Considering next steps in relation to local green space and community facility work: reporting on the second village walkabout
- 9 Considering the draft policies document and next steps – Paper 9.4 (circulated separately)
- 10 Agreeing arrangements and activities for the July 23<sup>rd</sup> fête
- 11 Updating on amendments to the Key Views report – Paper 9.5 (circulated separately)
- 12 Agreeing dates for the next 3 steering group meetings
- 13 Business for the 10<sup>th</sup> steering group meeting

## SNPSG Paper 9.1 Minutes and update on activities

- 8.1 Those steering group members present: Emma Day ED, Sheralyn Milburn SM, Bill Scott BS, Peter Smith PS, and Ian Williamson IW. Apologies were received from Vicky Bodman VB. Katie Lea KL and Vaughan Thompson VT (Place Studios) attended by video link
- 8.2 There were no declarations of interest in relation to the agenda.
- 8.3/4 The minutes of steering group meeting 7 on April 27<sup>th</sup> were approved, and the updated information set out in the minutes was noted. PS added that Ray Heard did not have a database of parish businesses. An alternative way of determining business data will be sought. **Action KL completed**
- 8.5 So far, the note sent to local SHELAA landowners / agents by Wiltshire Council has elicited 2 responses ( Hollins Strategic Land and CALA ). After checking with VB for other responses, the agreed proforma will be sent out to all responders by June 7<sup>th</sup> with a response date of July 15<sup>th</sup>. **Action BS/PS completed; awaiting responses**

The leaflet for parishioners to respond has been circulated in the parish newsletter. The response deadline is June 24<sup>th</sup>. All responses will be acknowledged. **Action BS**. After this, responses will be collated for consideration at the next SG meeting. **Action WS / VB Completed; on agenda**

- 8.6 The draft report about significant views (Paper 8.2) was discussed. It was agreed that this was a clear account with sound methods with all the views presented being appropriate. The number of views set out was about right. It was suggested that additional views around [i] Littleton Mill and [ii] looking south from the northern “gateway” to Semington village might be added. **Action BS / PS / JH Completed; on agenda**

It was agreed that it was important to record the cultural significance of particular views. Next steps are to [i] add new views if thought appropriate (as above); [ii] complete grid and what3words references – **Action BS** – and then to complete the map – **Action KL Completed; on agenda**

Discussion of greenspace and community facilities was deferred to a future meeting.

- 8.7 The successful village walkabout on May 28<sup>th</sup> (with outcomes recorded in part I of the circulated working document) were discussed. It was agreed that having the village seen through professional eyes was instructive, and the value of the *Semington Past & Present* book was agreed. The Place Studios view was that the character of Semington village was “strongly expressed”. The purpose of such work was to ensure that appropriate policies are in place to (ideally) protect this character, or at the very least to ensure that the minimum amount of harm is done through development. It will certainly inform any site selection process that will be taking place. Everyone is encouraged to send through additional ideas to Place Studios. **Action All**. There will be a continuation of the walkabout to take in Littleton Mill and Little Marsh. **PS to set up Completed; on agenda**

Part II of the circulated working document is a template which can be completed once part I is completed.

- 8.8 Place Studios has been developing a first working draft of the Neighbourhood Plan policies. Place Studio highlighted that these often have a generic feel and it is the local evidence (currently in progress) that is drawn on that will render them Semington-specific. The policies at this stage have been drafted drawing on work done to date and through research around other NPs – including those local to Semington. At this stage in the plan drafting process, the policies are helpful to shape the evidence base work. This first working draft will be circulated ahead of the next meeting. **Action KL Completed; on agenda**
- 8.9 Plans were considered for our presence at the July 23<sup>rd</sup> fête. It was agreed to have a space in the village hall. **PS to negotiate. Completed; on agenda** The foci to include: [i] update since the last meeting (copies

of the summary report made available); [ii] consultation on the key views document (with map); [iii] gathering views on parish green space; and [vi] climate change survey.

