Seagry Parish Neighbourhood Plan

2019-2036

place

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Foreword

Seagry is rather special; a warm and welcoming community in a beautiful setting which benefits from excellent amenities – our fantastic school, our beautiful recreation ground, our lovely church, our brilliant community hall and our great village pub, to name but a few. We have much to be proud of, and we should aim to protect those elements of our natural and built environment which provide Seagry with its distinctive character. However, we also need to harness the potential of our community's setting and amenities so that it continues to thrive. Striking the delicate balance between those two objectives is at the heart of this Neighbourhood Plan.

This Neighbourhood Plan has been developed by the people of Seagry for the people of Seagry. The process of developing the Plan has been invaluable in establishing an understanding of what we as a community want and need, particularly in respect of future development. Just as importantly, the Neighbourhood Plan has legal standing which provides us with greater control over any future development in Seagry. The Plan is therefore both the blueprint for the future of our Parish, and the means for ensuring that blueprint is respected.

Developing a Neighbourhood Plan is a complex and intensive process. It demands the reconciliation of the views and needs of the community with the requirements of national planning policy and regulations, and with Wiltshire Council's evolving strategy. This document is therefore the cumulation of a huge amount of hard work and dedication, and I am indebted to everyone who has contributed to it. I want to give special thanks to the following:

(1)   The Neighbourhood Plan Steering Group, Ian Timbrell, Steve Jopling, Elaine Whyte, Keith Taylor, Chris Richards and, in particular, the Chair Brian Zehetmayr, who have worked tirelessly throughout what has been at times a difficult process; investing a considerable amount of time and effort, whilst remaining cheerful and enthusiastic throughout;

(2)   County Councillor Howard Greenman, who initially recommended that a Neighbourhood Plan be developed, and who has been a source of support and encouragement throughout the process;

(3)   Sophie Davies and colleagues at Wiltshire Council for providing guidance on developing the plan and navigating the process, and

(4)   Our consultants, Place Studio, whose input has ensured that the Neighbourhood Plan actually happened.

Michael Barber
Chair, Seagry Parish Council

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1   Introduction to the Plan

1.1   Representatives from the Parish Council of Seagry, together with representatives from the local community, joined together to form the Seagry Neighbourhood Plan Steering Group. The aim of the group was to consult with local residents, groups and bodies, as well as gain advice from planning experts, to devise a Neighbourhood Plan for Seagry.

1.2   This Neighbourhood Plan (the Plan) sets out a vision, objectives and planning policies for the use and development of land in Seagry. The Plan has been developed to be in conformity with the Government's National Planning Policy Framework 2019 (NPPF) and the adopted Wiltshire Core Strategy, and to satisfy the legally required Basic Conditions (compliance with, for example, national policies and guidance). The Wiltshire Core Strategy is currently under Review.

1.3   Once made, the Plan will form part of the statutory planning framework for the area and the Policies and Proposals contained within it will be used as a basis for the determination of planning applications.

1.4   The entire Parish (see Map 1) has been designated as a Neighbourhood Area. Wiltshire Council, the Local Planning Authority, confirmed the designation on 1st September 2015.
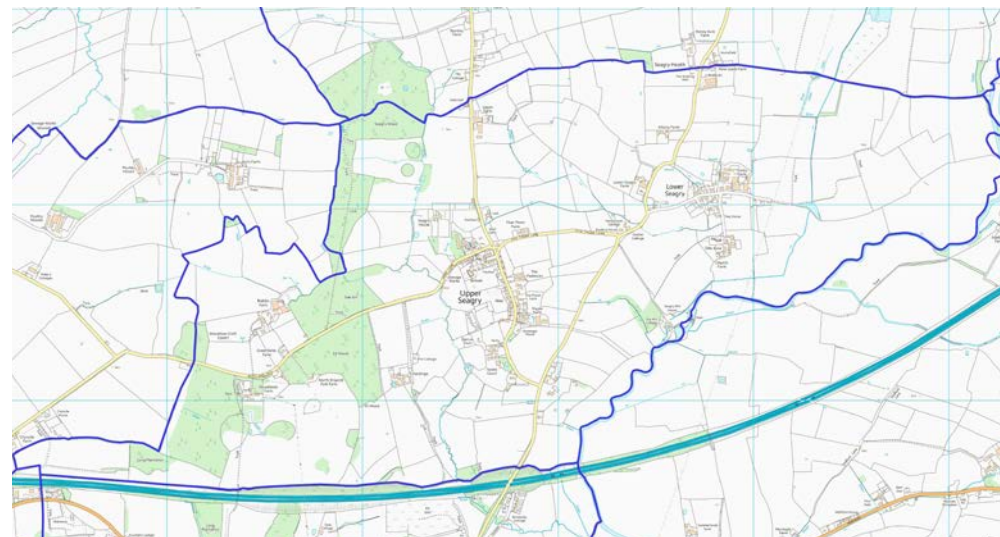
Map 1: Seagry Parish Designated Neighbourhood Plan Area

