

General Comments

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		we dont need more expensive housing 300k is not affordable we need more wildlife	Noted
C2		I welcome it. Anyone who reads it all could hardly fail too learn something interesting and valuable about the village / parish where they live. And its policies will be helpful to the Parish Council and the community in thinking about the development of Semington and the well-being of parishioners.	Noted
C3		<p>I have taken into consideration that though the Wiltshire Plan says we have met our housing development target, Government documents state that this does not guarantee that further development will not be approved. Moreover, Wiltshire Council frequently fails to meet the expected land supply and so the Semington Neighbourhood Plan must be ready to inform planning without the top-level cover provided by Wiltshire Council.</p> <p>There are those in the village who are more experienced in what the planning authorities (both Wiltshire Council and the Planning Inspectorate) consider important and how they like responses to their requirements expressed. Applying this knowledge to the Semington Neighbourhood Plan will make their assessment easier to Semington's advantage. Doing so is low hanging fruit.</p> <p>Similarly taking relevant parts of the Wiltshire Plan and applying it to Semington's plan with a reference back to the Wiltshire Plan is another quick win. Prime amongst these must be that Semington has already met its target for development.</p>	Noted. The number is not really a target to be met, but a minimum to go beyond where possible.
C4		The Neighbourhood Plan has done a good job on addressing concerns about the way forward for the village	Noted
C6		No	Noted
C8		Seems to strike a reasonable balance between preserving our historic character and providing for a viable future for the parish.	Noted
C9		Overall the plan looked good. I would like to see inclusion of the wilts and berks canal restoration and marina (which could accommodate housing needs as well). Plans for the pub use should it not reopen in x number of months.	The Parish Council is supportive of the Wilts and Berks Canal provided it does not adversely affect Semington. All associated development will be in the parish of Melksham Without.
C10		I think the neighbourhood plan has captured the village well. I agree that it is good to allocate a site as the community would really benefit from a shop. I understand that to enable the shop, housing will be needed. I think it is important to try and protect the spaces which make the village the area that it is.	Noted
C11		<p>I have taken into consideration that though the Wiltshire Plan says Semington has already met its development target Government documents state that this does not guarantee that further development will not be approved. Moreover, Wiltshire Council frequently fails to meet the expected land supply and so the Semington Neighbourhood Plan must be ready to inform planning without the top-level cover provided by Wiltshire Council.</p> <p>I accept that Neighbourhood Plan Development Steering Group includes both those who have more experience of developing Neighbourhood Plans and those who have more experience of local planning requirements than I. Much of what I propose is probably included in the Neighbourhood Plan and associated documents concealed by the language used in planning. Moreover, those in the village who are more experienced in what the planning authorities (both Wiltshire Council and the Planning Inspectorate) consider important and how they like requirements expressed can apply this knowledge to the Semington Neighbourhood Plan making the authorities assessments of planning applications easier to Semington's advantage. Clear, unambiguous statements will also assist commenting on development applications. Doing so is low hanging fruit.</p> <p>Similarly taking relevant parts of the Wiltshire Plan and applying it to Semington's plan with a reference back to the Wiltshire Plan is another quick win. Prime amongst these must be that Semington has already met its target for development. [Wiltshire Local Plan, Sep 23, Table 4.16]</p> <p>I would like to see the Semington Neighbourhood Planning start by defining the environment the village aspires to in a rolling 15 years out. The plan should then provide a pathway to achieve that outcome in sufficient detail so as to define the Village's development wishes in the near future. The Neighbourhood Plan is unlikely to survive without revision during the 15 years hence the need for a rolling programme. 15 years is chosen because that tends to be the period of strategic plans and there is little point in planning beyond what they decide but looking at less than 15 years will cause development to drift forward in an uncoordinated way towards an uncertain, unpredictable future. We have recently experienced three developments far exceeding the 10 dwellings guidelines for Large Villages without providing any additional services. Hidden in the detail of the planning application for Great Lees Field was a proposal to develop to the canal's edge. There is demand for greater development in Wiltshire with Trowbridge being a target for the development threatening to change Semington from</p>	Noted

C12		Well written and inclusive.	Noted
C13		There is a lot of work that has gone into the plan and it has been prepared in a consultative way to capture how the residents of Semington feel about key aspects of the village in the future	Noted
C14		The Objectives are fine	Noted
C17		A very clear and comprehensive Neighbourhood Plan, which covers all the key areas that I as a resident would want to see.	Noted
C18		I agree with everything the committee has done	Noted
C20		Very good and thorough plan	Noted
C24		Very well thought out and thank you to those involved with it	Noted
C27		Support practically all the points made	Noted
C28		Excellent plan. Extremely detailed	Noted
C29		1) seems okay, 2) agree that future housing should be confined to auction field, 3) agree we need a shop but not sure how it can be made economically sustainable - we all jump in our cars and are off to tesco for the smallest thing. Wondering if villages can make some sort of pledges to always buy certain things from the village shop	Noted
C30		Excellent work! Clear, precise and well written. I think you have struck the balance of technical and required policy 'speak' with plain, easily understood language. The plan forms a great platform and clear view of our wishes for the future of the village.	Noted
C33		the plan is impressive in detail although dominated by planning jargon	Noted
C34		Very thorough and well thought out	Noted
C37		I only moved to Semington in July last year, having lived in Bedfordshire and worked in London for most of my life. I have been made to feel very welcome and would support and help our local community in "Green" and sporting initiatives. Like so many others I am disappointed at the closure of "Semington Arms" and wonder if it is possible to remove the restrictions for the building to remain a public house and seek to re-open or redesigned in a shared community space which is run for and by the people of Semington. It could have a multi-purpose use (creche for children/meeting space for numerous groups to meet to carry out their activities). It just feels like a shame to let it continue to remain empty and collect dust! I was also surprised to read no mention of Cricket ever being played in the Village. I am interested know if there is scope to use the rec ground currently used by a football team to if we could offer a cricket to local people - specially children in the summer. I would welcome contact with appropriate people within the parish council to have a conversation about this further as I am involved locally with a couple of cricket projects which could link in together. I also wanted to congratulate everyone involved in this draft development plan. As a new resident, i found it very helpful. Thank you.	Noted
C38		No	Noted
C39		Clearly, a lot of work has been expended to achieve an NP if this quality.	Noted
C40		I think the Auction Field would be a good site for future development, as it's unlikely to significantly increase traffic in the existing village.	Noted
C41		More should be done to encourage young families to live here - mainly attainable housing. A nursery would be welcome too. These are lacking locally.	Noted
C42		If any building does need to be done it has to be synthetic to the village .	Agreed
C43		The Neighbourhood Plan is very well conceived and prepared by the Steering Committee and provides a comprehensive overview of the the needs and requirements of Semington's residents. The Planning Day on Saturday 24th February was very professionally conducted. Overall I am in agreement with all the recommendations in this Plan.	Noted
C45		Pleased a plan is in place; both to protect green spaces and provide sustainable housing.	Noted

C46		<p>The Plan has successfully identified, and then focused on, the attributes of the village that are important to the villagers, to safeguard, such as the rural location, historic points of interest and the wildlife.</p> <p>Although the south west region of the area has been identified by the report as being of less environmental importance, this is all relative. This area is also of environmental importance. Especially to those villagers that live in that part of the village. This area too should be protected. The area has a rich natural habitat for wildlife and buildings of historic interest such as the Work House which is listed on the Historic England web site although not identified in the Plan as such.</p> <p>The villagers living the south west of the village have chosen to move to Semington, just like the other residents, due to the rural nature of the village & the surrounding countryside. The Plan should seek to protect the rural nature all the village.</p> <p>The consultations to date have identified that the villagers would like to have a village shop. It is proposed that a planning application will be supported by the Plan (& the Parish Council) if a village shop is incorporated into the application.</p> <p>Has a feasibility study for the proposed shop along with a business plan been prepared? It is critical that before the Plan supports the development of a green field site outside the current settlement boundaries that a full feasibility study is undertaken in the same professional manner that the Landscape & Visual appraisal has been carried out. It would be more than disappointing if planning was awarded on the basis that the village would have a shop that then proves to be unviable.</p> <p>More information needs to be circulated on what format the shop would take. Although there is reference to the shop being Class F2 (a) more information needs to be circulated on what that actually means. The Plan needs to avoid there being an expectation gap between what the village assumes will be delivered & what is actually delivered. Is the shop going to be run by the village or is it going to an independent commercial entity? Is the proposed location the right location? For a village shop to be successful it should be close to other amenities such as the village hall & school. Is that the case with the site identified? For a village shop to be economically viable they normally are the only retail outlet in a 4 mile radius. Is that the case with this location? These points, and more, need to be considered in a feasibility study. Other wise the village is unable to make a considered decision on this point.</p> <p>The village shop is fundamental to the Plan. Unfortunately, we have seen in recent years that the village has been unable to support either a pub or a shop to enable these business to continue as a going concern. With all the head winds that retail is facing such as competition, including home delivery, & the high costs</p>	Noted. We have undertaken a viability study.
C46B		<p>The Plan emphasises that the village does not need to identify any area for future development. It would be a great shame if planning was granted on the basis that the village would gain a shop to only then find the shop was not viable. Once developed, the area obviously could not be un developed. This is a one way ticket. The Plan must ensure, before granting planning, that any proposed shop is viable. If the concept of the shop is not viable then the whole issue of identifying an area for future development should be revisited.</p>	Noted
C47		Excellent work by the Parish Council	Noted
C49		I broadly support the plan. It is a well written document that has clearly drawn on inputs from multiple sources including villagers and professionals. Thank you to all of you who have given your time and energy to get s this far.	Noted
C50		I support the plan as a practical way for the village to grow with acceptably low impact on the surrounding countryside and national heritage asset of the K & A Canal.	Noted
C51		It's a vital initiative to curate, nurture and sustain the evolving character of our village.	Agreed
C55		Yes - it seems to me to be a very comprehensive document, which has been well thought through and carefully put together. It reads well and sets out a good blueprint for the village for the next 15 years	Noted
C57		It looks thorough, though some of the details are now out of date.	Noted
C58		A lot of hard work has gone into the plan over the last two years. Much has changed during that time most significant has been the development of houses off St George's Road (Kendal's Close) along with phase 2 of the same site which has planning granted and the additional site at the end of St George's Road behind the tennis court.	Noted
C59		The plan is a well written document which is both comprehensive and realistic.	Noted

C60		<p>The plan is looks very professional and thorough. It accurately and informatively captures both the history and the current situation in the parish. The plan is easy to follow and understand - it is clear that a lot of time, thought and effort has gone into its preparation. Thank you for your hard work.</p> <p>I have some minor typographical suggestions on sections 1 to 5, which I have annotated on a hardcopy of the plan - I will hand these to Bill Scott over the weekend.</p>	Noted and thanks.
C61		I support the village having a NP.	Noted
C62		<p>The Parish Council and it's working group have produced a fine work! The comprehensive research and consultations undertaken are evident throughout. Peter's opening comment about the PC's debates as to whether to produce a plan or not are interesting. It's difficult to know what's best or how future planning changes will affect things. I read the Plan with these thoughts in mind and as far as this layman can tell, the Plan doesn't open us up to undue developer harm and the documenting and protecting of key village views, green spaces, etc and now having policies like the Parish Character and Design Statement can only be a good thing! The Plan allows the village to influence its own development, which is another welcome step forward. The proposed SEM policies apply topics locally which Wiltshire's Core Strategy and the NPPF cover more generally, which again is a benefit. So all in all the produced Plan seems a very sensible way to go! My 'thanks' go to you and the Planning team!</p>	Noted
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	<p>The full response is available in appendix X to the Consultation Statement. The draft SNP represents a considerable amount of work, involving many interests in the local community, and deals with various issues, pulling them together in a coherent way. The plan has been prepared positively with a proactive attitude to achieving the desired outcomes for the parish.</p> <p>It is evident that thorough community engagement has been undertaken in the lead up to this Regulation 14 consultation on the draft SNP. It is therefore considered that the steering group have provided sufficient opportunity for the local community to give their views on what the draft SNP should contain. Overall, it is considered that the draft SNP is clearly laid out and well written and is a credit to the efforts of the steering group to date. The purpose of this consultation is to identify areas that would benefit from improvement, in the interests of clarity, to inform the preparation of the draft SNP in the Regulation 15 submission. With this in mind, the table below sets out Wiltshire Council's response to the draft plan. The views of specialist officers of the Council have been incorporated herewith. Where amendments to text are suggested, these are shown as deletions and new text.</p>	Noted
S2	Canal & River Trust	<p>The full response is available in appendix X to the Consultation Statement.</p> <p>The Trust were generally supportive. A comment was made about objective 4 and some suggestions for map improvements.</p>	Noted and changes made
S3	Natural England	<p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species. Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>	The draft SNP was considered likely to have significant environmental effects and therefore an SEA was determined as required by Wiltshire Council. This has been undertaken and was presented for Regulation 14 consultation alongside the draft Plan.

S4	Historic England	Our attention with such Plans focuses on where sites are proposed for development. Experience has shown that that these often have potential for impact on the historic environment and require an informed understanding of the significance of relevant heritage assets in order to ensure that no harm will be caused to them in accordance with provisions for their protection and enhancement as set out in overarching national and local planning policy. In our response to an earlier consultation on the associated SEA Screening we highlighted the desirability of including such potential in the reasons given for determining that a full SEA was required (see attached). See policy 10 for more detailed comments. Otherwise, we congratulate your community on its Plan and progress to date and wish it well in getting this made.	Noted
S5	National Gas	Proposed sites crossed or in close proximity to National Gas Transmission assets. An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area	No implications for the Plan
S6	National Grid	Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary. ZG ROUTE TWR (004 - 259); 400Kv Overhead Transmission Line route: HINKLEY POINT - MELKSHAM 1. National Grid also provides information in relation to its assets at: www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files	No development envisaged in the draft Plan come within 200m of the high voltage transmission line. Existing properties in St George's Place are closer than this.
S7	National Highways	Thank you for providing National Highways with the opportunity to comment on the pre-submission version of the Semington Parish Neighbourhood Development Plan. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in Wiltshire comprises the A36 and A303 trunk roads and the M4. As the Parish is located some distance from the SRN, with the potential for trips from the Parish to distribute across a number of intervening routes, we consider that the Plan's proposed policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of our network. We therefore have no comments to make. However, this does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.	No implications for the Plan
LANDOWNER / AGENTS CONSULTEES			
L1	Hollins	Very detailed response received; too long to paste here. Their comments are in an attached pdf document.	
L2	Cala Homes	Response received which promotes an alternative to the auction field. See separate sheet.	
L3	Ashford Homes	Response received which promotes an alternative to the auction field. See separate sheet.	
L4	Wooley & Wallis Stainer	Response received which addresses a bounday issue [the green wedge] between Melksham Without and Semington. See separate sheet.	
L5	Wain Estates	Response received which promotes an alternative to the auction field. This lies to the west of St George's Place. See separate sheet.	
L6	Avison Young	The OSJCT no longer wish to persevere with the site, so we will not be submitting representations or an application on their behalf	
L7	Wooley & Wallis Craddock	Response received which promotes an alternative to the auction field. This lies to the west of the auction field. See separate sheet.	