A draft climate change survey for households was discussed in outline. There will be a separate one for young people. ED agreed to collate responses (deadline June 10<sup>th</sup>) to the draft. **Action All** then **ED**. Following this, a revised draft will be circulated for discussion at the next meeting – **Action ED** – and for trialling with Critical Friends (if time allows) and at the fête. **Completed; on agenda**

8.10 The next steering group meeting is: June 29<sup>th</sup> Business for this to include:

- Feedback on the calls for sites
- A first look at draft policies
- Planning for the July 23<sup>rd</sup> fête
- Agreeing the climate change survey

*Drafted June 2<sup>nd</sup> 2022*  
*Circulated June 9<sup>th</sup> 2022*

<b>END of SNPSG Paper 9.1</b>
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This paper will follow after the deadline (June 24<sup>th</sup> )

**Semington neighbourhood plan  
Draft climate change survey - June 2022**

Changes in climate and how we manage it as a collective community is becoming more prevalent in how we look at development going forward. The Government and local councils are drafting up ways in which we can make Britain more sustainable with regards to producing and using energy in a more environmentally holistic way. What does this mean at a local level for a village like Semington?

Your views about climate change and its impact on the Parish of Semington are important, so that a neighbourhood plan is created with sensitivity to the immediate and long term issues the community feel matter. This survey will help give us a clearer idea of what you feel matters the most with regards to climate change and Semingtons future development. Please complete it (anonymously), feeling welcome to add any comments you may have after choosing all the options that apply.

**1. Your Views on climate change**

How concerned are you about climate change?

- Not concerned at all
- A bit concerned
- Very concerned

How do you think climate change is likely to affect Semington?

Comment:

Do you think there are any local climate issues, flooding, heat, storms etc that have an impact on the village of Semington to an extent that they need addressing?

Comment:

Do you feel it is important for our community to explore the issue of climate change?

- Yes
- No
- Not sure

Would you be willing to help support the community with making active changes to reduce carbon emissions?

- Yes
- No
- Not sure

Do you feel there is anything that would stand in your way of making any active changes?

Comment:

**2. Existing housing**

What age is your home?

What is your home owner status?

- Home owner
- Private tenant
- Housing association tenant
- other

How easy is it to heat your home in the winter?

- Easy
- Moderately easy
- Difficult
- Very difficult

How easy is it to cool your home in the summer?

- Easy
- Moderately easy
- Difficult
- Very difficult

Does your home have any of the following, or would you like to install any of these features?

	Already have installed	Already planning to	Plan to in the future	Not sure	Too expensive	Not possible in my home	Yes but need approval from home owner
Solar hot water panels							
Solar PV electric panels on the roof							
biomass boiler							
Ground/air source heat pump							
Double glazing							
Wall insulation (internal or external)							
Loft insulation							
Heat recovery system							
Other							

If you have solar PV, how many KW can it generate?

### 3. New buildings and development

What features should be included in new buildings in Semington?

Highly energy efficient to minimise need for heating and cooling

Sustainable materials and construction methods

Green planted roofs and walls

Green spaces and trees

Charging points for electric cars

Solar PV electric panels on the roof

Buildings with alternative energy fuels

Do you think there are any potential issues with making new developments more sustainable and environmentally friendly?

Comment:

### 4. Renewable energy for the Parish of Semington

Renewable energy is important moving forward for the country as a whole, and Wiltshire Council is planning to carry out an assessment to assess what potential sources they could utilise in the future, that adds to the already large uptake of solar technology in the county. These resources create a range of potential issues as there can be challenges to do with the landscape and the technology involved. It helps Semington moving forward with the neighbourhood plan if we can gain an understanding from its residents about their views concerning this topic.

Do you think the neighbourhood plan should support appropriate measures to increase energy efficiency of existing public buildings in the community?

Yes

No

Not sure

What options for generating renewable energy would you support in Semington?

Wind turbines

Solar farms

Air source or ground source heat pumps

Other

Would you be more likely to support these options if there was a financial benefit to the village?

Yes

No

Not sure

Do you have any further comments or suggestions relating to renewable energy in the village?

Comment:

**5. Transport needs in the village**

What current methods of transport do you use (tick all that apply)?

- Private vehicle
- Bus
- Bike
- Walking
- Other

Approximately what distances do you currently travel that are necessary trips within a week?