Why produce a Neighbourhood Plan?

1.5   The Wiltshire Core Strategy/Local Plan sets out policies for each of its Community Areas. Seagry is located in the Chippenham Community Area. The Chippenham section of the Core Strategy identifies Upper Seagry as a 'small village' but Lower Seagry is not mentioned.

1.6   In accordance with Core Policy 1 of the Core Strategy, development in small villages will be limited to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

1.7 Although the current Wiltshire Council Core Strategy (2015 - 2026) does not set any housing target for Seagry Parish, there is already some development pressure and that seems certain to continue to be the case over the Plan period, given that the Wiltshire Local Plan is currently under Review. Through this Neighbourhood Plan, the aim of the Seagry community is to ensure that future developments are appropriate to the specific and distinctive context of the Parish in social, economic and environmental terms.

How the Plan was prepared

1.8 Seagry Parish Council formed a group to manage the creation of the Neighbourhood Plan in 2015. Residents were consulted for their views through a survey issued in February 2016 which was reported on through a public meeting on 3rd May 2016. The results of this survey provided the initial list of issues and objectives for the Plan. The emerging framework of the Plan was discussed with the community at an event in February 2017 which further informed the Plan structure, aims and content.

1.9 On the advice of consultants Place Studio, a first more interactive community event was arranged for August 2017. This was a 'Design Day' to begin to collect evidence for the Design Statement that accompanies this Plan. As well as collecting evidence for the Statement, the aim was also to interest local people in other aspects of evidence collection and build their confidence to undertake that work.

1.10 From August 2017 on, local people helped to collect further evidence, for example on Local Green Spaces and potential

development sites, and the wider community were kept in touch with progress through the Parish newsletter – Signpost. The newsletter was also used in February 2018 to initiate a 'Call for Sites' (with a deadline of 7th March 2018).

1.11   In July 2018, an Open Day was held for all in the community to enable them to see the emerging proposals for inclusion in the Plan.

1.12   During late 2018, a Housing Needs Study was undertaken by Wiltshire County Council.

1.13   The Consultation Statement included in the background evidence base to this Plan outlines the consultation and engagement process in detail, including the first formal stage of consultation, Regulation 14, which was held between April and May 2019.

How the Plan is organised

1.14   The Plan as a whole comprises this document and the Seagry Parish Community Design Statement. This Statement is an integral part of the Plan.

1.15   Following a 'scene-setting' introduction to Seagry (section 2), the Plan then includes the Vision and Objectives (section 3) outlining the aspirations of the Plan. Section 4 introduces the overall Principles that will be used to deliver all the subsequent elements of the Plan. The Principles are followed (in section 5) by the core land use Policies and some aspirational topics for which policies are not currently appropriate.

1.16   Consultation with Seagry residents also generated a number of non-land use planning issues important to our community and suggestions for some resulting practical projects. In many cases, these complement and support the Core Policies. These are included in the 'Projects' section of this Plan (section 6). The final section (7) introduces the approach that will be taken to review of the Plan.