Policy 1 Habitats Regulations

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		only regarding bats what about everything else from birds to bank voles	Agreed
C2		It's not just bats that we need to be mindful of, but biodiversity more generally.	Agreed.
C17		None	Noted
C22		Who is responsible for maintenance? Parish Council, County Council, farmers?	Noted
C23		Would like to see a policy to reduce light pollution	Noted
C25		Para 4(8) Hedgehogs in the village need protection and support but are not listed here.	Correct. They have been added.
C38		Follows Good Practice	Thank you
C43		Yes it is important to ensure that the three species of rare bat which have been identified as needing protection in our area are protected at all costs with any new housing or infrastructure developments taking place. The security light from the village hall is particularly bright all night. This is fine but I am not sure if this could affect bats, does this need checking?	Noted
C58		We are lucky to live in an area with diverse wildlife and everything should be done to ensure this is not diminished by the plan. In addition to birds regular visitors to the garden include foxes, hedgehogs and even the occasional deer.	All are mentioned in the plan
C60		Is it possible to add a second part to policy 1, to state that all development proposals must demonstrate compliance with any other relevant legislation covering other protected species identified within the parish, e.g. Great Crested Newts and /or protected wildflowers.	A Strategic Environmental Assessment that was carried out for us by Aecom.
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	It is recommended that the Habitats Regulations referred to in this policy and other policy wording should be cited in full: 'Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019'.	Agreed
		The reference to the Bath and Bradford on Avon Bats SAC in this policy and throughout the neighbourhood plan should be amended to include the word 'bats' as this is the correct name for the SAC i.e. Bath and Bradford on Avon Bats SAC.	Agreed
		The reference to the Bath and Bradford on Avon Bats SAC in this policy and throughout the neighbourhood plan should be amended to include the word 'bats' as this is the correct name for the SAC i.e. Bath and Bradford on Avon Bats SAC.	Agreed
		It is recommended that the title of the policy is amended to relate to the European site it is seeking to protect rather than the HRA process i.e. <i>Draft Policy SEM 1: Bath and Bradford on Avon Bats SAC</i>	Agreed
		Not all developments in the designated neighbourhood area would be required to demonstrate compliance with the Habitats Regulations as only certain areas are covered by the 2km core area or the grey hatched zone of the TBMS. The grey hatched zone of the TBMS relates to the potential for recreational impacts on the woodlands around Trowbridge and therefore only residential developments within this zone would need to comply with the Habitats Regulations.	Noted
		It is recommended that the policy is amended to state that where appropriate, developments may require a project level HRA.	Agreed
		Each policy which cites the Habitats Regulations should cite the Regulations in full, including the date i.e. Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.	Agreed

Polciv 2

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTTEES			
C1		make the school parking safer ,parking on a junction is not safe in any way whilst children are about	This is a matter that the Parish Council is addressing with the school.
C2		Supporting local small business and enterprise must be a priority if Semington is to be a place where people want to live. The "small" here is important.	The Parish Council is fully aware of this. Plan objective 7 focuses on this.
C3		- Here and elsewhere, paragraph numbering requires attention. - Objective; Third paragraph numbered 8. A shop needs to be included. - Policies; Paragraph 1 and 2. These paragraphs lack detail and will allow developers to interpret them to suit their own aims. Notes: - First note. The number of businesses in the village that are trading is not quantified. - Last note. Where does the plan identify the benefits to the parish of home working? A reference or statement is needed.	Noted
C5		I think that encouraging small scale commerce is a healthy and desirable outcome as it will promote revenues within the village.	We agree as does the Parish Council. Plan objectives 1 & 7 focus on this.
C7		In the last 12 months, we lost a business that bound together an essential part of the social fabric of this community: our pub, The Somerset Arms. Rural living needs community hubs and a church, shop, village hall and pub provide these in villages throughout England. I see that policy 10 may help us get a shop, which is good. But can we find a way of adding to this rural business policy to show we will be especially sympathetic to business proposals that demonstrably improve community life and interaction?	The Parish Council fully agrees with this sentiment and the neighbourhood plan complements this.
C11		Policy SEM 2. Here and elsewhere, paragraph numbering requires attention.	The numbering relates to the objectives and is not necessarily sequential.
C12		Small shop/cafe to include temporary workspace for homeworkers, where home might not be convenient for number of reasons. To include high speed Wifi.	This might be possible through Policy 10 although space will be a constraint.
C15		Keeping local businesses and jobs is important	It is. The Parish Council agrees and the neighbourhood plan supports this.
C17		None	
C20		There is a need to consider parking implicatios in the village. Some roads are congested with work vans.	An issue that the Parish Council already addresses.
C22		Is Turmpike being revitalised to enhance this?	We do not yet have plans to promote this..
C24		I think the post office is a controversial topic, as it's only open for one hour a week it gets totally forgotten. It's also hopeless for the workers and unfortunately that one hour has been hit and miss at times. I'm not sure what the answer is really as you're never going to please everyone.	The Parish Council thinks that the Post Office will be lost to the village despite much local effort. The advent of a shop could reverse this.
C26		I agree with the working from home, but running a business with commercial vehicles is becoming an issue with vehicles (van) parked on the road. My concern is emergency vehicle access.	We agree. The Parish Council is aware of these issues.
C38		I can't see how we are going to retain the very limited 1 hour a week Post Office service. Since the move from the Village Hall, the resulting technical problems and now the minimal service, we won't be able to secure a continuing service. Having an ambition to include it is understandable but not realistic. The Pub is another concern as the business trend for investing in Pubs isn't good. We don't have a Pub and if the current sparse use of the Post Office continues, we won't have a Post Office. Regarding business workspace. I would like to see an area set aside to create addition business units.	The Parish Council thinks that the Post Office will be lost to the village despite much local effort. The advent of a shop could reverse this. The pub's re-opening is a commercial issue and the Parish Council has no land in the parish for further business development.
C43		The proposal to encourage a broad range of community businesses is worth supporting, particularly when there are presently so few businesses operating in Semington. It is important to encourage working from home where any alterations to premises comply with building regulations.	We agree as does the Parish Council.
C46		More detail is required for definition 3a) with respect to what 'impacting negatively on living conditions' means.	It is for developers to ensure that their proposals do not do this.
C47		It would be good if the local pub could open again,]	We agree as does the Parish Council and the whole village. It is a commercial decision, however.

C51		<p>Although Semington has (literally) been bypassed, affording a peaceful quietude to our village - it is important that it doesn't become a forgotten (and potentially neglected) backwater.</p> <p>Therefore, in total support of Policy 2, I'd add that increased amenities; (a shop, perhaps a cafe/tea room and other small businesses) would also attract visitors to Semington, as a destination to be enjoyed in its own right, as well as providing welcomed services to residents.</p> <p>Some (albeit larger) developments include designated business/residential properties combined such as Tadley Acres in Shepton Mallet - perhaps future developments might adopt a scaled down model of this concept.</p>	<p>No proposals have come forward which set out this sort of integrated development. If they did, how well that fitted with a small community such as Semington will be an important issue.</p>
C55		<p>I just question the need for point 4 - doesn't Policy SEM 1 stand on its own, and therefore need to be complied with? Does the continued reference to this point in other policies actually add anything? Whilst I won't repeat this point, my comment clearly also applies to any of the following policies which include this text</p>	<p>It is very important to make sure that certain other policies comply with the habitats regulations and policy; the repetition is as advised by Wiltshire Council.</p>
C57		<p>Supporting businesses should be secondary to environmental concerns, but I am broadly happy with this policy.</p>	<p>We think that both points can be taken together.</p>
STATUTORY CONSULTÉES			
S1	<p>Wiltshire Council Strategic Planning</p>	<p>criterion 3b: The reference to 'whether within the settlement boundary of Semington, or in the surrounding countryside' means that this criterion relates to the whole of the neighbourhood area as long as the alterations fall within the residential curtilage. Suggest amending wording as follows: 'fall within the residential curtilage of a property, whether within the settlement boundary of Semington, or in the surrounding countryside'</p>	<p>Agreed</p>

Policv 3

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C2		I'd like to see the Parish Council prioritise the availability of full-fibre broadband; initially for Semington and Little Marsh, and then for the whole parish.	The Parish Council supports this aspiration
C3		-Objective: 1. It is not clear how the communications infrastructure will 'Maintain the parish's wild-life rich open countryside'. An explanation is needed. -Policies: General comment. The Policy must be extended to cover all households in the village. As it is drafted fast broadband is only required to new houses. I accept that developers will only provide fast broadband to the sites they are to build but that does not mean it is not required to all homes. -Notes. Last note suggests that improved mobile coverage is within the ability of developers to deliver. The responsibility lies with the mobile providers.	This point relates to the support for business part of objective 1. Boosting communications technology will aid the viability of all businesses in the parish. The Parish Council supports the aspiration for fast broadband for all, and the policy needs to be changed to reflect this. Note 6.15 also needs to be changed.
C8		Urgent improvement to mobile and broadband coverage is required to help local small businesses	Agreed.
C9		Especially better broadband	Agreed.
C11		-Objective: 1. It is not clear how the communications infrastructure will 'Maintain the parish's wild-life rich open countryside'. An explanation is needed.	This point relates to the support for business part of objective 1. Boosting communications technology will aid the viability of all businesses in the parish.
C14		Much needed improvements in wifi and mobile	Agreed. The Parish Council supports the aspiration for fast broadband in the parish.
C22		Internet at present very intermittent, drops frequently at night/evening, weather effects.	Agreed. The Parish Council supports the aspiration for fast broadband in the parish.
C23		Has consideration been given to any future-proofing of this wording for technology advances through to 2038?	No as it is hard to know what these will be.
C25		Existing dwellings should have priority for better wifi/phone coverage.	They will have as recent ones already have it.
C26		Broadband has been an issue for many years. Also mobile connection is an issue. Improvements should be made across the whole village.	Agreed. The Parish Council supports the aspiration for fast broadband in the parish.
C32		I would suggest that the minority who don't yet see super fast broadband as vital currently will have become a vanished number during the lifetime of this plan	Noted
C38		I would like to see more businesses	The Parish Council supports this aspiration
C41		Funding of improved broadband and mobile phone infrastructure to the village could be a condition for granting planning permission to would-be developers	We understand that this is hard to make a condition of planning.
C43		I agree with all these objectives, particularly the need to ensure good wi-fi throughout the village. This is not a problem for me personally though. Although a post office would be desirable in the current circumstances where services are run from the post office in Seend in an uncooperative way it looks like this is not viable for Semington.	Sadly we agree. The Parish Council has not given up on the idea of a post office.
C47		We need high speed broadband	The Parish Council supports this aspiration
C58		Improved mobile signal for the village should be high on the list of priorities along with full fibre to the house or building (not just fibre to the cabinet). Both of these are a requirement for anyone to work effectively from home in this day and age	The Parish Council agrees and supports this aspiration
C59		More stable ultrasfast broadband is an absolute must for the village. For me, I work more than 50 percent of my time from home so this is a real priority for me. Mobile phone signal is also patchy and needs to be a focus area.	The Parish Council agrees and supports this aspiration
C60		Is it possible / appropriate to include something to encourage developers to support the introduction of superfast broadband to the existing built areas? For example, something similar to point 3 on policy 5 - "Development proposals should make an appropriate contribution to the improvement and/or extension of superfast broadband to the wider built area."	We understand that this is hard to make a condition of planning as it is external 3rd party utilities that have to make this happen.

Polivc 4

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		we need more green spaces not more housing	Agreed.
C2		The amount of green space in the settlements is disappointing, and so the protection of what is included here is important. There must be scope for more of it in the future.	Noted. New developments might well provide this.
C3		-Policy. The list of green spaces is shown at Map 6 not 5. -Notes. Does 'that is must as set out in the NPPF' makes sense? If it does, it does not read well.	Thank you. Text has been corrected
C7		I agree with all of the proposals...I'm just a bit greedy and wish there might be more including land that Wiltshire Highways doesn't seem to maintain (we do) but won't allow us to use for designated green space. A case of not bothering with your cake, but refusing to allow anyone else to eat it. The wide green area, south of the Turnpike Roundabout, and on the verge west of the old A350 is a case in point. The parish council tried and failed to get support for tree planting here under the Queen's Green Canopy initiative, so it remains a wide, unkempt space that could be so much more to the parish.	Noted. We shall look again at this.
C9		Though I think the green tree lined footpath that joins the cycleway/byway ought to be included	Paths cannot be counted as green space
C11		- Policy. The list of green spaces is shown at Map 6 not 5. - Notes Does 'that is must as set out in the NPPF' makes sense? If it does, it does not read well.	It is shown as map 6 in the policy. The reference to Map 1 has been corrected
C14		We need all these green spaces and more	Agreed.
C15		Must protect all green space we have left	Agreed.
C17		None	Noted
C22		The village itself is sufficiently populated with few facilities. The areas designated as high sensitivity are correct.	Agreed.
C23		How do we get more green spaces within the community?	Creating them through new developments is one way; persuading landowners to set aside areas of land is another.
C25		All surrounding green spaces should be protected. Important for peoples' mental health to be able to access. These green spaces were essential during covid lockdown period.	It was access to rights of way that was important during the pandemic.
C30		Shame we couldn't have more.	Agreed.
C33		policy 4 seeks to protect existing green spaces which are relatively few. There is no aspiration to develop new or enhance existing areas in the future	There is the aspiration as and when opportunities occur.
C38		Showing my ignorance - I didn't know about the Littleton Scouts Field	Noted
C43		The maintenance of green spaces should be a high priority for Semington which as noted create a unique setting for the village. I agree with maintaining these 5 green spaces as outlined in the policy plan.	Noted
C44		I understand the green spaces agreed, but what about the village boundary in limiting developers to build.	The settlement boundary is fixed in the Local Plan and is reviewed with the plan to take account, retrospectively, of any changes.
C49		Could we add an ambition to create additional Green Spaces?	Yes - could be a project
C52		This is a very important policy. We live in a village because we like to be surrounded by lots of green areas and have footpaths for walking.	Agreed.
C57		I am particularly keen that the views from LGS 3 Ragged Smock, should be preserved and remain completely open for the entirety of the view from and towards, the Ragged Smock.	Agreed; there is extant planning permission on the adjacent field, however.
C60		Will the allotments be added to the list of green spaces in future iterations of the plan?	This will be considered in future neighbourhood planning revisions.
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	LGS1 – The Triangle/High Street Green Space – Wiltshire Council is not the owner of this site although the land is adopted highway and therefore may not be capable of LGS designation. LGS2 - Wiltshire Council is not the owner of this site and the parish council are taking on management via a S52 agreement.	The Steering Group are aware that LGS1 may not be capable of designation, but as the only green space which has a particular local importance, the space will be progressed through to examination. The owner(s) of this land need to be identified and consulted. The owners of LGS 2 have been identified and consulted.