Are there forms of transport you would like to use more?

- Bus
- Bike
- Walking
- Other

What barriers might you have using an alternative form of transport (if this applies to you)?

Comment:

Do you drive an electric car currently?

- Yes
- No

If yes, can you easily charge it at home?

- Yes
- No

Should Semington have community care charging points?

- Yes
- No

If so, where should they be located?

Comment:

Any further comments:

**END of SNPSG Paper 9.3**



**SEMINGTON WORKING DRAFT NOTE V1 | MAY 2022**

The planning policies included in the Plan will be used to help determine planning applications within Semington Parish (our Neighbourhood Plan Area). Government guidance sets out that a policy in a Neighbourhood Plan should be: *“clear and unambiguous... It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”* (Neighbourhood Planning Guidance Note 2014).

The following policies relate to the development and use of land in the designated Semington Parish Neighbourhood Area. They focus on specific planning matters that are of greatest interest to the local community.

There are many other policy matters that have been left to the adopted (and emerging) Wiltshire Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful interdependence.

Planning policies are shown within a box in bold text, to clearly distinguish them, as below:

**Policy number and title**

**Below the policy number and title is the policy text.**

After each policy will be supporting text that explains the purpose of the policy, how it will be applied and, where helpful / relevant, what evidence it draws upon and how the policy relates to other development plan policies.

The policies are presented in 5 topic sections:

1. **Rural Living and Working**
2. **Environment and Wellbeing**
3. **Housing and Development**
4. **Community Facilities**
5. **Sustainability and Climate Change**

**NOTE**

This is a working draft document and the first stab at pulling together policies for Semington – it is in way complete or ‘polished’!

It is intended for the Steering Group only as part of the process of plan drafting and evidence gathering.

There are working notes and pointers on evidence required. There is a need to check and refine these based on the policy context (Wiltshire and National) and to tie into the objectives and vision for the plan).

## **Objectives**

- 1 To maintain the parish's wildlife-rich open countryside and support farming and other businesses that determine and protect the unique setting, character and identity of Semington.
- 2 To improve broadband and phone connectivity, retain the post office, and enable communications within the parish providing for all age groups.

### **DRAFT POLICY 1: Working and employment in the Parish**

#### **1. Existing Employment**

To come – see notes below

#### **2. New Employment**

The provision of local employment development (new build or change of use) will be supported in principle, subject to favourable assessment of the impact of the proposals on residential amenity, the transport network and parking provision and biodiversity and the environment; and being within a location which is, where possible, accessible by modes of sustainable transport.

#### **3. Working from home**

Development proposals to enable the employment opportunities in residential areas will be supported provided that the proposals:

- i. does not involve the loss of a dwelling;
- ii. contributes to the character and vitality of the local area;
- iii. does not harm residential amenity; and
- iv. does not adversely impact upon road safety.

#### **4. Agricultural Economy**

The conversion of existing agricultural buildings for business or business-related purposes will be supported where it is justified in the interests of ensuring the continued viability of the farming business and where the proposal can demonstrate that there would be:

- i. no harmful impact upon the surrounding rural landscape;
- ii. no unacceptable conflicts with agriculture and other land-based activities;
- iii. no harmful impact on the local road network;
- iv. no harmful impact on the amenities of neighbouring residents or businesses; and
- v. no requirement for rebuilding or a disproportionate extension.

Converted business space permitted by this policy must remain as its approved use unless it has been actively marketed for one year and it can be demonstrated that no demand exists for its continuation for employment purposes. In such cases, the redundant space should revert to its former use.

## **Notes**

Local employment in the Parish will include a range of different uses (and may overlap with Community facilities – eg the pub?). The Town and Country Planning (Use Classes) Order has been amended relatively recently to reclassify many uses into two new broader use classes:

- Class E: Commercial, business and service
- Class F: Local Community and Learning

Class E, which includes most retail uses and day nurseries, are permitted to change use to other commercial, business and service uses within Class E. Class E also benefits from permitted development rights to residential use (Class C3) without the need for planning permission, through the Prior Approval process. Class F includes

schools, places of worship, libraries, outdoor sports venues and community centres, and some local retail facilities (specifically – “shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres”). Place Studio to work on section 1 of this policy to include reference to how it should be interpreted in light of the permitted changes of use that can take place under the revised use class order.