1.17   In support of all of the above, there are a number of key documents that comprise the evidence base. These are technical documents, typically assessing options for development and related matters, as well as other supporting evidence. These reports are listed in summary in Appendix 2 and are available on the Parish Council website: www.seagryparishcouncil.gov.uk

2 Introduction to Seagry

A Brief History

2.1 Seagry is composed of two settlements. Upper Seagry (first noted in 1317 as 'Over Seagry') lies to the west of the Sutton Benger-Great Somerford road. Lower Seagry (first noted in 1218 as 'Nether Seagry') has grown up on the lower ground around the Church. The modern Parish of Seagry was formed in 1971. Covering 1,468 acres, it includes land lying to the north of the M4 motorway that had previously been included within the parishes of Draycot Cerne and Sutton Benger. The name 'Seagry' itself has been interpreted as deriving from the Old English for 'sedge stream' and may have referred to the condition of the river Avon. Traces of early settlement can still be found in the village today.

2.2 Domesday reports there were two manors within the Parish with a population of 20 to 30 people in one manor and between 60 and 90 in the other. Through succession, the larger manor was held in the 12th century by Walter Ponz, who married the heiress of Clifford Castle and whose son, also Walter, adopted the name Walter de Clifford. De Clifford founded the church of St. Mary the Virgin in 1172, and his effigy remains there today. He was the father of 'Fair Rosamund' the mistress of Henry II.

2.3 Within Seagry Parish there are a number of important houses and farms, some of which are listed (https://historicengland.org.uk/listing). The manor house of Lower Seagry may have stood on the site of Church Farm, close to the Church. Its tithe barn, with a large archway leading through it, dates from the 15th century. In 1761 to the north of the Church stood Jacobs Farm which in the early 19th century was replaced by a pair of cottages later converted into one

Above: Seagry 1773 (Source: Wiltshire Council)

dwelling. On the east side in Upper Seagry road are Manor Farm with its Dovecote and the Chestnuts.

2.4 Taxation assessments of the 16th and 17th centuries indicate that Seagry was among the poorest parishes in the Malmesbury Hundred (the ancient administrative district around Malmesbury). Wages rates for agricultural labourers in Wiltshire and Dorset were low in comparison with other areas. Overall population in the two hamlets decreased by a third between 1871 and 1881. However, increased mobility amongst the population in general also led to some inward migration and the following decade 1881-1891 saw a rise in Seagry's population once again.

2.5 A major factor in population structure and access to agricultural markets in the late nineteenth century was the coming of the Great Western Railway generally and the establishment of a station at Great Somerford in 1877. New opportunities for employment arose within the railway companies themselves, and also from the development of Swindon as a major focus of the Great Western Railway with its associated engineering works.

2.6 Although in the 20th century Seagry remained a small community, it enjoyed a number of commercial services. A trade directory of 1911 lists, in addition to a number of farmers, a market gardener, coal and corn dealers, baker, grocer, post office, beer retailer, auctioneer and estate agent, and cattle dealer. However, by 1935, only the post office, grocer and beer retailer remained in operation.

2.7 12 Council houses were built in approximately 1950 in Broadleaze, Upper Seagry.

2.8 In 1971 the section of the M4 motorway which passes along the southern boundary of the current Seagry Parish was constructed cutting through the countryside between Seagry and Sutton Benger. The fact that the motorway not only passed so closely to Seagry, but also brought with it Junction 17 only a few miles away, meant that population structure and employment opportunities were again open to major changes, not least through greatly enhanced possibilities for commuting.

2.9 Goss Croft Community Hall, shared between Seagry, Startley and Great Somerford was completed in 2012.

Seagry Today

2.10   Seagry Neighbourhood Plan covers the area of Seagry Parish as shown on Map 1. It includes the small village of Upper Seagry and the hamlet of Lower Seagry. The main features of the Parish are:

- Two main settlement areas with otherwise widely scattered individual dwellings and farmsteads.
- Arable, dairy and equestrian land with associated buildings.
- Three traversing C-classification roads running N-S, NE-SW and E-W.
- The New Inn public house, Seagry School, Goss Croft Community Hall.
- Recreation Ground and pavilion, cricket pitch and pavilion.
- St Mary the Virgin C of E Church.
- Scattered woodland, the River Avon, footpaths and bridleways.