Policy 5

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C2		Semington has a good network of routes, and I appreciate the efforts of the Ramblers, local volunteers and the Parish Council in keeping these open. This sometimes seems like painting the Forth Bridge. Some routes would seem to need money spent on them to make them more sustainable.	Noted
C3		The objectives do not include cycleways. This is an omission given they are addressed within the SEM. I would like to see included a green belt established along the canal that would require a minimum depth of 15m or so of trees and bushes between the canal and any development in order to maintain its rural character.	Noted. It is not possible to use a neighbourhood plan to establish a 'green belt'. What the draft plan does, however, is to make clear that the environs of the canal are special in both landscape and wildlife terms.
C7		We have a great footpaths network. The suggestion at 6.23 of expanding and linking more of the network is great, and hopefully will be a major parish initiative if this policy is approved. Hopefully, landowners might be sympathetic to a few permissive paths.....	Agreed.
C11		- Objectives: The objectives do not include cycleways. This is an omission given they are addressed within the SEM.	Noted.
C14		Developers should definitely be expected to contribute	Noted.
C15		Network must be preserved. Better signage and maintenance desirable	Agreed. Not all paths are clearly waymarked.
C16		All for keeping public footpaths and rights of way open	Noted
C17		None	
C20		There is a need to be careful that we don't get a repeat of the safety issues when the byway awas tarmacked.	Agreed
C23		Public rights of way should not be made into roads! Signage could be of a discreet	Agree with both points.
C25		Footpaths, especially along the canal, need to be protected.	Agreed.
C28		Learnt a lot from the descriptions provided regarding current provision of rights of way. Agree with future plan	Noted
C35		Although I agree with the stated policies, I believe that any improvements should be carefully considered so that there are no unintended consequences like those we have seen with the upgrades to the bridal path towards trowbridge	Noted
C37		improvement in this area would greatly help people's general well being.	Agreed
C38		All good	Noted
C41		Pedestrian/cycle paths should be extended (not just laying tarmac on an existing path and calling it a new cycle route) to enable safe walking/ cycling along routes which currently only have main roads	A neighbourhood plan has no scope for creating new routes and rights of way.
C43		Maintaining the rights of way and cycle routes are important for the well-being of the residents of Semington and I agree with the parish policy of protecting the Kennet & Avon canal and Semington Brook, and our significant landscapes,	Noted
C44		I would like improvement to the towpath to make it wider for the joint use of walkers, cyclists etc the could improve the way persons get to their place of work.	That length of the canal towpath which is in the parish is narrowly positioned between field hedges and the water. As such there is little scope for making the path wider. The Neighbourhood Plan is primarily a planning policy document and as such, path improvements are beyond the scope of the document.
C46		As seen with the recent changes to the bridle path linking Semington to Trowbridge, any change to existing routes need to be carefully considered to avoid unintended outcomes.	Agreed
C47		The cycle way should not be used by cars	Agreed; however, the cycleway is also a byway which means that, currently, cars are able to use it. It is the Parish Council's wish to have the usage of the route restricted to local agricultural and telecoms traffic.

C49		Can we add horse riders into the descriptions? There are plenty of them in the village and they get no mention, although bridleways do. In the light of your para 6.22 about SEMI28, the byway is also worth mentioning and the need to preserve it as a circular horse riding route combined with the bridleway (SEMI18) that runs from Pound Lane and along the southern bank of the canal to Whaddon	Bridleways' has been added to #6.20. The SEMI 8/9 point has been added to #6.22
C51		In addition to the above RoW routes, Semington's streets and pavements obviously need to be better supported and maintained by Wiltshire Council, for both the well being of residents and for its aesthetic appeal	Agreed. The Parish Council has raised this point with the Highways authority.
C60		Is it worth putting something in to say that any development proposals or upgrades to the rights of way must provide an analysis of the safety of all users prior to works starting. I make this suggestion as a result of the safety concerns following the recent upgrade to SEM19A / HILP22, which has made many walkers and cyclists feel unsafe using this right of way now.	This is a sensible suggestion. It is not clear whether Wiltshire Council actually did this prior to the reconstruction of the byway although the Parish Council asked it to.
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	Suggest this needs to be amended to support both walking and cycling, not one or the other. Amend wording to remove the red text and add the underlined: <u>'...integrate routeways for walking or and cycling connections...'</u>	Agreed.
		Please check the route of NCN 403 on the map which is shown as running through Semington and along SEM19A. According to SusTrans website Route 403 - Susstrans.org.uk , route 403 ends at the Kennet & Avon canal.	Agreed.

Policy 6

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		stop chopping down tree's that are healthy	Agreed, but we are not aware that this has been done.
C2		The GBI is hugely important for everyone and its enhancement ought to be everyone's business.	Agreed.
C3		-Objectives. Interesting paragraph numbering -Policy Paragraph 2 the statement 'Development proposals that will lead to the extension of the Network will be supported' requires a caveat to the effect it will be supported if the development is acceptable in every other way. - What does the green star represent on Map 8. This needs including in the key.	The numbering is correct as it relates to particular objectives. Para 2 of the policy has been changed to make this point. The star is in the key: a private orchard.
C4		I think many people moved to Semington for it's rural setting /surroundings and the access to the canal	Agreed.
C7		Bradford on Avon is the only nearby place where river and canal define the settlement in the same way that the Brook and canal do in Semington. These are hugely important corridors for us, not just for nature but also for the well being of the community...and visitors. Anything that might damage this environment, including more housing on an already overwhelmed waste system which spills sewage into the Brook, should be resisted.	Agreed.
C11		- Objectives Interesting paragraph numbering	The numbering is correct as it relates to particular objectives
C17		None	Noted.
C23		Point 2 "will be supported" is too strong a commitment.	This has been softened.
C25		Where possible all green areas/trees etc should stay protected as these will be well established.	
C38		What is the significance of including the private orchard?	It is a piece of green space which is noted, although others are not designated. This is not our map.
C43		Yes agree that it is vital to support the Green and Blue infrastrucure and do whatever we can to support biodiversity in the parish.	Agreed.
C49		Can we add reference to considering water run-off, pollution and nutrients? I'm thinking of the recent raw sewage running down the high street and into the Brook due to insufficient sewage capacity, but also the plans of Green Square to increase the flow of potentially contaminated surface water running into a ditch that feeds the Brook. What about street lighting? Every new house creates more light pollution which we are realising has a seriously detrimental effect on multiple species, not just bats and owls, but also migrating birds. Can we encourage all new lighting to be at pedestrian height and required to be off from midnight to 5am or at least on motion sensors?	This is covered by Wiltshire Council. We have no direct local knowledge about the issue of water run-off, pollution and nutrients. Lighting is again a Wiltshire Council issue, but policy 7 does include reference to artificial lighting. Additional text has also been added to the supported text of that policy.
C55		Minor point - should the policy title be "Green and Blue....." - to reflect the wording of the opening line?	Text changed.
C57		I am particularly keen that trees and hedgerows are retained and, where appropriate, more planting takes place. Can nothing be done to prevent home owners and land owners from felling trees?	Tree preservation orders are possible on public land.
C60		Is it possible / appropriate to state a biodiversity target gain for any new developments?	Yes. Nationally this is now 10%. The policy has been updated to include reference to this.
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	Suggest amending the name of the canal for accuracy as follows: '...the corridor of the Avon and Kennet <u>and Avon</u> Canal as shown on Map 8...'	Agreed.

Policy 7

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		we need green boundaries' between villages and towns	Agreed
C2		Again, hugely important. The PC has been pretty successful at working with parishioners in protecting this over the years with a couple of exceptions. The Neighbourhood Plan will help.	Noted.
C3		- Policy Paragraph 2 It is not clear how the sensitivity of an area is defined and the plan does not explain how they were decided, e.g. it is not evident why the large area east of Littleton is a high sensitivity area. I accept that the areas were agreed by a consultant but that does not reduce the need for us to be informed. A risk is developers may exploit the least sensitive areas e.g. west of Auction Field reducing the rural gap between Trowbridge and Semington.	The rationale for designating each area of land is explained in the Landscape Sensitivity report.
C4		see comment to policy 6	Noted.
C5		I think there may be a typo on the first bullet point of point 6.30 should it read Melksham Area and not Are? In addition I have a query on the settlement boundary for the village as it shows half of our garden as being outside the settlement area?	Agreed. The boundary map is Wiltshire Council's.
C7		The key views matter. Our world shrinks when they go.	Agreed.
C11		Objectives Second Paragraph numbered 4. The Seend Neighbourhood Plan has a very good section dedicated to the Kennet and Avon canal. I wonder whether a similar section in our Neighbourhood Plan would draw together all the references to the canal dispersed through out the document as well as adding further relevant requirements. I also believe it is important to stress in the Neighbourhood Plan that the canal provides the most important leisure facility in the village.	Noted
C14		Strongly support green barrier to development along the canal	Noted.
C15		Only allow development where the infrastructure can be upgraded to support it	Though desirable, this does not seem to be something that a neighbourhood plan can require.
C17		Map 10 identifies both High and then Medium to High areas. However Policy 7, para 2 only refers to High. I would suggest para 2 is amended to say High to Medium.	This policy only relates to the high sensitivity area.
C23		Area 2, 328/2 does not protect the rural landscape as it is a development area that is next to the canal.	Agreed.
C28		Extremely important area	Noted.
C35		I would suggest that the landscape sensitivity of area G should be reconsidered	This would require a new consultant report. It's not clear why we would want to do that.
C38		Good	Noted.
C43		I feel it is particularly important to ensure that the 22 key views as noted in the Plan should be preserved as far as possible with any development that might take place, and the need to preserve the natural or historic landscape features in the village.	Agreed.
C46		The vision for the village shop needs to be clarified. If the intention is to have a commercial entity with long opening hours then this will be in conflict with with policy 7.	It is not clear why this would happen.
C57		I know that there is a beautiful view of Hag Hill from Little Marsh (although this was from a side & rear garden area), but this does not appear to have been included as a Key View. As there have been proposals to build across from Hilperton to the A350, I would want to ensure that that view from Little Marsh is protected. I am very keen indeed that the separation between Semington and Hilperton/Paxcroft, Bowerhill and Berryfields is maintained. I do not want to see these developments 'marching' towards us in this village. This would greatly affect the rural nature of the village, as West Wiltshire is gradually becoming less rural, and more suburban.	Only views from public land can be included. The Local Plan now proposes that the Hag Hill area be part of a nature park, rather than be developed for housing. The Parish Council strongly agrees with the need for continued separation.
C58		Section 2 of the draft policy seems to be in direct conflict with policy 10. Sections 2a and 2b specifically seeks to maintain the rural landscape and generally open character of the countryside and also minimising urban spread with associated traffic movements and lighting. The development of a shop and housing on the field adjacent to Turmpike Close (policy 10) will increase light pollution, traffic movements and bring the village to the very edge of the A361.	The allocation in Policy 10 is in an area of lower landscape sensitivity.
C60		I agree with points 1, 3, 4 and 5, but I disagree with point 2. Personally, I don't think any development should be supported in the area of high landscape sensitivity.	Noted. We also note that the Canal & River Trust does not object to sensitive development near a canal.

C62		6.30 relates to the following. Give greater emphasis to/set as an objective/goal – ‘to maintain Semington as a distinct settlement, surrounded by fields which separate it from nearby settlements and the possibility of housing sprawl arising from Hilperton, Whaddon, Berryfield, Bowerhill, etc in the Melksham Area.’ (Also once the auction site is built on, this may trigger development along the road to the rugby club).	Noted
STATUTORY CONSULTTEES			
S1	Wiltshire Council Strategic Planning	For clarity, suggest wording of paragraph 1 is amended as follows: ‘...where proposals singly singularly and cumulatively... ’	Agreed
		Making reference to the relevant Landscape Character Assessment Area from Natural England’s NCA 117, either in policy or supporting text, would help to contextualise what you are trying to achieve in this policy as well as link into what sort of landscape scale enhancements you are looking for through long term management aims and objectives as set out in the LCA’s.	Agreed
S8	Melksham Without PC	Both Melksham’s and Semington’s neighbourhood plans/parishes were aware of what each other were doing in relation to their respective plans	Agreed

Polciv 8

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		affordable housing that minimum wage people can afford not 300k+	Noted.
C3		SEM outlines what the village would like but provides very little guidance for developers or to put it another way predatory developers can easily interpret it to suit themselves. -I would like consideration to be given to include maintaining a rural barrier between Semington and Trowbridge/Hilperton.	Whilst anyone is free to argue their case, the plan is written to help ensure that unwanted and inappropriate development does not take place. Maintaining a rural barrier around settlements is a core part of the development plan. See paragraph 1 of the Vision.
C7		As well as blending in with the current built environment, ALL new builds should be zero carbon. It's nuts not to insist on this in our policies.	Agreed. This is set out in Policy SEM 12.
C11		- This SEM outlines what the village would like but provides very little guidance for developers or, to put it another way, predatory developers can easily interpret it to suit themselves.	Whilst anyone is free to argue their case, the plan is written to help ensure that unwanted and inappropriate development does not take place.
C14		I agree and hope these pololicies will be implemented	That is the intention.
C17		None	Noted.
C23		All housing to have electric charging points for vehicles.	This is the Parish Council's wish for all new houses. It cannot force or subsidise residents in relation to existing properties.
C38		Map 3 Village Settlement Boundary doesn't include the most recent development off St. Georges Road. Why?	Settlement boundaries are reviewed when Local Plans are updated. It is at these points that any new developments are included.
C40		I'd particularly like to see more affordable housing for younger people	It is Wiltshire Council that decides policies in relation to affordable housing.
C43		I agree that it is important to maintain the key design characteristics / conservation of Semington Parish as set out in the Semington Parish Character and Design Statement. It is important to maintain high-quality design in any housing or infrastructural developments that take place in order to reflect the locally distinctive character of our parish.	Agreed.
C44		With some of the local developments there are no Solar Panels installed.	Building regulations have now changed to require this under certain circumstances. The Parish Council would like to see all new developments to have solar PV systems.
C49		Can we add a desire to push builders towards fully carbon-neutral designs? i.e. neutral in construction as well as in use. Or is this beyond the scooe of the NP?	It is beyond current building regulations and therefore can only be an aspiration. See Policy SEM 12.
C55		Another minor point - should the words "should be" be inserted before "included" in the last line of point 3?	They have been. Thank you.
C60		In point 1 I have reservations about the wording of "within the Settlement Boundary". Can this be changed to "within the CURRENT Settlement Boundary, or reference made to Map 1? I make this point in relation to the reserved matters planning application for the 26 affordable homes west of the tennis court. This reserved matters application shows a large rectangle of unused land on its eastern edge, which once the rest of the development has been built, would be within the NEW Settlement boundary and hence could be considered for development under point 1.	Reference has been made to Map 1.
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	The first sentence of this states 'as shown on the Policies Map'. The neighbourhood plan doesn't seem to contain a map called 'Policies Map'. Which map is this referring to?	This should be Map 3. The policy will be corrected.
		For clarity, suggest wording of criterion 3 is amended as follows: 'A 'Building for a Healthy Life' Assessment, included within the Design and Access Statement, <u>should be</u> submitted as part of application documents.'	Agreed.
S4	Historic England	The Historic Environment section of the SEA Environmental Report refers in para 8.29 on p31 to policy SEM8 on Design and Local Distinctiveness being in place with a view to ensuring that the setting and significance of heritage assets are protected. But the application of this policy will be difficult if policy 10 cannot be delivered as proposed without causing harm, causing a tension within the Plan which is inherently undesirable. This is not to automatically assert that the delivery of policy 10 will cause harm to the historic environment - only that confirmation that it won't is not as clear as it might be in order to demonstrate with evidence an appropriate level of conformity with overarching national and local planning policy.	Noted.