If further protection is desired for specific community facilities, the parish council could consider applying for designation of Assets of Community Value.

This policy also seeks to facilitate the conversion of existing agricultural buildings for business or business-related purposes where diversification is in the interest of ensuring the continued viability of a farming business. Such conversions should not lead to the permanent change of use of agricultural buildings to dwellings or uses that are not compatible with their farm setting. The NPPF (para. 84) says “planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses”.

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 8 Building a strong, competitive economy (sub section: Supporting a prosperous rural economy)
- Wiltshire Council Core Strategy Policies (ADD)
- Local information derived from an economy and employment survey

**DRAFT POLICY 2: Communications Infrastructure**

**1. Mobile Phone Infrastructure proposals which will provide high quality telecommunications for businesses and residents will be supported where they are sensitively sited and are of an appropriate type and scale which protect local amenity and will have minimal impact on the built and natural environment.**

**2. Proposals for well-designed and sensitively located development linked with the delivery of super-fast broadband services, or any subsequent replacement technology, will be supported where they provide high quality internet connectivity for businesses and residents.**

**3. All new developments will need to provide suitable connections to services to ensure that future occupiers have access to high speed broadband.**

**Notes**

Access to a high-speed first-class communication service is no longer a privilege but a necessity. The NPPF (para. 112) wants to see plans “support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”.

This policy is aimed at enabling the necessary infrastructure to be provided in a suitably nonintrusive manner and ensuring that the required infrastructure and ducting is in put place so that all parts of the Parish have connection to a good communication network.

**Supporting evidence (existing and to come at Parish level)**

- NPPF chapter 10. Supporting high quality communications
- Wiltshire Council Core Strategy Policies (ADD)
- Information on the current provision
- Feedback from the community / local community and businesses

### Objectives

- 1 To maintain the parish's wildlife-rich open countryside and support farming and other businesses that determine and protect the unique setting, character and identity of Semington.
- 2 To retain and enhance the rights of way network and local green spaces in the parish that are of significant community value.

### DRAFT POLICY 3: Local Green Spaces

The plan proposes that the green spaces as shown on Figure x, and listed below, be designated as Local Green Spaces. EG;

- High Street Green Space
- Play Area
- AND....?

**No development will be permitted within or immediately adjoining the Local Green Spaces that would undermine their reason for designation.**

### Notes:

National planning policy allows NDPs to designate land as Local Green Space in order to protect green areas of particular importance to local communities. Local Green Space designation should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land

In terms of the further requirements of the NPPF for Local Green Space designation in Semington:

- all of the Local Green Spaces are in or adjacent to the Semington settlement boundary and are therefore in close proximity to the community, as described in Appendix XX;
- by virtue of the uses they represent and benefits they offer, they are all special to the community, for the reasons described in Appendix XX, and are of local significance; and
- they are all local in character and none is extensive in area, as confirmed in Appendix XX.

### Supporting evidence (existing and to come at Parish level):

- NPPF chapter 8 Promoting healthy and safe communities (in particular paragraphs 99 – 101)
- Wiltshire Council Core Strategy Policies (ADD)
- Local Green Spaces assessment (to be included in the Plan as appendix XX) and consultation feedback from the community and landowners

### DRAFT POLICY 4: Public Rights of Way and Cycle Paths

**Proposals for new development will be supported provided that they conserve and enhance the existing network of public rights of way and the locally identified significant views from them (as shown on Figure X). Applications for developments that are adjacent to Public Rights of Way as shown on Figure X, should, where it is appropriate, ensure that links are provided to those routes.**

**Development should protect and improve accessibility and overall network of local footpaths, bridleways and cycle paths. Provision for cyclists should seek to enhance connectivity to the cycle networks whilst enhancing safety for cyclists.**

Notes:

The NDP may contain policies to protect existing footpaths and rights of way as well encourage walking, cycling, use of public transport and a switch to ultra-low emission vehicles (this links to topic area 5). An agenda of related projects may be identified that can be linked to a local infrastructure plan.