2.11   Seagry Parish is of 593 hectares (approximately 1468 acres, 5.9 km2) and lies 4 miles from Malmesbury[1], 5 from Chippenham, 13 from Swindon and 16 from Bath. The M4 forms part of the southern boundary with Junction 17, linking the M4, A350 and A429 two miles away. The River Avon forms the eastern boundary. Chippenham railway station on the main Bristol to London line is within easy reach. The main roads within the Parish connect to Startley, Malmesbury, Great Somerford, Sutton Benger, Chippenham and Junction 17 of the M4.

2.12   Chippenham, with a population of around 45,000[2], is the major economic centre in the locality, providing light manufacturing, transport, retail and administrative employment. Economic pull from Swindon (13 miles), Bath (16) and Bristol (23) also has an effect on the Parish. There are no major employers within the Parish and most working residents commute outwards. Major economic developments planned around the Junction 17 area and at Hullavington Airfield may influence working patterns and will influence future housing development pressure and decisions.

2.13   Land use is principally for agriculture with arable dominating, followed by livestock, equestrian and forestry. The interconnected deciduous Seagry, Oak Hill and Ell Woods form a significant feature and wildlife refuge to the west of the Parish. East of the road running N-S through the Parish is flat open agricultural land sloping gently down to Lower Seagry and the Avon. Land for recreational use includes Upper Seagry Recreation Ground (owned in trust), Upper Seagry allotments and privately owned Seagry Cricket ground. Numerous well-maintained public footpaths and bridleways criss-cross the Parish.

2.14   There is one place of worship, St. Mary the Virgin in Lower Seagry, which holds one service a month and is part of the Draycot Benefice of the Church of England Diocese of Bristol. Community facilities include Goss Croft Hall, Seagry Primary School, the Recreation Ground with its pavilion and The New Inn public house.

2.15   Four new houses have been built within the last decade with a number of conversions of other buildings to residential use. Housing in the two settlements is a mixture of ages and styles with none dominating. There are 10 listed buildings including The Chestnuts, Church Farm Tithe Barn and Manor Farm, as well as a further 13 monuments and other structures (https://historicengland.org.uk).

2.16   In 2016, the electoral role showed a population of 230 adults in 140 households split as 71 in Lower Seagry, 137 in Upper Seagry, the balance being in the farms and smaller house groups around the Parish.

2.17   Seagry is in the North Wiltshire parliamentary constituency and the Kington Division of Wiltshire Council.

Planning Policy Context

2.18   Paragraphs 1.4-1.6 above outline the planning policy context of Seagry Parish within Wiltshire.

2.19   Wiltshire Council are currently undertaking a review of their Local Plan (the Wiltshire Core Strategy), which will plan for the period to 2036. The timeline is set out in Wiltshire Council's Local Development Scheme.

[1]Measured from the New Inn crossroads which is taken as the centre of the Parish.

[2]2011 Census figure.

3   Vision and Objectives

3.1   Vision

By 2036, Seagry as a whole, including the villages of both Upper and Lower Seagry, will form a strong and vibrant Parish, clearly distinct from nearby towns and villages. The long established agricultural and recreational land uses of the Parish as a whole, central to the community's identity, will have been protected.

A few small and infill developments will have taken place, all in sympathy with the existing patterns of village development, protecting the prevailing rural character and community feeling, and having minimum impact on the ecology and heritage of the Parish. Community facilities will have been maintained at least at the current level of provision and small local businesses or further home working will have developed. Natural features and sites will have been maintained and infrastructure changes, for example around telecommunications, will have had minimal impact on the rural character.

3.2   Objectives

These are the summary objectives, used to show how, in general, the vision above will be achieved. They are then used for each of the policies that follow. The text at the start of each of the Policies in section 5 starts with a reference noting on which Objectives that Policy aims to deliver.

O1   To respect and nurture all aspects of the character of Seagry Parish, its historic heritage and natural environment.