Polciv 9

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C2		Totally agree	Noted.
C3		-Policy Second paragraph I would like to see this worded more strongly and mandate that Developers must consult with the Parish. As currently worded it allows Developers to opt out. I concede that this will do little to persuade developers who are not legally obliged to do so, but should they not consult they will have not complied with the Neighbourhood Plan.	This cannot be mandated or enforced.
C7		We've had some awful experiences of arrogant, suited plonkers descending on the village with their off-plan speculative building designs for outside the settlement boundary...Richborough and Greystoke, where the engagement was derisory and the attitude contemptible. Where we have been able to engage properly with developers and builders, the experience has sometimes been uncomfortable but the outcomes more attuned to village wishes.	Noted.
C11		I suggest that the Neighbourhood Plan mandates pre-consultation with the village despite there being no legal requirement for developers to do so. Wiltshire Council has an opportunity to require amendments should this be considered unacceptable.	This cannot be mandated or enforced
C17		None	Noted.
C26		Essential	Noted.
C30		Could we include a requirement for more green space, play areas or allotments?	Noted.
C43		I feel that it is important that our the local community is engaged in shaping the design of proposals related to community developments and initiatives where possible.The Parish Council adoption of the 'Community Pre-Application Engagement Protocol' in this regard is welcomed.	Noted.
C44		I think that the whole of the village should be involved in all planning not just the area that is close to any development. The village has only one entrance and one exit and traffic has to be taken into consideration. The village (to quote a comment from the recent refused planning application) "there is no provision for day-to-day living in the village" .	Agreed. The Parish Council sets out to involve everyone.
C51		Essential!	
STATUTORY CONSULTEES			
S1	Wiltshire Council	This policy states 'Applications should demonstrate...' - is it really the purpose of this policy to We presume the reference to 'early' engagement means at the pre-submission stage? If so, the What is meant by 'effective' engagement? Is this defined anywhere? The issue here is what	Agreed. Policy amended. Agreed. Policy amended. This is set out in the Pre-application protocol that is appendix 1 to the Plan.

Policy 10

Ref. No.	Name
C1	
C2	

C3	
C3a	
C4	

C5	
C7	
C8	
C9	

C11	
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C13a	
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C13b	
C13c	
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C58	
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C60	
C61	
C62	
S1	Wiltshire Council Strategic Planning

S2	Canal & River Trust
S3	Natural England

S4	Historic England
S8	Melksham Without PC
	Hollins

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Comment

COMMUNITY CONSULTEES

bet it wont be affordable to most

I support this but want to stress that the housing must be contingent on their being a shop. No shop; no houses. This will have to be a commercial shop as there seems little evidence that the village is prepared to run a community shop.

Auction Field Site

- I lack the experience to predict whether the Planning Inspectorate will refuse permission for a planning application that does not include a shop. I suspect they might not. This may be particularly contentious if two or more smaller planning applications are submitted for the Auction Field site.
- The requirement to provide a shop on Auction Field may deter Developers from building on the site and they will select an alternative location despite it not being identified in the plan as available for development arguing Semington has not provided suitable land on which to develop so they may build anywhere. Or conversely argue that the Neighbourhood Plan agrees to Auction Field being developed and whether the application includes a shop is irrelevant.
- Identifying a development site detracts from the fact the village has met its development requirement. It is a situation we will need to live with.
- Has the Development Planning Steering Group a contingency should Auction Field reach capacity and cannot accommodate more planning applications?

Shop

- I do not understand why the neighbourhood plan mandates the shop must be built on Auction Field rather than stating the first development over a specified number of houses must include a shop.
- What type of shop is the Development Planning Steering Group considering? I do not know whether Tesco Express, Sainsbury Local or Asda Express meet the requirements of an F2(a) shop or is a Community Shop operated by volunteers from the village being considered. This is fundamental to the shop's location. If it is to be run by one of the supermarkets, Auction Field will be attractive to them to benefit from passing trade. If it is a community shop the location is less than ideal. A significant point is the previous shop that failed was located in the centre of the village whereas the proposed new site is on the boundary of the long axis of the village. Moreover, The Neighbourhood Plan does not provide evidence as to why a shop is now viable when it was not in the past. One factor may be the increased population size.
- It is not clear whether the Neighbourhood Development Planning Steering Group included a 'Lessons-to-learn' exercise on the failure of the previous shop and the shop associated with the Somerset Arms to establish why a new shop may succeed when the previous ones failed.

Moreover, The Neighbourhood Plan does not provide evidence as to why a shop is now viable when it was not in the past. One factor may be the increased population size. - It is not clear whether the Neighbourhood Development Planning Steering Group included a 'Lessons-to-learn' exercise on the failure of the previous shop and the shop associated with the Somerset Arms to establish why a new shop may succeed when the previous ones failed.

This seems to be the best option for one last housing development - especially if it includes a small shop for essentials

The opportunity to bring about diversification of housing in the village is very important - as a village we need bring new generations in not only to ensure the survival of our school but to bring life to community spaces and activities. Whilst there is a strong local desire for a village shop sadly I am not convinced that it is a viable concern

A shop MUST be delivered before any building happens. And the shop must have reasonable prospects for success before any approval is given for this development. Otherwise our need for a shop, one of the essential community hubs, will only have been a ruse for a developer to win the preferred site "beauty contest".

Development here would not interfere with the historic core of the village, but could provide new customers to improve the viability of local facilities.

Though mixed use of the pub as part shop would also work

Development of Large Villages will be limited to that needed to meeting the housing needs of settlements and to improve the employment opportunities, services and facilities. This does not exclude further development in Semington but disallows application for major development. [Wiltshire 3.4 Policy 1, Large Villages.]

Wiltshire Plan Para 1.2 The Local Plan Review does not revisit the strategic objectives that were set out in the 2015 Wiltshire Core Strategy, but it does update and introduce new policies to guide the determination of planning applications. The Local Plan Review has been produced to ensure consistency and alignment with the National Planning Policy Framework.

Appeal Ref: APP/Y3940/W/23/3329064 Land South of Pound Lane, Semington Paragraph 8 states 'In accordance with the supporting text to CP1, a limited level of development shall be supported at Large Villages in order to help retain the vitality of these communities, with such development predominantly taking the form of small housing (involving less than 10 dwellings) and employment sites within settlement boundaries.' This suggests that the Neighbourhood Plan should anticipate developments of 10 or less dwellings and I recommend that the dwellings requirement should comprise affordable housing to allow those living with families to buy their own starter home in Semington or bungalows allowing older residents to downsize. This requirement could be met on Auction Field. Note - 10 dwellings is less than the 11-20 houses identified in the Semington Parish Housing Needs Survey dated August 2021. I accept this requirement for no more than 10 homes is far less than what the Neighbour Plan, plans for Auction Field. It does however have two advantages:

- It protects against planning applications of above 10 dwellings elsewhere in the village. It prevents a developer arguing that Semington has identified a requirement for more than 10 dwellings even if that requirement is met elsewhere to Auction Field.

- Green Square could use the number of houses Semington wishes to build on Auction Field to justify the further development on the 'White Box' as the total development on the site would not exceed 40 dwellings.

Wiltshire Local Plan includes 'Local communities will have been supported to prepare Neighbourhood Plans, progress community-led development, protect valued elements, and enhance their local environment within the framework provided by this Plan. A positive contribution will have been made to help areas of social exclusion, especially access to essential services and local facilities in the rural areas, which will have been improved. The Plan will have sought to protect community facilities such as village shops and pubs including, where practicable, by encouraging community management.' [Wiltshire Plan Paragraph 2.5.] These paragraphs stress the need to identify the local environment to which the village aspires and include them in the Neighbourhood Plan. The plan already includes a requirement for a shop but does not mention the need for The Somerset Arms to provide an operating pub.

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The Plan will have sought to protect community facilities such as village shops and pubs including, where practicable, by encouraging community management.' [Wiltshire Plan Paragraph 2.5.] These paragraphs stress the need to identify the local environment to which the village aspires and include them in the Neighbourhood Plan. The plan already includes a requirement for a shop but does not mention the need for The Somerset Arms to provide an operating pub.

Wiltshire Plan includes 'placing green spaces at the heart of sustainable place shaping' [Wiltshire Plan Paragraph 2.16]. This and the preservation of villages may be used to support providing a buffer zone between the village and eastward development of Trowbridge and to protect the rural nature of the canal. Demand for additional development in Wiltshire is emerging and Trowbridge is identified by the Wiltshire Plan Paragraph 1.17 as one of three Principal Settlements, areas to absorb further development which may threaten our western boundary and the planning application for Great Lees Field, hidden in the detail, included the possibility of expansion to the canal's edge. The Neighbourhood Plan must anticipate developments of this nature and decide whether they meet the Villages' aspirations. Wiltshire Plan includes 'Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.' [Wiltshire Plan Policy 1] This should be stressed in the Neighbourhood Plan.

Shop

I support the requirement for a shop but not an empty building. I lack experience to predict whether the Planning Inspectorate will refuse permission for a planning application that does not include a shop. I suspect they might not. This may be particularly contentious if two or more smaller planning applications are submitted for the Auction Field site. The requirement to provide a shop on Auction Field may deter Developers from building on the site and they will select an alternative location despite it not being identified in the plan as available for development arguing Semington has not provided suitable land on which to develop so they may build elsewhere. Or conversely, they argue that the Neighbourhood Plan agrees to Auction Field being developed and whether their application includes a shop is irrelevant. I do not agree with the Neighbourhood Plan mandating the shop must be built on Auction Field rather than stating the first development over a specified number of houses must include a shop

What type of shop is the Semington Neighbourhood Planning Steering Group proposing? I do not know whether; Tesco Express, Sainsbury Local, Morrison Daily or Asda Express meet the requirements of an F2(a) shop or is a Community Shop operated by volunteers from the village being considered. This is fundamental to the shop's location. If it is to be run by one of the supermarkets, Auction Field will be attractive to them to benefit from passing trade. If it is a community shop the location is less than ideal. The previous shop was located in the centre of the village whereas the proposed new site is on the boundary of the long axis of the village. Moreover, The Neighbourhood Plan does not provide evidence as to why a shop is now viable when it was not in the past. One factor may be the increased population size.

I also believe that access to the shop from Turnpike Close, as opposed to the A361 will, because of mature vegetation, obscure it from the A361 detracting from passing trade. Moreover, an assessment believes using Turnpike Close will create conflict with; the Turnpike Close houses, the business park and the shop converging on a single entrance [Semington Site Options and Assessment Report, Table 5.1, Site4 (724)]. A possibility is a developer wishing to increase the housing density on Auction Field to justify including a shop. The village should decide whether doing so is agreeable before the Neighbourhood Plan is published. A report states the site can accommodate 78 houses, far more than the proposed 40 [Semington Site Options and Assessment Report, Table 5.1, Site4 (724)]. (Of note, the Neighbourhood Plan does not explain why Auction Field is not to be developed to its full capacity, which may be critical to limiting the size of any development on the site. It must be assumed developers will wish to maximise the number of dwellings on the site.) It is not clear whether the Neighbourhood Development Planning Steering Group included a 'Lessons-to-learn' exercise on the failure of the previous shop and the shop associated with the Somerset Arms, to establish why a new shop may succeed when the previous ones failed. The viability of a shop (or the post office) is not included in the supporting documentation.

The current footfall for the Post Office does not support the apparent popular wish to maintain such a facility in the village. There is a risk that local, vocal support for either a shop or Post Office may not materialise into viable customer use. It is important that an assessment is made on whether the shop, including its location, will be profitable before one is built. I note that one reason to locate the shop on Auction Field is to reduce traffic driving through the village. I assume Auction Field would create a similar volume of traffic.

Reluctant to see more housing. Worried about roads and shops. But understand the need for village shop.

Smaller in-fill development should also be considered on suitable sites

Willing to accept the development. Shop is needed. Could include post office. But concerned about the extra demand on services including sewerage, water, electricity. Reduced speed limit on main road needed.

None

Against for building at all on this site

proposed development should include affordable houses, but would prefer that the development wasn't all affordable (i.e. Not like the one near the tennis courts.)

I think this is a good place for building if required. The shop should work well here on the main highway,

Concerns re shop opening hours, waste disposal. Accessibility route from main road or St Georges Road for foot traffic? Full time post office service?
Definitely having the infrastructure around first is important but so often and in other towns and villages this has been changed so more houses are built without the infrastructure around it
Agree we would benefit from a village shop/post office but maybe more central for all villagers to access easily
Totally agree any facilities such as a shop should be completed first and entrance is off of main road. Well thought out proposals that considered the needs of the residents of Semington first.
unless there is direct vehicular access to any shop from the a361, there is no passing trade and i doubt financial viability.
A good site for a shop, which would get passing trade from A361 traffic
<ol style="list-style-type: none">1. It doesn't seem logical to promote an area for development while trying to maintain the rural character of the village and promote biodiversity. This comes across as the village being open for development despite the earlier stated fact that there is no requirement to allocate an area for development.2. A shop on the edge of the village would be impractical. It would be better located more centrally, where the old shop was, due to the near locality to the school, majority of houses and main footfall in the village.3. Building a development at that site will mean the village becomes closer to merging into the Hilperton/Trowbridge area causing it to lose its distinct character
whilst I agree with "affordable housing" ..in order to ensure our community is diverse, it is important to have some of the properties for "social" housing. Perhaps link with Swindon and Wilts council to purchase a number of the properties in the purposed development if desired achieve this aim?
Could part of this land be allocated for business units? Have you sounded out Wiltshire Council Highways regarding the likely hood of being granted access for the Main Vehicular Access onto the A361? They wouldn't allow access onto the A361 for the recently proposed all weather sports pitch for Trowbridge Town Council.
As above, I'd particularly like to see more affordable housing for younger people
Young adults who have grown up in Semington should be able to afford to buy a house and raise a family here, supporting the school, etc. New development should reflect this need, as The Turnpike seems to, not provide homes costing nearly a million pounds, which only the baby- boomer generation can afford, with a couple of 'affordable' homes thrown in to get planning consent.