Associated with the NP, Steering Group may wish to shape a public realm strategy that addresses matters of multi-modal accessibility and safety as well as enhancing the character and vitality of the village and parish.

On our visit to Semington it was noted that the High Street as it heads towards the A361 (once past Semington Lodge) design and layout encourages higher speeds for cars. Cycling networks now link into this road.

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 8 Promoting healthy and safe communities
- Mapped information

**DRAFT POLICY 5: Protecting and Enhancing Biodiversity**

**Development proposals will be required to demonstrate how the design has taken into account its potential impact on local wildlife habitats and species and realises opportunities for biodiversity net gain and enhancing important habitats. Development proposals that would result in either the loss of or unacceptable harm to an existing area of natural habitat will not be supported unless proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after the implementation of the development.**

**Development should protect and, wherever possible enhance landscapes, woodland, hedgerows, wildlife habitats, ponds, ditches and the main watercourses of the Semington Brook and the Kennet and Avon Canal.**

**This includes ecology buffers of approximately 100m of Semington Brook and the Kennet and Avon Canal (a County Wildlife Site).**

Notes:

Buffers to the Brook – this (and the policy below) draws on a made wiltshire NDP plan ([Bremhill NP4](#)) which we need to explore in more detail – the figure of 100m needs to be justified.

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 15. Conserving and enhancing the natural environment
- WC Green and Blue Infrastructure Strategy
- Mapped information
- Consultation Feedback

**DRAFT POLICY 6: Protecting the Rural Landscape**

**The landscape setting and rural character of the area outside the settlement boundary of Semington Village will be safeguarded. Proposals for new development must respect the pastoral setting of the Parish and accordingly must assess and address, with mitigation where appropriate, the need to:**

**i) work with not against the grain and mature boundaries of the dispersed buildings and outlying hamlets in the area; and**

- ii) retain and not diminish the physical separation between Semington and Melksham to the north and Trowbridge to the south west; and
- iii) retain and enhance the important visual separations across the area between Semington toward Melksham; and
- iv) not detract from the setting of the canal as shown on figure X; and
- v) retain the tranquillity of the rural landscape in particular where public footpaths allow access for recreation; and
- vi) not diminish the locally identified significant views across open countryside shown in Figure X.

Wherever possible, development should deliver enhancements to the landscape character.

Notes:

The distinction between Semington and Melksham both in role and as separate settlements is paramount.

Place currently researching green buffer policies, eg:

[Hilperton](#)

[Chippenham](#)

[Melksham \(GI Policy\)](#) and Seend (Canal setting)

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 15 Conserving and enhancing the natural environment.
- Wiltshire Council Core Strategy Policies (ADD)
- Wiltshire Council Landscape Assessment
- WC Green and Blue Infrastructure Strategy
- Mapped information (key landscape features)
- Views report and map
- Consultation Feedback

#### Objectives

1. To maintain the parish's wildlife-rich open countryside and support farming and other businesses that determine and protect the unique setting, character and identity of Semington.
2. To provide the housing the community wants and needs in developments of appropriate size in the locations it approves and in a range of housing tenures and types, to meet the needs of young people, growing families and older residents.
3. To ensure any development is low carbon, built to a high quality and a locally distinctive design, to maintain the essential character of the settlements.
4. To celebrate and protect the Kennet & Avon canal and the parish's significant landscapes, wildlife habitats, biodiversity, green space and cultural artifacts.

Semington is defined as a large village by Wilts Core Strategy. This is likely to remain the case in a new Local Plan. The village is therefore only considered a sustainable location for lower levels of growth that relate to meeting its needs (this figure is currently 35 NB. 52 dwellings already with permission in various stages of delivery). Numerous sites around the village have been put forward for potential allocation through the review of Wiltshire Local Plan. In addition, some sites are being advanced by their owners speculatively, potentially taking advantage of the Wiltshire Core Strategy being out of date.