O2   To protect and enhance the landscape of the settlements of Upper and Lower Seagry and of Seagry Parish as a whole and protect and enhance views valued by the local community.

O3   To seek to protect the features and spaces that qualify for Local Listing.

O4   To retain, enhance and link together the footpath and bridleway network in Seagry Parish and designate Local Green Spaces that are of significant community value.

O5   To seek new development of high quality and locally distinctive design, maintaining the essential character of the two settlements and preserving the balance between developed and open space.

O6   To allow for limited, sustainable development of a small scale, that retains the distinctive character of Upper and Lower Seagry.

O7   To encourage the development of custom and self-build new housing to support the needs of the community.

O8   To seek new development that takes a positive approach to carbon reduction measures in design and construction (minimising its impact on the local environment and contributing to sustainable development) and promotes the inclusion of well-designed and appropriately located renewable energy initiatives.

O9   To reduce car usage by enabling people to work from home.

O10   To seek the use of permeable surfacing of house drives and front gardens.

O11   To promote the creation of infrastructure to support the nationally proposed shift to electric vehicles.

O12   To encourage the improvement of broadband and mobile phone access/connectivity in order to encourage the viability of home working.

O13   To encourage early community involvement by developers/applicants.

O14   To sustain and improve existing local community facilities.

4   Overall Principles

4.1   There is no formal requirement to deliver any further housing development in the two settlements in the Parish – Upper Seagry and Lower Seagry – and this plan does not propose the allocation of any specific sites.

4.2   8 potential housing sites in Seagry Parish were submitted to Wiltshire Council in their own Call for Sites process (SHELAA). These were all assessed to be inappropriate. A further Call for Sites for Seagry Parish alone generated 4 more possible sites. One was assessed as unsuitable, one potentially suitable in a small part only and two others were assessed as suitable but only for one or two houses. Developments on those sites assessed as suitable would normally qualify as infill development so would not be considered for allocation in this plan; they could proceed later on their individual merits. Any other infill sites that came forward over the plan period would also be considered on their merits. (See the Sites Report in the Evidence Folder.)

4.3   The likelihood that any developments will be of less than 5 houses (the trigger for including a percentage of affordable homes) makes it uncertain how to deliver on the results of the Parish Housing Needs Survey (in the Evidence folder). The Report states a need for two 2-bedroom homes. As of now, the only route to achieving this target would be through an exceptions site* which would, by definition, have to proceed outside the scope of this plan.

4.4   There are, therefore, some general criteria, outlined below, that should be used to determine the location, content and form of any further developments. Several of these criteria are enshrined in higher level policy but nevertheless warrant inclusion in the list.

Most are elaborated in subsequent sections of this plan. New housing developments:

- should relate clearly to the settlement, neither extending the settlement significantly nor creating coalescence with existing nearby buildings;
- would not be supported in backland areas;
- would not be supported in gardens or paddocks unless the proposals meet all other criteria;
- should reflect the general settlement patterns by being of no more than 1 or 2 houses on any site;
- should be at a similar density and plot size to those of adjacent and nearby buildings;
- should relate in their types and sizes to the needs of the Parish population;
- should contribute to and enhance the pattern of local green infrastructure;
- should contribute to sustainable development in terms of, for example, materials, insulation, renewable energy and water management;
- projects involving redevelopment of existing buildings, including those that would otherwise be considered to be in backland areas, should be within the footprint and general volume of the current building and
- although it is recognised that the conversion of certain agricultural buildings for residential use no longer requires planning permission, local design criteria will still apply.

4.5   Design quality is a particular concern because both Upper and Lower Seagry are highly distinctive in their settlement pattern and buildings. This is picked up more fully in the Seagry Community Design Statement. Three key points are:

- The relationship of any new building to the character of its immediate and village surroundings is as much a matter of factors such as plot boundary treatment, building line, parking arrangement etc. as the design of the building itself.
- The diversity of building ages, styles and materials is a key feature of Seagry's local distinctiveness, so new designs should respect the specific context of their site while also being clearly of their time.
- All existing trees (not just those subject to Tree Preservation Orders) are also key to Seagry's distinctive character and should be retained wherever possible.