I agree following the consultation event with local residents last year that we could proceed with the 40 homes planned for at the Auction Field site, provided that the developers also make provision for the village shop.

Maybe the shop could include the post office and possibly a small community cafe for people to meet up.

As previously noted a professionally prepared feasibility study & business plan needs to be prepared for the proposal of the village store.

The village has already achieved the indicative housing requirement for a large Wiltshire Village. The identified area is outside the village boundary for development. Although the selected site has less adjacent residential properties than other sites considered, there are still properties that will be affected by this recommendation.

Best place to build houses, shop, etc

The call for a shop and additional Green Space are essential pre-requisites to any development. I am sure there will be plenty of debate to follow, but wonder if we can keep options open regarding the location of these. For example, could the developers be persuaded to fund the acquisition of the used car lot in the centre of the village to be turned into a show as a hub, or even finding a way to re-start the pub alongside a shop? And equally, could the additional Green Space be somewhere more central?

This is the least intrusive option for development in terms of loss of rural landscape and having access to the road network without putting too much strain on the already congested side roads in the village.

Whilst I appreciate that a shop in this general location may stand more chance of surviving, as it could also potentially cater for passing traffic on the A361, any such shop would not be particularly convenient for the village as a whole. It would be a little "out on a limb" and hence may encourage vehicle trips rather than walk trips for villagers - although I appreciate that Little Marsh residents might disagree. But fundamentally I don't agree that this is the best site for additional housing for Semington - again I think it is too peripheral, and would clearly extend housing along the A361 - especially if a new main access onto the A361 is proposed, as shown. I'm not sure how safe this would be. Wouldn't Wiltshire Highways require a right-turning lane - and wouldn't that "urbanise" what is clearly a rural stretch of the A361? Whilst I acknowledge that other potential housing sites may have been considered and ruled out in the past, for various reasons, my own preference would be either the "Motel field" or the "Daniels land" (if that is what it is called), behind High St/Church St. Either of these would clearly be more central and would consolidate the core of the village, rather than the peripheral extension that I think would result from the Auction field allocation.

The village shop closed before the bypass opened, and was not linked to its construction. The village shop failed because it wasn't used enough, but it wasn't used enough because it didn't sell a good range of products, and that things like vegetables were often in poor condition and some items were out of their Best Before date. Also, you do not mention that, later on, there was another shop in the foreground of the garage, or next to it, which sold fruit and vegetables, and that didn't last long.

I do not want any more building in or around Semington. However, if it has to happen, the land west of Turnpike Close (the auction /sale) field is the least worse option. I agree completely that no houses should be built until a village shop has been constructed and is ready for occupation. I do question whether a shop in this position will be frequented by the elderly or infirm people in the village, however.

The apparent justification for the development of this greenfield site hinges on the provision of a shop. There is nothing in the plan that demonstrates a shop would be viable in 2024 and beyond. Another question that has not been addressed is who is going to run the shop? Is it supposed to be run by the village/villagers on a 'not for profit' basis or run on a commercial basis.

The comment that the village has had a shop previously, whilst a valid statement of fact, ignores that groceries can be ordered from local supermarkets and delivered to your door with a far wider range of products than could be stocked by a small (280 square metres) village shop. Similarly newspapers in print have now moved on line and multichannel media is available at the touch of a remote or the click of a mouse.

Development of the land to the west of Turnpike Close would be a further expansion of housing development towards the Rugby Club and Hilperton beyond.

A village shop would be a welcome addition and keep more villager money going back into the local economy. This is a decent location for further housing, if we have to have more housing, with the proposed entrance off the main road not adversely affecting traffic into the village itself.

I am very impressed and supportive of the wording of policy 10.

I think the houses would be built and the shop may appear briefly or not at all. How can you ensure a shop would be provided and be supported enough to stay open?

I'm not familiar with retail classifications/implications. I wonder if restricting the shop to sell essential goods only, might make it unviable. Many village shops need to uplift sales with sidelines e.g. gifts, crafts, toys, coffee shop, etc. Is it possible to add wider retail classes, without undermining the base premise of maintaining a village 'essentials' shop?

STATUTORY CONSULTEES

The at least 30% Affordable Housing requirement stated at criterion 2a could increase to 40% with the adoption of the Wiltshire Local Plan which would make this policy out-of-date. Suggest the policy wording is amended to allow more flexibility in the event that the Wiltshire Local Plan is adopted with a 40% requirement. The mix of homes on the site will also need to reflect the current need at the time of any planning application in line with the Wiltshire Council Affordable Housing policies and procedures.

2c states that '*...housing development should... not commence until the village shop is constructed and capable of occupation for its intended use*'. It is unrealistic and unreasonable to require the housing development not to commence until the shop is completed. Possibly what is meant by this is that new residents should not occupy the new dwellings until the shop is constructed and capable of occupation. 2c should be amended appropriately.

The requirement for 10% Biodiversity Net Gain (BNG) for major developments came into force on the 12th February 2024. BNG for small sites is expected to come into force in April 2024. The need to demonstrate at least 10% BNG is set out in this policy with regards to the allocated site. All developments, barring some exceptions, will be required to provide BNG therefore it is recommended that the requirement for development proposals to demonstrate 10% BNG, or other minimum percentage the Steering Group may wish to stipulate, is added to a more general policy within the NP e.g. to SEM 6.

The proposed housing site allocation is in an area of high groundwater levels with levels between 0.025m and 0.5m below the ground surface. We suggest the policy includes a requirement for a site-specific flood risk assessment. All proposed development will need to pass the sequential test from all sources of flooding. When preparing flood risk assessments, local flood risk sources must be considered, not only information available from the EA.

Having a vehicular access from the A361 to housing and a village shop may encourage people to use their car to access the new facility and for new residents not to engage with the village and treat it as a dormitory village. Moreover, the A361 is not an attractive route for walking or cycling and so more direct connections away from an A-classified highway are essential and would help to remedy the situation at Turnpike Close (to the east) if a link is required for those residents too. The current plan refers only to a pedestrian link to the north. A link should also be made to the east to help Turnpike residents with active travel choices. Furthermore, both must be secured and provided as planning gain prior to any development being first occupied. Can this be achieved with the new Kendall Lane development to the north? It does not look like the consented scheme at the boundary extends an adopted public highway up the boundary. This needs to be understood better to ensure the link is feasible.

It is suggested that criteria 3c of this policy should be amended as follows: 'Pedestrian **and cycle** linkages through the site...'

We understand that Newland Homes have been constructing in the village and to date have been operating a net zero carbon in operation approach. This is highly positive and sets an example for this allocation and what it needs to aspire to as a minimum. We suggest that the policy needs to include support for dwellings that have a net zero in operation target through energy efficiency, air source heat pumps and roof mounted solar PV consistent to be consistent with Policy SEM 12. This is also the only opportunity to meet the community suggestion of a communal ground source heat pump.

See General Comments
See General Comments

We note that a site is allocated under policy SEM10. A village shop and 40 dwellings are proposed at Land to the West of Turnpike Close (The Auction Field).

The Site Options and Assessment Report and the SEA Environment Report set out between them how the site has been assessed as being suitable for the development proposed. However, it is not clear how our guidance on determining the suitability of sites relative to their potential for impact on heritage assets has been used in this exercise.

A traffic light methodology has been used initially to short list possible site candidates, and assertions are made that the site in question will not generate impact on relevant heritage assets due to intervening distance and development. But distance and intervening development are not in themselves necessarily accurate or reliable indicators of any potential for harmful impact on the setting of assets which might arise from the site allocation in principle, and we are disappointed that there is not more tangible evidence of how our guidance has been used.

The Historic Environment section of the SEA Environmental Report refers in para 8.29 on p31 to policy SEM8 on Design and Local Distinctiveness being in place with a view to ensuring that the setting and significance of heritage assets are protected. But the application of this policy will be difficult if policy 10 cannot be delivered as proposed without causing harm, causing a tension within the Plan which is inherently undesirable.

This is not to automatically assert that the delivery of policy 10 will cause harm to the historic environment - only that confirmation that it won't is not as clear as it might be in order to demonstrate with evidence an appropriate level of conformity with overarching national and local planning policy.

We appreciate the advanced level that your Plan has reached and the desirability of addressing the issue we have raised as quickly and easily as possible. It is not clear how much liaison your community might have had with the Wiltshire Council heritage team – archaeologists and conservation officers – but we would advise securing their approval of the site allocation policy as proposed as a simple expedient. That confirmation in writing can constitute an acceptable form of evidence in support of the Plan.

In the context of the Melksham area, this is another proactive, plan led housing allocation to be supported, rather than having speculative development in the area

LANDOWNER / AGENTS CONSULTEES

We support the principles of the draft policy and welcome the proposed allocation. The approach is compliant with the adopted Core Strategy. Para 4.13 and 4.15 of the adopted Wiltshire Core Strategy allows for communities to review settlement boundaries through a Neighbourhood Plan which includes new developable land to help meet the needs of that community. It further recognises that in turn, this could bring forward benefits to the local community. In this case, land to facilitate a village shop would be a benefit to the community. HSL is supportive of the policy requirements.

Para 4.17 provides additional support for housing growth (over and above that allowed for in the Core Strategy) and/or new services and facilities outside the defined limits of development if they arise through community led planning documents such as Neighbourhood Plans. HSL therefore consider the approach is in general conformity with strategic policies and the spatial strategy of the Wiltshire Core Strategy. It is clear that the Development Plan for the area allows for development outside of settlement boundaries in specific cases such as to facilitate local circumstances and community aspirations. We recommend that the policy wording is reviewed so as not to be overly restrictive and limiting. It is highly likely that implementation of the policy would require determination of a planning application for both the housing element and the infrastructure. Therefore, delivery of the village shop unit should be linked to occupation of housing as opposed to restricting it to commencement. The village shop unit would form part of a future planning application and its delivery would be reinforced in a S106 Agreement. This would provide certainty in respect of delivery. We would advocate an amendment to criteria 2 (c) to ensure the policy is positively worded.

Response
At least 30% will be affordable as defined
Agreed.

Noted

Noted.

Noted

Noted
Noted
Noted
Noted

Noted

Noted

Noted

Noted

Noted

Noted

Noted

Noted

Noted.

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Agreed. Policy amended

Agreed. Policy amended

Agreed. Policy amended

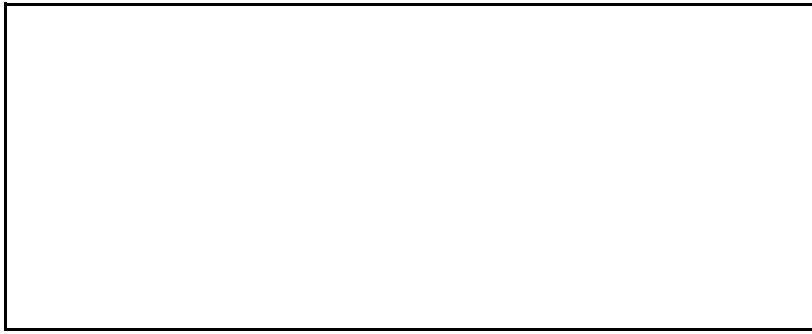
Agreed. Policy amended

Agreed. Policy amended

Noted. Wiltshire Council Conservation and Archaeology teams both provided responses to the Regulation 14 consultation and did not express any concerns about the site allocation. The site was also assessed through an SEA and Site Options and Assessment Report.

Noted.

Comments noted. Criteria 2c has been amended (now 2d) to be more positively worded as suggested



Policy 11

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		shop and a pub would be a great addition to the village	Agreed
C2		Ideally, we need more facilities.	Agreed, within limits
C3		-Policy The opening statement includes 'areas' but neither; Wessex Close Play Area, nor the tennis courts nor the football pitch are included in the listings.	See C60 response
C4		Would be good if enquiries could be made with owners regarding what they are doing regarding getting a new landlords for Somerset Arms	The Parish Council monitors this
C5		The village hall could be so much more than it is - how do we do this?	The village hall in an independent organisation with a management committee of villagers
C6		You never mention transport, I think we should have buses during the evenings until 10.00 and weekends	The village has no control and little influence on these matters
C7		I wholly support the proposed policies. We want that shop, and we want our pub back.	Noted
C8		Everything possible should be done to get the village pub reopened.	Noted
C11		- Policy The opening statement includes 'areas' but neither; Wessex Close Play Area, nor the tennis courts nor the football pitch are included in the listings.	Yes. It's only buildings. See C60 response
C12		Similar to comments on Policy 2. Opportunity for the parish to have shop and/or cafe facility for the parish and the numerous cycle and walking groups that are based or pass through..	Noted
C13		Since the closure of the pub this is even more important- it is listed on numerous occasions as a community hub does this need to be removed	Noted; we hope that the pub has not gone for ever
C14		We need the pub back.	Agreed
C15		We need a village shop which can also provide other community services . We need the pub reopened.	Agreed
C16		Vital to get the pub back.	Agreed
C17		None	Noted
C21		I'm nor sure the village hall is the right site for a charging point. Possibly Little Marsh, but that's not central.	Noted
C22		Use of public house? Redevelopment as community hub, library, coffee/tea room run by village. Selling own produce?	Noted
C23		Clause 3 - "will be supported" too strong a commitment. Rather than just "including" perhaps use "including but not limited to."	Noted
C24		A village shop would be marvellous again. Im not totally sure the previous one closed due to lack of passing traffic only. A village shop needs to be appealing, clean and bright with a friendly welcome.	Agreed
C25		All existing community facilities should be protected	Noted
C26		Any improvement in community facilities is welcome. We have lost the pub, shop and local bus services have been reduced.	Noted
C35		Location of shop should be central within the village to best serve the community	Noted
C37		see general comments on top	Noted
C38		Probably not the place to include it but I can't remember reading about the community tennis court.	It is mentioned in the Vision.
C41		It is very important that the pub reopens	Agreed
C43		I agree as noted in the Policy that it is extremely important to retain the facilities that we currently have, particularly when new housing which we are likely to have means a growth in the number of residents. I particular I feel it is important for us to have a village shop, which I know is currently planned with the new housing scheme at Auction Field.	Noted

C44		Could the village have electric chargers based at the Wiltshire air ambulance site building relations in the community.	Noted
C49		My comments under policy 10 may fit better here	Noted
C50		Whilst putting an electric charging point for cars would provide a useful facility the car park has only spaces available for parking and usually overflows when functions are on.	Noted
C54		We need the pub	Agreed
C57		The village hall car park is small, awkward to access and oversubscribed at times. Even losing just one parking place to an EV charging point could make things more difficult for users of the village hall.	Noted
C58		The Somerset Arms is listed as a community resource however this has been closed for some time. Maybe rather than looking to construct a new shop on the outskirts of the village the policy should be to work with the owners of the pub to reopen it and incorporate a shop within part of the building. By looking into installing EV charging points in the vicinity this could help boost the pub as a destination for people both inside and outside the village.	Noted
C60		Point 1 - should the recreational facilities of Wessex Close play area, the tennis court, and the recreation ground also be listed as community facilities?	Noted
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	The first sentence of this states 'as shown on the Policies Map'. The neighbourhood plan doesn't seem to contain a map called 'Policies Map'. Which map is this referring to?	Policy amended.
		The plan references the importance of community facilities and open space/recreation but could however make a stronger link to promoting healthy lifestyles and wellbeing with the need to protect, support and develop community facilities expanded on, to include playing pitch provision, recreation spaces, children's play areas and teen facilities etc. The plan could also state the intention to access and allocate S106 contributions from new developments to support this.	Healthy Lifestyles and wellbeing of Semington residents is threaded throughout the Neighbourhood Plan and is a key part of the approach to sustainable development in the village.