The cumulative amount and effect of this development could alter the character of Semington beyond its current planned status potentially causing significant sustainable development issues. Development may be limited to an amount in conformity with the emerging Local Plan expectation for large villages (TBI) and delivered through a plan led sustainable development strategy. Sites assessment and selection can form part of this.

The NDP will have a raft of other environmental, community and sustainable development objectives reflecting the wishes of the community. It will be likely to also identify community infrastructure/facilities which it considered necessary to support a larger population and address existing issues.

These may be drawn together in a comprehensive development strategy which illustrates how policies and projects network and connect.

#### **DRAFT POLICY 7: Design and Local Distinctiveness (including Local Heritage Assets) TO COME**

##### Notes

There is a strongly defined historic village core focused around the High Street and Church Street which contains numerous historic and listed buildings. Protection and enhancement of these assets and heritage character can form a major plank of NDP policy. It may also provide the platform for related parallel actions.

- Local Heritage List

Existing listings protect buildings and features considered of national heritage significance. Whilst not providing the full weight of listing, identifying buildings and features of local heritage value on a list associated with a local heritage policy (and potential Local Plan policy) can add to the appreciation and protection of these assets within the development process and through the stewardship of their owners. This can be part of the NP process.

##### Supporting evidence (existing and to come at Parish level):

- NPPF
- Wiltshire
- Semington Local Non-designated Heritage Assets List

#### **DRAFT POLICY 8: Housing Need TO COME**

## **DRAFT POLICY 9: Allocation? / Development STRATEGY?**

**Over the plan period approximately xx homes will be provided in the Parish of Semington.  
REFERENCE A DEVELOPMENT STRATEGY?**

**Proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area, and would also support one of the following purposes;**

- i. Supporting wildlife habitats**
- ii. Providing or improving a recreational facility appropriate to the countryside**
- iii. Be for agricultural purposes or would enable farm diversification**
- iv. Supporting cultural or tourism opportunities**
- v. Delivering renewable or local carbon energy**

### **Notes**

Understanding aspects of setting, heritage, landscape, built character and connectivity may be benefit in identifying preferred sustainable options for development at Semington, up to 2036, but possibly beyond this period.

The objective of local growth policy is to be in general conformity with adopted national and strategic policy and proportionate to the setting and role of the village/parish in meeting local needs, not seeking to change the village's role. The distinction between Semington and Melksham both in role and as separate settlements is paramount.

Development should be located in the most sustainable sites, not subject to environmental constraints like flooding, do not harm existing character, assets or amenity and provide the greatest opportunities for community cohesion and active travel. Development that delivers the greatest community benefits (meeting NDP objectives) can moderate choices where it should best be located.

Development sites that harm the landscape setting, valued views or the setting of heritage assets should not be considered most preferable. Sites that affect views and connections with the canal and Semington Brook may be less suitable.

Sites that are peripheral are less likely to effectively encourage walking and cycling and may also not be considered most suitable. Sites to the western edge of the village may challenge these criteria.

### **Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 2 Achieving sustainable development
- NPPF chapter 5 Delivering a sufficient supply of homes
- NPPF chapter 12 Achieving well-designed places
- NPPF chapter 16 Conserving and enhancing the historic environment.
- Wiltshire Council Core Strategy Policies (ADD)
- Local Housing Needs Survey (2021)
- Local Housing Sites Assessments



## 4 Community Facilities

### Objectives

- 1 To protect and improve the recreational, sporting, social, educational, and service facilities within the parish for all ages.
- 2 To improve broadband and phone connectivity, retain the post office, and enable communications within the parish providing for all age groups.

### DRAFT Policy 10: COMMUNITY FACILITIES

**1. Locally valued community facilities listed in Appendix X will be protected from loss. Proposals for the redevelopment or change of use of locally valued community facilities will only be supported where:**

- i. **there is no reasonable prospect of viable continued use of the existing building or facility and a need is demonstrated for the proposed change; and,**
- ii. **there is no adverse impact on the natural and built environment of the adjoining area.**

**2. Development proposals for new, replacement, extended and/or improved community facilities and open space will be supported where:**

- i. **the proposal would not have significant adverse impact on the amenity of nearby residents;**
- ii. **the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character);**
- iii. **the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels);**
- iv. **it is easily accessible to new and existing residents of the town.**

### Notes:

The NPPF (para. 92) encourage us to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”. The Government introduced changes to the Use Classes Order in England on 1st September 2020, notably with the introduction of a new Use Class E, incorporating shops, financial and professional services, cafe/restaurants, offices, research and development businesses, clinics, health centres, day nurseries, day centres and gymnasiums. As a result, not all changes of use of community facilities now require planning permission.