4.6   Finally, the National Planning Policy Framework 2019 makes clear that the most appropriate developments, in all terms, result from early and constructive links between potential applicants, Seagry Parish Council and the local community. This is especially important in Seagry because of the character of the two settlements, requiring considerable sensitivity to any specific site. To that end, this plan includes a Community Involvement Protocol to encourage and support such early contact.

*See: https://www.planningportal.co.uk/directory_record/489/rural_exception_site/category/7/glossary_of_planning_terms

5   Plan Policies

5.1   Landscape Setting

Objectives: O1, O2

Explanation

5.1.1   Although the Parish is not covered by any landscape designations (such as Area of Outstanding Natural Beauty), its landscape setting, including its tranquillity* and sense of place, is highly valued by the local community and there is concern that any new developments should be carefully integrated into the local landscape setting.

5.1.2   There are also several other environmental designations within the Parish that have landscape implications that must be shown to have been taken into consideration, notably some ancient monuments and woodlands (see also 'Historic Environments' below). Trees are especially valued by the local community (see the Trees Report in the Evidence base).

5.1.3   Wiltshire Landscape Character Assessment (2005) identifies Seagry Parish within two landscape character areas as shown on the map opposite: Area 12B: Avon Open Clay Vale and Area 16A: Malmesbury-Corsham Limestone Lowlands.

5.1.4   Section 3 of the Seagry Community Design Statement (see section 5.9 below) describes more about the general context of the Parish landscape and its particular key features.

5.1.5   Wiltshire Core Strategy Core Policy 51 (Landscape) addresses the issues above therefore no specific Seagry policy is proposed.

(*The vast majority of the Parish is tranquil, although there is an area to the south, close to the M4, which experiences road noise, though this is completely uninhabited.)

Below: Extract from Wiltshire Landscape Character Assessment Map (2005)
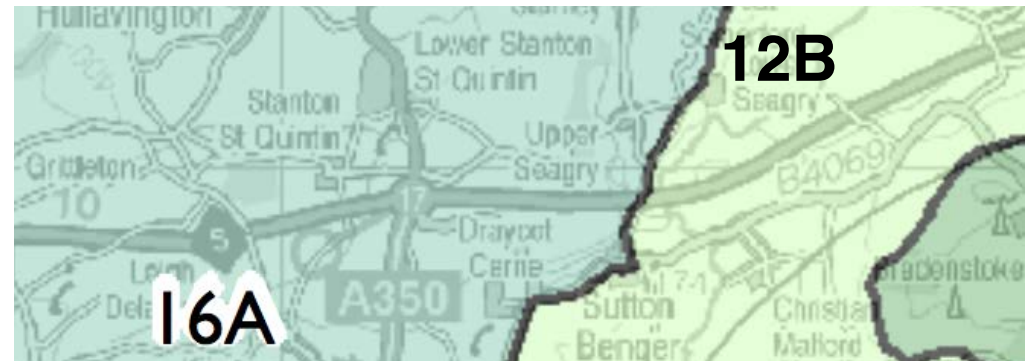
5.2   Locally Important Views

Objectives: O1, O2

> **Planning Policy SNP1:**
> **Valued Views**

> **Any development proposals that are likely to affect any of the views listed below, shown on Map 2 and described in the Valued Views Report should assess the effect of the proposals on the view(s) and demonstrate how any adverse effects have been addressed.**
>
> **The eight valued views identified within Seagry Parish are:**
> * **View 1. Sutton Benger Road close to motorway bridge, looking east across Dauntsey Vale**
> * **View 2. Sutton Benger Road double row of trees running west to Manor Farm**
> * **View 3. Junction of Lower Seagry Road and Great Somerford Road, looking south east across fields towards St Mary's Church**
> * **View 4. Road into village looking east**
> * **View 5. Road to Church looking south to Tithe Barn**
> * **View 6. Upper Seagry - behind Old Village Hall looking north west across fields to woods**
> * **View 7. Multi-directional view towards cross roads and triangle**