Policv 12

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C2		This should be something that the Parish Council should support in a sensible way over the longer term.	Agreed.
C3		- The SEM neither states what is the locally distinctive design nor the essential character of the settlement with which developers must comply. They may simply do as they wish.	This is not the case. The are national guidelines, Wiltshire Council policies and we have a Character Statement to influence matters
C7		As mentioned earlier, I'd like to see this policy requiring net zero builds for all new developments, including the proposal in policy 10.	It is Parish Council policy for new developments to be "above current building regulations to be fully carbon neutral, including construction materials and ongoing useage" However, current building regulations do not go this far.
C8		Important for every community to make a contribution to combatting climate change	Agreed.
C12		Is there any policy to address the impact of climate change on the village?	Objective 3 and Policy 12 do this.
C14		Insulating older housing should be a priority	This cannot be a Parish Council priority but is for national government.
C15		Need every building to be as energy efficient as possible. Make sure residents know how to use system most efficiently,	Agreed.
C17		None	Noted
C26		Agree, essential.	Noted
C32		It could go further and I suspect over the ne t decade will need to have more rigorous demands for renewable energy on homes, etc	It is very likely that building regulations will become increasingly demanding
C38		Good	Noted
C43		I agree that green spaces and trees are essential and support the policy advocating for efficient, low carbon heating and cooling systems in new housing, and sustainable materials and construction methods to be used. EV charging at the village hall would also be welcomed if this is possible.	Noted
C49		I would like to see all new buildings being obliged to have roof mounted solar panels.	Building regulations go some way towards this.
C58		Given the widespread development of solar farms in Wiltshire maybe both the Motel Field and the land to the west of Turnpike Close should be considered for development as solar farms to supply Semington and its immediate surrounding area. The smaller the distance from the point of generation to the point of consumption the lower the carbon footprint. Both fields have southerly aspects with low levels of shading.	Landowners have not proposed this.
C60		I am surprised that sustainable urban drainage (SUDs) systems have not been mentioned as part of Policy 12. Inclusion of permeable paving / hard landscaping, green roofs, as well as swales and ponds will all help to mitigate the loss green landscape and increased surface water run-off. Green roofs in particular can also help to improve biodiversity and mitigate habitat loss. I would like to see an inclusion of drainage / water run-off as part of Policy 12.	Noted. Building regulations go some way towards this
STATUTORY CONSULTEES			
S1	Wiltshire Council Strategic Planning	<p>This is generally known as sustainable construction and ought to address both climate change mitigation (i.e. reducing operational and embodied carbon) and climate change adaptation (e.g. addressing issues of overheating, flood risk, and water scarcity). Support this policy in principle but suggest that it is not as comprehensive as it could be.</p> <p>Paragraph 1 suggested alternative wording to address low-carbon technologies such as the heat pumps employed by Newland Homes:</p> <p>'Development should be designed to reduce greenhouse gas emissions in their operation through the Energy Hierarchy. Firstly, development should seek to reduce energy demand through passive measures such as orientation and fenestration arrangements; and fabric first measures such as high levels of insulation and lighting. Then low-carbon, electrified solutions for space and water heating are encouraged that are highly efficient such as heat-pumps. Finally, renewable technologies such as roof mounted solar PV is supported to help meet regulated and unregulated energy demand. Through this approach developers should aspire to net zero carbon in operation (as defined by industry best practice)'</p> <p>Suggested additional paragraph to follow paragraph 1 to address embodied carbon:</p> <p>'Development proposals shall also consider the impact of embodied carbon from the demolition and construction processes. Where appropriate, the re-use and re-purposing of existing buildings is supported and encouraged, particularly buildings of a traditional rural nature. In all development, applicants should demonstrate consideration of how the substructure, superstructure and external materials have been designed so as to target low-carbon solutions Benchmarking proposals against respected industry standards such as the RIBA 2030 Climate Challenge is encouraged.'</p>	<p>Agreed. Policy wording has been changed</p> <p>Agreed. Policy wording has been changed</p>

	<p>Suggested additional paragraph to follow to address climate change adaptation in buildings: <u>To reflect our changing climate, developments shall incorporate measures to adapt to climate change impacts such as overheating, flood risk and water scarcity. Nature-based solutions are particularly encouraged as these offer co-benefits with improved GBI and biodiversity solution</u></p>	<p>Agreed. Policy wording has been changed</p>
	<p>Suggested additional paragraph to follow to address the need to support sustainable transport as part of sustainable construction: <u>Development shall include space for working from home as part of building design and secure cycle storage and electric vehicle charge points at every home.</u></p>	<p>Agreed Policy wording has been changed</p>
	<p>Suggest paragraph 2 is amended to reflect Wiltshire Core Strategy Core Policy 41 requirement for a Sustainable Energy Statement and give an indication of what it needs to cover: 'Major development applications are <u>encouraged required</u> to submit a Sustainable Energy Strategy to demonstrate compliance with this policy <u>to demonstrate a site specific response to the</u> policy as well as to Wiltshire and national objectives of meeting climate change targets. <u>The Strategy shall include sections on operational energy/carbon, embodied carbon, climate change adaptation and sustainable transport.</u></p>	<p>Agreed. We have said: Major development applications should submit a Sustainable Energy Statement to demonstrate compliance with this policy as well as with Wiltshire and national objectives of meeting climate change targets. ...</p>
	<p>Paragraph 3 could be more explicit in supporting low-carbon and renewable energy technologies so we suggest amending the wording as follows: '.....retrofitting <u>low carbon and renewable technologies</u> as well as energy efficiency measures in existing buildings.....'</p>	<p>Agreed</p>
	<p>Point of clarification only. The Council have 'acknowledged' the Climate Emergency, rather than declaring one.</p>	<p>Noted and changed in the Plan</p>

Polciv 13

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTTEES			
C2		I'm all in favour of renewables in the right place. That said, I'd not want to see Semington parish covered in solar PV arrays, or to have turbines.	Noted
C3		-Somewhere in the Neighbourhood Plan it should state that all new homes must support electrical vehicle charging and that charging cables must not present an impediment or hazard to the public particularly to the disabled e.g. crossing a pavement without allowing wheelchairs to cross.	Noted
C7		Fully support, but I think that the "positive benefit" at 1e should provide guaranteed long term cheaper energy costs for Semington, the community hosting the renewable generation. This should be central to our willingness to support any applications.	Noted
C8		Good to see an increased willingness to consider wind turbines and solar farms, which might have attracted fierce opposition in the past.	Noted
C11		The requirement for dwellings to have electric vehicle charging is not included. Moreover, vehicle charging systems should not impact the general population and disabled people in particular, e.g. charging cables crossing pavements.	Noted
C14		Happy to see a solar farm in the right location.	Noted
C15		I ideally generate energy for the village, with surplus sold to the grid.	Noted
C17		None	Noted
C21		I wouldn't be in favour of a large solar panel development.	Noted
C22		Very dependent on where situated and effects on surrounding buildings.	Agreed
C23		With regard to public rights of way	Noted
C26		Both surface and grey drains need development to ensure there is no flooding risk.	Agreed
C31		These questions seem to presuppose further development in the village. They are a red herring! I would welcome the general elements in a housing development but we do not want further development in the village. A shop is not desirable as most people have cars. This is simply a diversion from the real issue of a village that is ceasing to be a village and becomes overflow and annexation to Melksham and Trowbridge.	Noted
C32		Again, probably doesn't go far enough. But it is a start.	Noted
C38		Good	Noted
C41		Renewable energy generation should be promoted	Noted
C43		I would support a range of renewable and low carbon energy generation facilities, including wind turbines and solar farms as long as these are in reasonable harmony with Semington's natural landscape and don't detract from its scenic attractions..	Agreed
C44		Could the development proposed in St George's Road be swapped over for a field of solar panels which would include grazing for animals or a large orchard.	Noted
C50		I do not think any greenfield solar should be supported until all available roof spaces have been fully utilised for solar generation.	Noted
C53		Would prefer wind turbines to solar farm	Noted
C57		I do not support wind turbines or solar farms (especially the latter) close to this parish. I think there should be greater emphasis on insulation, especially of new homes.	Noted
C58		See comment on policy 12	Noted
C60		Whilst I support the need for green / renewable energy, I do NOT want this at the expense of habitat loss. Semington is a small parish and I question our capability of being able to support renewable energy schemes without a detrimental effect of wildlife / habitat.	Noted
STATUTORY CONSULTTEES			
S1	Wiltshire Council Strategic Planning	We consider that this policy is unnecessary in its current form because it repeats Wiltshire Core Strategy Core Policy 42 and places additional onerous requirements that are not consistent with national policy, for example seeking a positive benefit for the local community over the lifetime of the project.	This policy has been amended - but will be retained as it reflects community feedback and priorities.

Final Comments

Ref. No.	Name	Comment	Response
COMMUNITY CONSULTEES			
C1		we dont need more houses we need less people plant trees and hedgerows instead	Noted
C3		- The objectives are virtually the same for some SEMs to the extent that each third objective lacks a concluding full stop. Either they are the overall objectives for the Neighbourhood Plan and should therefore be identical in every SEM or they are the objectives of the SEM and should be tailored to the SEM. I prefer the latter.	Each policy relates to the objectives set out at the start of the section where the policy is set out.
C7		Thanks to all the team who have produced this draft. My comments reflect my own wishes but, overall, I fully support and endorse the draft plan.	Noted
C10		I would like to thank everyone who has given their time and commitment to making this happen.	Noted
C11		The objectives are virtually the same for some SEMs to the extent that each third objective lacks a concluding full stop. Either they are the overall objectives for the Neighbourhood Plan and should therefore be identical in every SEM or they are the objectives of the SEM and should be tailored to the SEM. I prefer the latter.	Each policy relates to the objectives set out at the start of the section where the policy is set out.
C17		None	Noted
C18		I feel it is a very thoroughly thought-out plan and I support it in its entirety	Noted
C20		One of the policies, maybe, should refer to the need for improved drainage in the village, bus services, etc.	See #6.25
C21		Thank you so much to everyone who has worked so hard producing this plan - much appreciated!	Noted
C24		Thank you to everyone for all your hard work with this. Please can I add We mustn't forget the closed road and the amount of speeding traffic that goes through the bus gate . This is an area which should be relatively safe for pedestrians and cyclists, unfortunately the state of the pavement is poor now so pushchairs etc have to use the road which isn't great when cars are going passed you that shouldn't be there.	Noted. The Parish Council is addressing the closed road issue.
C32		Well done to the team who have put this together	Noted
C33		what is the status of Baxters field where planning consent was obtained for a retirement complex	The owners have decided not to pursue development of the field at this time.
C34		Thanks to all who have contributed to this worthwhile plan.	Noted
C38		Nothing more to add, Thank you.	Noted

C39		I fully support all items in the Plan, but note that public transport has little comment. I see the main issue here is that none of the village bus stops have indicators highlighting if the bus has passed, is about to arrive, or has been cancelled. This need should be included in the Plan, or an app developed, if there isn't one already, which can be used to track the location of the bus, servicing that bus stop.	Noted
C42		Hopefully the plan can safe guard the precious green spaces we do have .	Agreed
C43		I am generally supportive on the policies laid out in this Neighbourhood Development Plan. I agree that it is important to ensure that any development is sympathetic to and improves the look and feel of the parish, which enhances the landscape, housing and community facilities within the village. This Plan seems to do this in a comprehensive and well-thought out way.	Noted
C44		I would like to thank everyone who have been involved in putting this together and involving the whole community.	Noted
C45		Please, in future bear in mind the impact of housing, not only of large developments, but of allowing one or two houses to infill a previously green area.	Noted
C46		As the village has already met its indicative housing requirement is it appropriate to put forward an area that is out side the settlement boundary for planning?	It is the only way to achieve the protection against speculative development that a neighbourhood plan gives.
C48		It would be helpful if any developments in or around semington, considered the existing infrastructure in the surrounding areas, as the roads, in all directions are not adequate to support the existing traffic load and further housing will add to the issues, particularly, through, staverton, melksham, yarnbrooke. A lack of facilities in melksham requires locals to travel for all amenities and this impacts both the Luca and surrounding countryside, due to increased traffic.	Noted
C51		Would have been great to be able to save this survey part way through so I could return to it later but I cannot see that facility and hence my short-versioned submission. Apart from that - great work! - thank you!	Noted
C55		Just to say a big thank you to everyone who has been involved in the preparation of this draft plan, for all the hard work that you've obviously put into it.	Noted
C58		Thanks to everyone involved in getting the plan this far.	Noted
C59		Thank you to all involved in the production of this valuable piece of work. I do not doubt the amount of time and dedication that has gone into it.	Noted
C60		The Plan is a very through and well thought out document. Many thanks to all for your time and effort in putting it together.	Noted
STATUTORY CONSULTEES			

LANDOWNER / AGENTS CONSULTEES

L3	Ashford Homes	<p>We are instructed to make representations to the Semington Neighbourhood Plan (Regulation 14) on behalf of the prospective purchasers, Ashford Homes (SW) Ltd, in relation to land adjacent to the High Street, Semington. The representation confirms that the subject site is available and suitable to be delivered as a housing allocation under the emerging Neighbourhood Plan making process. This representation follows similar representations submitted to the Regulation 19 Wiltshire Local Plan Review plan making process. The prospective site comprises 1.6ha of open arable agricultural land that is centrally located in Semington on the eastern side of the High Street and to the south of Church Street in the heart of the village. The subject site is relatively flat and lies in Flood Risk Zone 1 on the Environment Agency's flood map for planning. A new priority junction access could be formed onto the High Street on the site's western boundary. Secondary pedestrian / cycle access can be created on the site's northern boundary with Church Street. The indicative layout in Figure 2 below, shows how a mixed-tenure scheme of circa 30 No. dwellings could be arranged on site along with: permeable green infrastructure; drainage attenuation; play area; and a pedestrian / cycle links linking to the village centre and countryside to the south.</p>	Noted
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Ashford Homes

We are instructed to make representations to the Semington Neighbourhood Plan (Regulation 14) on behalf of the prospective purchasers, Ashford Homes (SW) Ltd. The representation confirms that the subject site is available and suitable to be delivered as a housing allocation under the emerging Neighbourhood Plan making process submitted to the Regulation 19 Wiltshire Local Plan Review plan making process.