The Pub (NB not class E) is protected through Core Policy 49 Protection of rural services and community facilities: Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use.

The village and parish has a primary school, a pub - The Somerset Arms, a village hall, parish church....allotments? Play area? Clubs and activities held in the village hall including?

The NPPF defines community facilities as facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policies should plan positively for the provision of these services, to help promote healthy and safe communities, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

Wiltshire Council defines rural facilities and services as ‘those that benefit the local community such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’ (Wiltshire Core Strategy, paragraph 6.71). Protecting and encouraging the development of rural services and facilities in Semington can help to support the possibility of meeting a number of the day to day needs of the community in the parish.

NB – March consultation feedback and the village shop potential proposal / feedback on play and lack of facilities for older children / teenagers?

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 8 Promoting safe and healthy communities
- Wiltshire Council Core Strategy Policies (ADD)
  
- Community facilities list / context information
- Community consultation feedback

## **Objectives**

1. To ensure any development is low carbon, built to a high quality and a locally distinctive design, to maintain the essential character of the settlements.

## Overall Notes

Tackling climate change through contributing to delivering Wiltshire Council's 2030 climate strategy can be a core theme running through the NP, affecting every area of policy and projects. Energy price rises have now increased the benefits of locally generated renewable energy.

NP policies can support investment in energy and resource saving retro-fitting and construction, equipment and technology through development. It may also support investment in renewable energy generation projects within the local economy. The rural parish may present an opportunity to achieve this through renewable energy production. This may be linked to achieving higher "eco-systems services" performance, through simultaneous investment in biodiversity and community access to the countryside.

Steering Group may wish to consider in-principle support within the NP for installation of carbon reduction and renewable energy measures on new and existing buildings. This may be strengthened through undertaking research and dialogue to establish specific and viable opportunities that may be promoted through NP policy and projects in partnership with local land and property owners. This may also link to a range of local projects.

## **Draft Policy 11: Sustainability and Climate Change TO COME**

### Notes:

To come

### Supporting evidence (existing and to come at Parish level):

- NPPF chapter 14 Meeting the challenge of climate change, flooding and coastal change.
- Wiltshire Council Core Policy
- Community consultation feedback

## **DRAFT POLICY 12 – Renewable Energy Generation**

**Proposals for renewable energy projects and associated infrastructure will be supported where they can demonstrate that the following requirements can be met. In making this assessment, any other existing, permitted or proposed similar developments in the locality will be taken into account so that cumulative impacts are considered.**

**The requirements are that:**

- 1. any proposed use of agricultural land for renewable and low carbon energy projects has been shown to be necessary, that poorer quality land has been used in preference to land of higher quality, and that the proposal allows for continued agricultural use where applicable and encourages biodiversity improvements; and**
- 2. the impacts on landscape character, views and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external security fencing, lighting or the design and siting of any installation; and 4. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access would not cause significant detriment to the character and appearance of the locality; and**
- 5. where relevant, sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats; and**

6. any affected heritage assets have been conserved in a manner appropriate to their significance, taking account of the impact of proposals on views important to their setting; and
  7. there are no unacceptable impacts to biodiversity interests; and
  8. there are no unacceptable impacts on the utility and enjoyment of public rights of way.
- Where appropriate, any planning permission may be granted subject to conditions to ensure that installations are removed when no longer in operational use, and that the land is restored to its previous condition.

Notes:

To come..

**Supporting evidence (existing and to come at Parish level):**

- NPPF chapter 14 Meeting the challenge of climate change, flooding and coastal change.
- Wiltshire Council Core Policy
- Community consultation feedback

<b>END of SNPSG Paper 9.4</b>
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