> * **View 8. Scotland Hill looking east at Dove Cottage**

Explanation

5.2.1   The connection between, but also the separation of, the built settlements of Upper and Lower Seagry and their surrounding landscape is a key factor in shaping the distinctiveness of the Parish as a whole (also see the Seagry Community Design Statement). As part of the evidence collection work on landscape, some views valued by the community have been identified because it is considered that developments, or other changes that impact on any of these views, could have a negative effect on the connections between built areas and landscape areas. (See the Valued Views Report in the Evidence folder.)
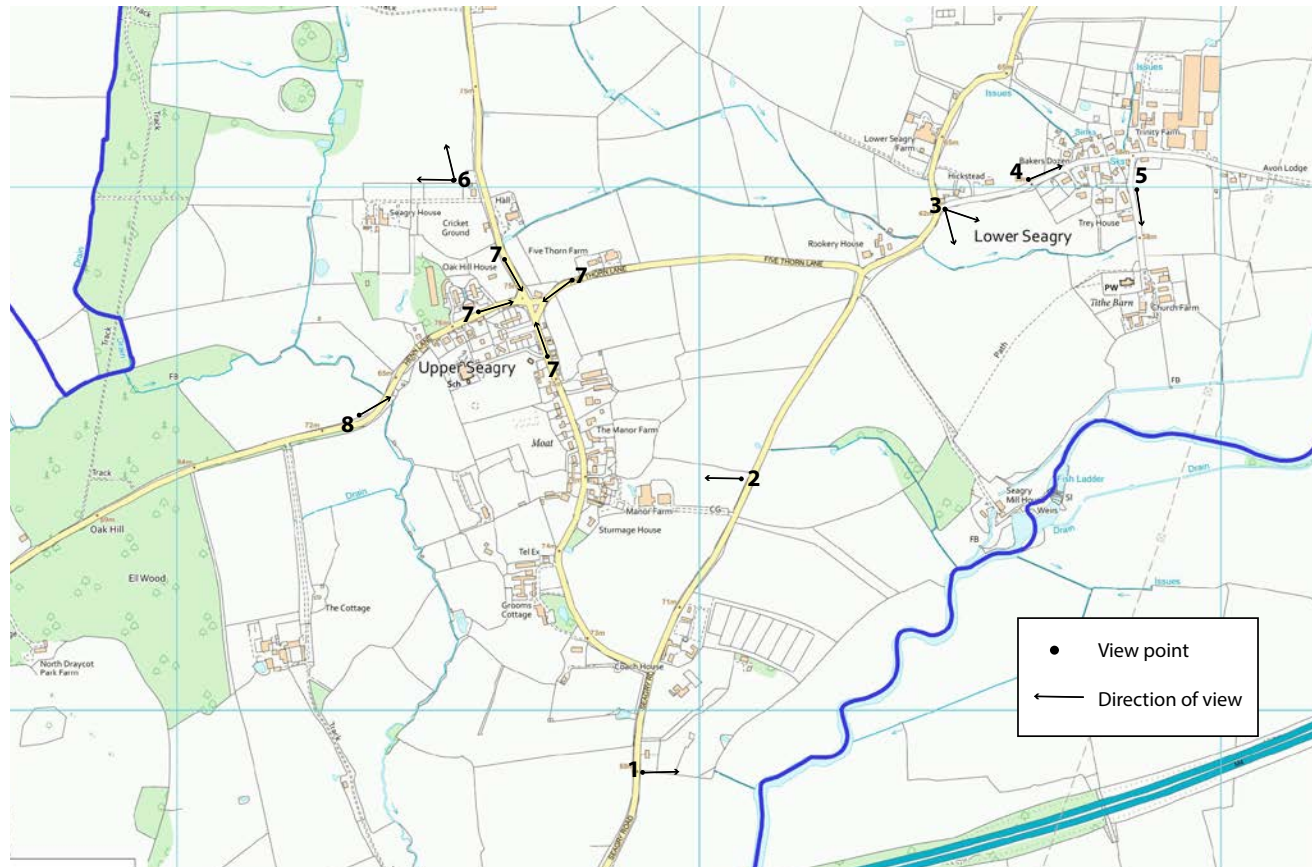
Map 2: Seagry Valued Views