The prospective site comprises 1.6ha of open arable agricultural land that is centrally located in Semington on the eastern side of the High Street and to the south of a relatively flat and lies in Flood Risk Zone 1 on the Environment Agency's flood map for planning. A new priority junction access could be formed onto the High Street and a cycle access can be created on the site's northern boundary with Church Street. The indicative layout in Figure 2 below, shows how a mixed-tenure scheme of circa 30 dwellings can be delivered with a range of green infrastructure; drainage attenuation; play area; and a pedestrian / cycle links linking to the village centre and countryside to the south. Given the biodiversity net gain requirements can be met on site via: a combination of established ecological corridors; appropriate buffer zones separating the site from existing blue infrastructure, including the use of SuDS.

Response to Regulation 14 Semington NP Consultation. In spatial planning terms, the Auction Field site is located on the periphery of the village which will limit access to village and its local amenities. The Auction Field site will also be exposed to significant road noise from A361 to the south, which will diminish residential amenity – particularly for older people or those with reduced mobility, such that any future residents would be more likely to drive to face the site.

In contrast, the subject site is located in the heart of the village and providing future residents with a genuine active travel choice. Additionally, the site will also be well served by the site to the existing public rights of way network (SEM15 and SEM16), which will be beneficial to the wider community. Other planning benefits include:

A site suitable for delivery of circa 30 No. homes by an SME home builder and viable to deliver a 30% element of affordable housing provision. A safe and suitable location for the delivery of local play space.

A separate non-car / active travel link to Church Street

The ability to address drainage and ecological constraints (bats) and deliver a biodiversity net gain on site.

CIL revenue for re-investment in local community facilities.

On the basis that the subject site is suitable and available, and in order to meet the tests of soundness, the Semington Steering Group is respectfully requested to consider the subject site for housing allocation; or allocating the subject site in addition to the Auction Field draft allocation.

All noted

CALA Homes

Introduction

1.1 These representations have been prepared on behalf of Cala Homes (Thames) Ltd in response to the Regulation 14 Consultation in respect of the Semington Neighbourhood Plan. The plan will be submitted to Wiltshire Council who will undertake Regulation 16 consultation. It is anticipated that the plan will be made in Autumn 2023.

1.2 Cala fully support the preparation of a NP and welcome the opportunity to comment on the proposed vision, objectives and policies of the Plan. Cala endorse the Plan and welcome the community's recognition that additional new homes should be delivered in the Parish. This is supported by para. 60 and 70 in the NPPF (2023) which significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that Neighbourhood Plan opportunities for allocating small to medium sites suitable for housing in their area.

'It's 2038. Semington is a great place to live, with its character and rural surroundings preserved. Small scale and sympathetic development has met a local need for housing with facilities and services maintained or improved and precious buildings, landscapes and wildlife protected'

1.3 However, the NP should maximise the opportunities to deliver much needed new homes including affordable housing and other public benefits including public open spaces (BNG).

1.4 One such opportunity is land north of Pound Lane (known as Site 2) situated on the western edge of Semington, adjacent to the settlement boundary. The site connects positively to its relationship with the canal. The site proposals would provide for new homes including 30% affordable and wider community benefits, including public open spaces enhancing the vitality of Semington.

These representations respond to the following draft policies:

- Policy SEM 9: Pre-application Community Engagement;
- Policy SEM 10: Land to the west of Turnpike Close (the Auction Field);
- Policy SEM 11: Community Facilities; and
- Policy SEM 12: Climate Responsive Buildings.

Draft Policy SEM 9: Pre-application Community Engagement

2.1 Cala support and endorse the objectives of this policy specifically the procedure set out in the Semington Parish Community Engagement Protocol. This works in line with local concerns and aspirations. As a national housebuilder, Cala Homes not only facilitates community engagement but takes pride in engaging with local stakeholders where early and constructive engagement has positively shaped the development proposals.

Draft Policy SEM 10: Land to the west of Turnpike Close (the Auction Field)

2.2 Land to the west of Turnpike Close, (known locally as the Auction Field), is proposed for allocation for a village shop and up to 40 dwellings including 30% affordable housing. 30% of the residents who attended the village consultation event held in April 2023.

2.3 Whilst Cala support the allocation of a housing site in the NP, we do not consider this to be the most appropriate site for development in the Parish namely, as noted in the AECOM Semington Site Options and Assessment Report (February 2023).

2.4 AECOM's assessment of the site was positive in so far that it identified potential constraints i.e. impact on the Kennet and Avon canal and how they could development and the canal. The Framework Plan demonstrates this buffer and how new homes can be integrated into the landscape. Moreover, the assessment *or creation of primary habitats* as the site forms part of National Network Enhancement Zone 1.

2.5 In concluding the report, it identified that land south of Pound Lane was considered potentially suitable for residential development subject to the identifier of the view that any constraints can be mitigated against to ensure that a sensitive and sympathetic scheme for wider public benefit is delivered.

2.4 The site is identified in an area of high landscape sensitivity based on the evidence base (*Landscape Visual Report and Semington Key Views Report*) pro sensitivity, it does not need to preclude development specifically on a site that is sustainable and deliverable. The site should not be discounted on this basis as demonstrated by the Framework Plan and endorsed by the AECOM report.

2.6 An extensive landscape and ecological buffer is proposed along the northern boundary of the site to respect the relationship with the canal whilst providing enhancement. This proposed buffer positively responds to **Draft policy SEM 9: Green Blue Infrastructure (GBI) and Nature Recovery** which seeks to define

2.7 Cala support this draft policy as it will ensure that the existing green infrastructure is maintained and enhanced whilst not precluding sensitive development ensure the GBI is protected and enhanced along this edge in perpetuity through development proposals such as the ones presented in the Framework Plan.

As illustrated by the Framework Plan there are numerous benefits of the site and that development of the site could deliver to the wider community. These are

1. **Sustainable location** – an arguably more sustainable location compared to the proposed allocation specifically in relation to the primary school;
- Pedestrian links/legibility** – the site would provide connectivity to the wider footpath network including existing the public right of way along the canal, thus p
3. **A low density, landscape led development** – that reflects local character to ensure integration with the local area. Moreover, a scheme that respects its ecological buffer;
4. **Delivery of BNG** – alongside Cala's Urban Wildlife Strategy which incorporates swift and bat nesting features, invertebrate bricks in boundary walls and hed
5. **A sustainable, green and clean development** – including EV charging for all new homes, electric only dwellings (no fossil fuels), ASHP's and timber frame;
1. **Public Open Space** – an extensive network of public open space that could include SUDs, play on the way and pocket parks – to become a real community
2. **Affordable Housing** – delivering much needed affordable homes to address local housing need; and
3. **Communities facilities including allotments and Village Shop** – the delivery of facilities that local people want in the Parish and will support.

Draft Policy SEM 11: Community Facilities

2.8 Cala support this policy specifically point 3 which states that '*...development proposals for new, replacement, extended and/or improved community facilities*

- a. *village shop;*
- b. *facilities for children and young people;*
- c. *enhancements to the Village Hall, including EV charging facilities in the car park; and*
- d. *allotments*'.

2.9 Cala would support the delivery of community facilities at land north of Pound Lane (site 2) alongside a small to medium development of new homes. The :

Draft Policy SEM 12: Climate Responsive Buildings

initiatives through their delivery of new homes through measures such as, but not limited to, the use of timber-frame structures, the provision of gas free develop

Conclusion

proposing a housing allocation in the Parish to deliver much needed new homes and local facilities.

Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

improvements in environmental, economic and social conditions.

and social objectives of sustainable development.

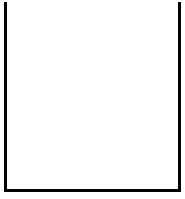
improves the sustainability of the Parish taking the reliance away from the car for day to day needs. The delivery of new homes including affordable contribute

3.6 In summary, we consider that land north of Pound Lane should be included in the NP to deliver true community facilities and new homes to ensure that loc

All noted

Vertical line 1

Vertical line 2



The Development Plan

4.1 The Framework requires at footnote 16 that Neighbourhood Plans be in general conformity with the strategic policies of the wider local area. Semington is situated within the administrative area of Wiltshire Council for which the strategic policies are set out within the Wiltshire Core Strategy (CS) (January 2015) and the Wiltshire Housing Site Allocations Plan (HSAP) (February 2020).

Distribution of growth

4.2 Core Policy 2 sets out the housing requirement of at least 42,000 dwellings for the plan period of 2006 and 2026. Policy 15 identifies Semington as a Large Village within the Spatial Strategy Melksham Community Area, which is expected to deliver 130 dwellings outside of Melksham Town. The latest Housing Land Supply Statement (2022) indicates that the requirement for the remainder area has been met, however the overall Melksham Community Area had a shortfall of 585 dwellings.

4.3 Paragraph 1.2 of the HSAP states:

“The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.” (Our emphasis)

Emerging Local Plan

4.4 The Wiltshire Draft Local Plan is at an advanced stage, with the Regulation 19 Draft Local Plan consultation having closed in November 2023. Wain Estates’ representations to the consultation are enclosed at Appendix EP2 and conclude that there are fundamental issues which mean that the housing requirement should be increased and the distribution of development reconsidered.

4.5 The draft Local Plan identifies Semington as part of the Trowbridge Rural Area. The settlement is expected to deliver 53 dwellings, which were already completed or committed as at 1 April 2022 as indicated at table 4.16 of the draft Local Plan.

Response to Draft NDP Development in Semington

5.1 Paragraph 2.3 of the Draft NDP acknowledges that the allocation of housing through neighbourhood plans provides a significant advantage as it allows the local community an input into where the development should be located, and what benefits should be provided alongside it.

5.2 Paragraph 2.4 states that whilst there is no requirement to allocate housing in the NDP, there is ongoing development pressure in Semington. The NDP identifies that 83 dwellings were completed between 2006 and 2023, further adding that the future growth aspirations of 53 dwellings by 2038 set out in the latest Wiltshire Local Plan consultation have also already been met.

5.3 The Local Plan has not yet been submitted to the Secretary of State for examination and may be subject to change. Section 6 of Wain Estate's representations to the Draft Wiltshire Local Plan (Appendix EP2) provides an assessment of the housing requirement and supply. In summary, we consider that the plan period should be extended, and a higher growth option implemented to align housing growth with job growth. Insufficient sites have been allocated through the emerging plan to address the shortfalls in the future.

5.4 Having regard to the Trowbridge Housing Market Area (HMA), the rural requirement is significantly lower than other HMAs and does not appear to support the need to promote sustainable development in rural areas and enhance or maintain the vitality of rural communities. The growth planned for Large Villages, which Semington is designated as in the emerging local plan, does not provide sufficient development required to improve their growth at a sustainable pace and support both the existing and new services and facilities.

5.5 As indicated above, the NDP refers to the requirement of 53 dwellings in Semington set out in the emerging plan. We do not consider that the proposed distribution of growth for Semington has been accurately assessed. The methodology used to determine the growth figure of 53 dwellings is too simplistic and does not reflect the settlements capacity to meet housing growth.

5.6 All of the above factors mean that the existing housing requirement of 53 dwellings for Semington is not set in stone. Should the housing requirement for Wiltshire increase, the plan period be extended or distribution of development reconsidered as suggested in our draft Local Plan representations, it will have a knock on effect on the distribution and housing requirements for smaller settlements which would see their housing growth aspirations increase. It therefore follows that the draft housing requirement for Semington should not be used as a benchmark or justification to allocate the minimum number of sites, when it is clear that the settlement can support sustainable growth beyond what is proposed. The flexibility currently provided by the single allocation may therefore not be sufficient to meet future needs or prevent unplanned development from taking place. The NDP presents an opportunity to further ensure that the housing needs of Semington and the Trowbridge rural area are met in the long term.

Policy SEM 10: Land to the west of Turnpike Close (the Auction Field)

5.7 Policy SEM 10 identifies land to the west of Turnpike Close for development of up to 40 dwellings and a shop.

5.8 The proposed wording of the policy implies that the allocation is for a village shop in the first instance, to

be enabled through residential development which would not be able to commence until the shop has been completed. Indeed, the policy justification focuses on the shop provision and does not provide any further details in relation to the residential development outside of the history of the site coming forward for development. It is also not clear why other alternative sites could not provide such a village shop.

5.9 Map 13 makes further reference to provision of a children's nursery alongside the shop. It does not appear that any consideration has been given to the viability of delivering these facilities alongside the proposed homes, and certainly prior to the commencement of the residential aspect of the allocation. The site assessment simply states 'no' in response to the question "Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?". No evidence has been provided to support this. 'Board 5' of the April 2023 Report states that a vision document was shared with the Parish Council by the landowner and does not provide any further information on the viability of the site.

5.10 We therefore consider that insufficient information has been provided in relation to the viability of the allocation, particularly given that a key purpose of the allocation is to deliver community infrastructure

Proposed Allocation - Land at St George's Road, Semington

6.1 These representations and Wain Estate's submission to the draft Wiltshire Local Plan consultation have identified a number of issues in relation to the proposed housing requirement, supply and distribution which may affect the level of growth to be accommodated in Semington. We consider there is a need for additional site allocations to address these issues. The land at St George's Road is proposed as an allocation for residential development either in addition to the draft allocation at Policy SEM 10 or as a replacement for it.

The site

6.2 The site is located to the south of St George's Road, on the edge of the existing settlement of Semington. To the east are residential properties and an independent living centre. To the south and west are open fields. The site is well located near the A361 and A350. The boundaries are made up of hedgerow and trees. The site is made up of two parcels, a larger to the north and smaller to the south. A Public Right of Way separates the two fields, running east to west.

6.3 The site is identified within the Strategy Area for the settlement of Trowbridge on the Draft Policies Map.

6.4 A site location plan is provided at Appendix EP1. A Framework Plan is enclosed at Appendix EP3 which provides an indicative layout for any future development.

Site Selection Methodology

6.5 The site has not been featured in the Site Options and Assessment Report (SOAR) in the evidence base (Figure 4.1) as it relied upon sites from the Wiltshire SHLAA 2017 and the previous NDP call for sites.

However, it represents an opportunity to deliver quality homes within Semington. We assess the site against the site selection criteria set out in the Site Selection methodology below.

Task 1 - Identifying sites for inclusion in the assessment

6.6 The first stage of the site selection process instantly discounts any sites which have not previously been promoted or included within the Wiltshire SHLAA, meaning there may be more suitable sites which have not been considered

The site at St George's Road is available for development. Whilst the site was not promoted through the NDP call for sites or early Local Plan consultations, it has since been put forward for development through the Draft Wiltshire Local Plan consultation in November 2023.

6.8 The site adjoins the settlement boundary of Semington, is within the Semington neighbourhood area and is not within the designated Green Belt.

6.9 We consider that additional sites should be considered beyond those within the SHLAA or identified in the call for sites, and Land at St George's Road should be assessed and considered for allocation.

Task 2: Gathering information for site assessments

6.10 The sites under this stage were assessed in terms of the following:

- Site location, use, type, context and planning history
- Site characteristics
- Environmental considerations
- Heritage considerations
- Community facilities and services
- Other key considerations such as flood risk, agricultural land and TPOs
- Availability

6.11 Paragraph 2.7 of the SOAR states that sites were also sifted out if they were located in the open countryside, which is defined in the NDP as any land outside of the settlement boundary (paragraph 3.6). Potential sites should not be discounted simply for being located within the open countryside. The settlement boundaries of Semington are tightly drawn and it is difficult to envisage where future development could be located within the settlement to meet the housing needs and support sustainable growth. But in any event, it appears that all sites which were taken forward for assessment are within the open countryside and indeed, the assessment of a number of sites makes reference to this. It is therefore not clear how it was decided which sites were sifted out due to being in the open countryside, when all 15 sites carried forward are designated as such.

6.12 An image of the assessed sites overlaid with the settlement boundary is shown below

Land at St George's Road

6.13 The site is not within or adjacent to the environmental designations set out within Questions 1 and 2 of the Assessment of Suitability. It is not within a nutrient neutrality catchment or located within any

internationally or nationally designated heritage assets, nor is it within a Ministry of Defense safeguarding zone prohibiting development. The majority of the site is an Agricultural Land Grade 3.

6.14 The Landscape and Visual Sensitivity Assessment places the site within an area of low to medium sensitivity (Area G). Furthermore, the site is not identified as being in a proposed Landscape Gap or existing open countryside/green area to be protected. An extract from the Landscape Recommendations drawing with the site edged red is shown below.

The site is in an accessible location, approximately 450m from St George's C of E Primary School and 550m from the bust stops located on High Street.

6.16 Other key considerations are assessed under the following topics:

- Flood risk

- The site is within Flood Zone 1 and is considered suitable for built form in this regard. It is considered at low and very low risk of surface water and rivers and sea flooding. Flooding from reservoirs and groundwater is also unlikely. Management of any measures should be straight forward and would be unlikely to impact on the site's capacity.

- Heritage

- The site is located approx. 100m west from the Grade II Listed St George's Hospital. However, it is separated physically by a number of other residential buildings and a tree line. Mitigation measures could also be provided to ensure that there is no harm to the designated heritage asset.

Landscape

- As set out above, the Landscape and Visual Sensitivity Assessment places the site within an area of low to medium sensitivity (Area G). Furthermore, the site is not identified as being in a proposed Landscape Gap or existing open countryside/green area to be protected.

- Future development could be designed in a way to protect and enhance the current landscaping of the site, including the existing trees and hedgerow. The site is well screened by the existing vegetation, which could be improved further, and would have limited impact on the wider landscape as it is viewed in the context of the settlement of Semington and the adjacent residential properties.

- Transport (Traffic)

- The site is extremely well connected to the A361 and A350, which are part of the Major Road Network as identified on the Government's map.

6.17 The site is overall considered to be suitable in respect of both its accessibility and the potential wider impacts.

6.18 There are no legal or ownership constraints and the site is available for development now.

Task 3: Site Assessment

6.19 The site presents an opportunity to deliver a sustainable development adjacent to an existing settlement and comprises a suitable and appropriate extension to Semington which would fit with the existing pattern of development on nearby sites on St George's Road.

6.20 A Framework Plan is provided at Appendix EP3, demonstrating one way in which the site could be sustainably developed. This shows that residential development could be delivered within a landscape and biodiversity-led green infrastructure framework.

6.21 An appropriate mix of housing could be delivered, including affordable homes to meet the identified needs. The future development would help to support the local economy and assist with expanding the services and facilities provision within Semington which would be a significant social and economic benefit to the settlement.

6.22 Any future residential development would be sensitively designed, with appropriate technical surveys and reports carried out to ensure that it is environmentally friendly and enhances the local area. It presents an opportunity to provide biodiversity enhancements alongside other benefits, such as EV charging points. A Sustainable Drainage System could be implemented to the site frontage alongside generous landscaping to set back the residential properties and create a welcoming entrance to the site

6.23 Although it is approximately 100m away, an appropriate landscaped green buffer could be provided to the Grade II Listed St George's Hospital as shown on the Framework Plan.

6.24 The proposed development would be designed to respond to the existing footpaths and create new connections to allow access to village services.

6.25 Overall, the site could deliver a variety of social, economic and environmental benefits which would have a positive effect on Semington as well as the wider area.

6.26 As assessed above, the site is a logical extension adjacent to the existing settlement of the Semington which could deliver significant benefits. It is free from constraints and its close proximity to major transport networks and principal employment areas is a great strength. In addition, it presents a number of opportunities to enhance the local economy and improve the vitality of the village. The land at St George's Road is therefore considered appropriate for a residential allocation in the emerging Semington NDP.

Task 4: Indicative housing capacity

6.27 Based on the housing capacity methodology outlined at paragraph 2.11 of the AECOM Site Options and Assessment Report, the site could accommodate between 110 and 140 dwellings across approximately 4ha of land.

Conclusions: proposed allocation of the land at St George's Road

6.28 The site is located adjacent to the built up area of Semington and is influenced by the surrounding urban features such as the retirement home, existing residential development and surrounding A roads. It is not subject to any significant landscape or heritage constraints. It is well located in relation to the local primary school and bus stops along High Street, as well as nearby employment opportunities.

6.29 The site presents an opportunity to deliver a sustainable development adjacent to the existing settlement and comprises a suitable and appropriate extension to Semington which would fit with the existing pattern of development on nearby sites on St George's Road.

6.30 A Framework Plan is provided at Appendix EP3, demonstrating one way in which the site could be sustainably developed. This shows that residential development could be delivered within a landscape and biodiversity-led green infrastructure framework.

6.31 Future development would make a significant contribution to the vitality of the village, and we therefore propose that it is allocated as part of the Semington NDP. We would welcome further discussions with the Parish Council to discuss the site.

All noted

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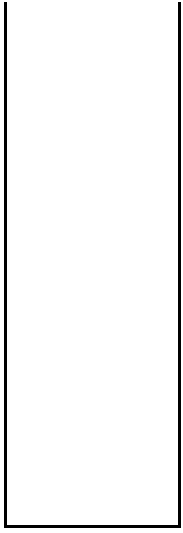
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Stainer

Sent to Melksham Without PC on February 20 2024

Dear Parish Clerk

I understand that you have agreed Messrs Stainer of Snarlton Farm, Melksham (Our clients) can make late reps on the above, as they did not receive notification of the draft Plan and it p

Our clients particularly object to draft Policy 19: Green Wedges:

Together with the southern part of the plan that accompanies it:

Their land is adversely affected by the southern most of the designations above.

Paragraph 4.19.7 is the paragraph in the draft Plan troubles them:

4.19.7 The JMNP Green Gap and Wedge Study also found that Bowerhill and the village of Semington in the neighbouring Parish to the south, exhibit distinct characters. The existing land to the north of the canal is the function of a green wedge. The southern extent of the boundary follows a clear landscape feature of high sensitivity – the Kennet & Avon Canal. Co-ordinated work has taken place adjacent Neighbourhood Plan Areas, and both Plans seek to protect this area. It has therefore been included as a green wedge area.

Whilst our clients accept that 'Bowerhill and the village of Semington in the Parish to the south exhibit distinct characters'. They do not accept that 'the land between them' ... 'is considered part of which forms the your southernmost Green Wedge in the draft Plan. The 'open land' referred to in the draft plan, which 'prevents coalescence' includes our clients' land to the north of the Semington built-up area.

As you will know, Semington Parish Council has also been working on its Neighbourhood Plan, and a Reg 14 draft is now out to consultation 1st February – 15th March. Its draft Plan takes a 'Area of High Landscape Sensitivity to protect'

Map2: Overall Development Approach

Draft Policy SEM 6: relates to Green Blue Infrastructure and Nature Recovery

This provides various protections for the corridor of the Avon and Kennet Canal

Draft Policy SEM 7 relates to Protecting Semington's Actively Rural Landscape

This policy seeks to maintain the open character of the Area of High Landscape Sensitivity

Assessment

Between the two draft neighbour plans, they introduce policies to protect the canal itself, the land to the south north of Semington for landscape reasons and land to the north of the canal

Whilst our client does not object to a policy protecting the canal corridor, as this in itself provides a physical barrier to Bowerhill and Semington coalescing, they do object to all of the open

Specifically it is not considered that the following Basic conditions are complied with:

- Have regard to national policies and advice, such as the National Planning Policy Framework;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the development plan for the area (Wiltshire Core Strategy and our other development plan documents).

Our clients are likely to make similar representations on Semington Neighbourhood Plan.
I would be grateful to receive an acknowledgement of this email.

Subsequently sent to Semington PC Clerk

Dear Parish Clerk

Please see reps I have sent today regarding a green wedge proposal to the north of the Kennet & Avon Canal in the draft Melksham Neighbourhood Plan.

Reference is also made to your policy SEM 7 in your draft Neighbourhood Plan currently out to consultation.

As you can see our clients consider the two parish councils do not seem to have a coordinated approach to inhibiting the coalescence of Semington and Bowerhill, and we believe between
We would be grateful if could also treat this email as an objection to your current draft neighbourhood plan for the reasons stated.

Subsequently sent to both PC Clerks following a request for clarification from Semington NP

Dear all

You are correct that our objection primarily concerns Melksham's designation of part of our client's land as Green Wedge.

However, when you have two neighbouring parishes preparing neighbourhood plans at approximately the same time, it is important for each examiner to be aware of each other's aims. I believe each of the NPGs also need to be aware of each of the plan's proposals, so there is not 'overkill'.

Whilst Melksham's Green Wedge policy to the south of the town is very clear in what it is trying to achieve – stopping the coalescence of Bowerhill and Semington shown in Map 10 between Semington and the Canal, virtually abuts Melksham's Green Wedge.

Your plan in paragraph 6.30 mentions that

'the areas of HLS provide strong sense of separation between the settlement boundary and the parish boundary with Melksham' and

'It is strategically important to retain the fields either side of the High Street to (inter alia);

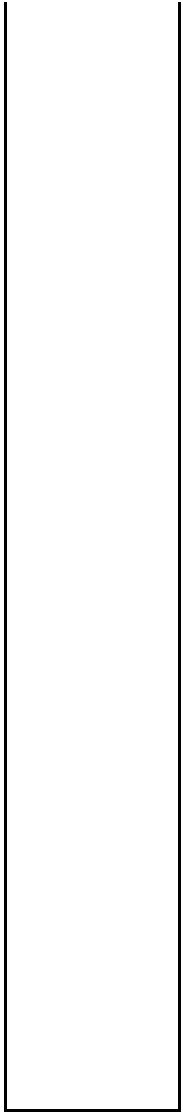
'To maintain the separation of the settlement of Semington from the parish boundary with Melksham Area'

So, whilst your Parish does not call your policy a Green Wedge policy, like Melksham, they both share a similar same aim of preventing coalescence.

The point I wish the Examiners of both plans to consider is that, with so much land either side of the canal being proposed as buffers to stop coalescence, is it particularly on the Melksham side of the canal we believe their Green Wedge could be rolled back, so our client's land is less adversely affected, whilst still having

I still request my email, of yesterday, together with this clarification email, is put in front of your examiner. I am also copying this email to Melksham.

All noted



Cradock

Woolley & Wallis act on behalf of the Cradock family, the owners of the land immediately to the west of Auction Field, Semington (See a draft housing allocation in your Reg 14 Neighbourhood Plan:

DRAFT POLICY SEM 10: Land to the west of Turnpike Close (the Auction Field)

- 1. Land to the west of Turnpike Close, (known locally as the Auction Field) as defined on Map 13, is allocated for the development of a village shop (***
- 2. To enable the provision of the village shop, up to 40 dwellings will be supported on the site. The housing development should:***
 - a. Meet local needs, as identified in the Semington Parish Housing Needs Survey (2021), the Swindon and Wiltshire SHMA 2017, and any subsequent homes;***
 - b. Meet the requirements of the Semington Character and Design Statement in terms of the design, layout, form, heights and materials. The development should maintain the character of the wider area; and***
 - c. Not commence until the village shop is constructed and capable of occupation for its intended use.***
- 3. The development proposal must be informed by robust and meaningful community engagement, in accordance with the Semington Pre-Application. The overall development of the site should be informed by the 12 considerations of Building for a Healthy Life and include the following:***
 - a. High quality open space, including recreation areas;***
 - b. Retention of trees and hedgerows with the provision of new areas of landscaping to provide an appropriate buffer from the A361 and existing development;***
 - c. Pedestrian linkages through the site particularly linking the existing housing to the north to the village shop;***
 - d. Safe access for all, with vehicular access from the A361 and the provision of sufficient car and cycle parking which is appropriately sited within the site;***
 - e. At least a 10% net gain for biodiversity.***
- 4. Compliance with Habitat Regulations through adherence to the TBMS (2020, or latest iteration) must be demonstrated through a project level Habitat Assessment with regards to potential impacts on the Bath and Bradford on Avon Special Area of Conservation as set out in policy SEM 1.***

Unfortunately , the family learned about the Reg 14 consultation late and would like you to know that they would be more than happy fo

All noted