5.3   Historic Environment and Locally Valued Non-designated Heritage Assets

Objectives: O1, O3

Planning Policy SNP2:
Local Heritage Assets

The Neighbourhood Plan identifies the buildings and structures listed below and shown on Maps 3 and 4 as local heritage assets for the purpose of implementing Core Policy 58 of the Wiltshire Core Strategy. As distinctive elements of Seagry's historic environment, non-designated heritage assets contributing to a sense of local character and identity will be conserved and, where possible, enhanced in a manner appropriate to its significance. Any development proposals that would affect the character, setting or integrity of the identified local heritage asset(s) should:

• be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed;

• be sympathetic to the building or structure concerned and propose its creative reuse and adaptation; and

• ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, communal, artistic or historic significance.

Local Heritage Assets:

1. Dove Cottage
2. New Inn
3. Stone stile at the entrance to the Hole in the wall footpath along with the stone pillars and arch
4. Old School House
5. Old Post Office (Pillar Box Cottage)
6. Field House
7. Trinity Farm
8. Trey House
9. Church Farm House
10. Scotland Lodge

West along Scotland Road
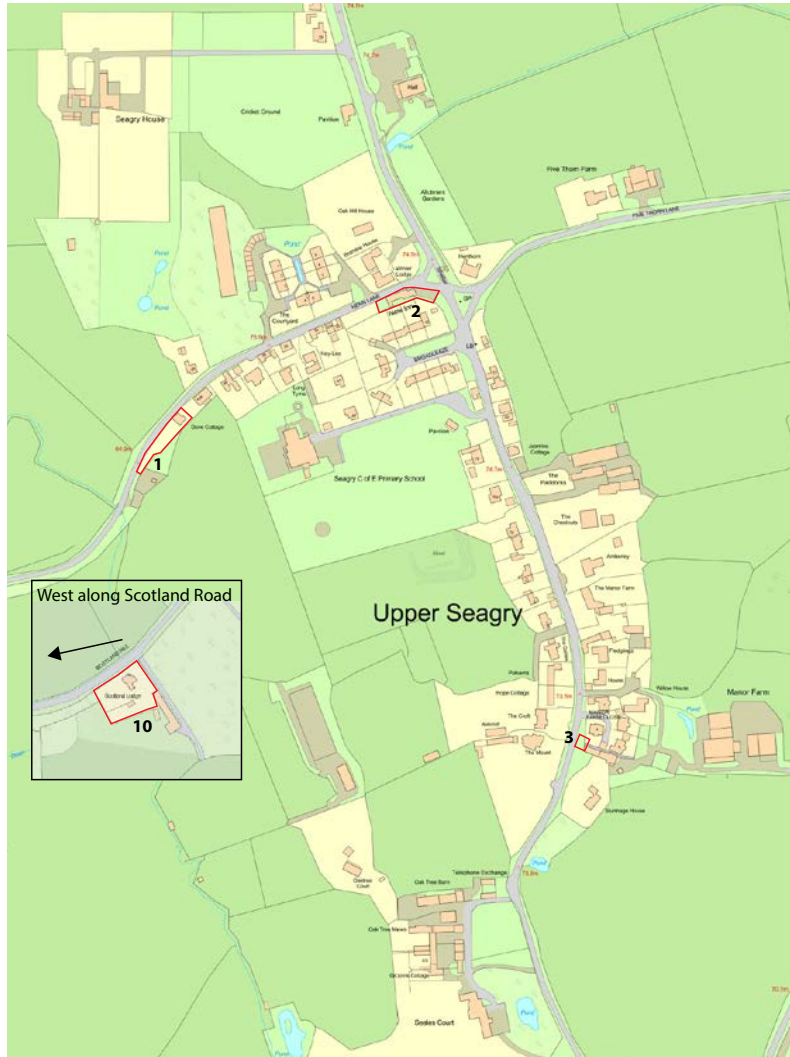
Upper Seagry

Map 3: Upper Seagry Local List
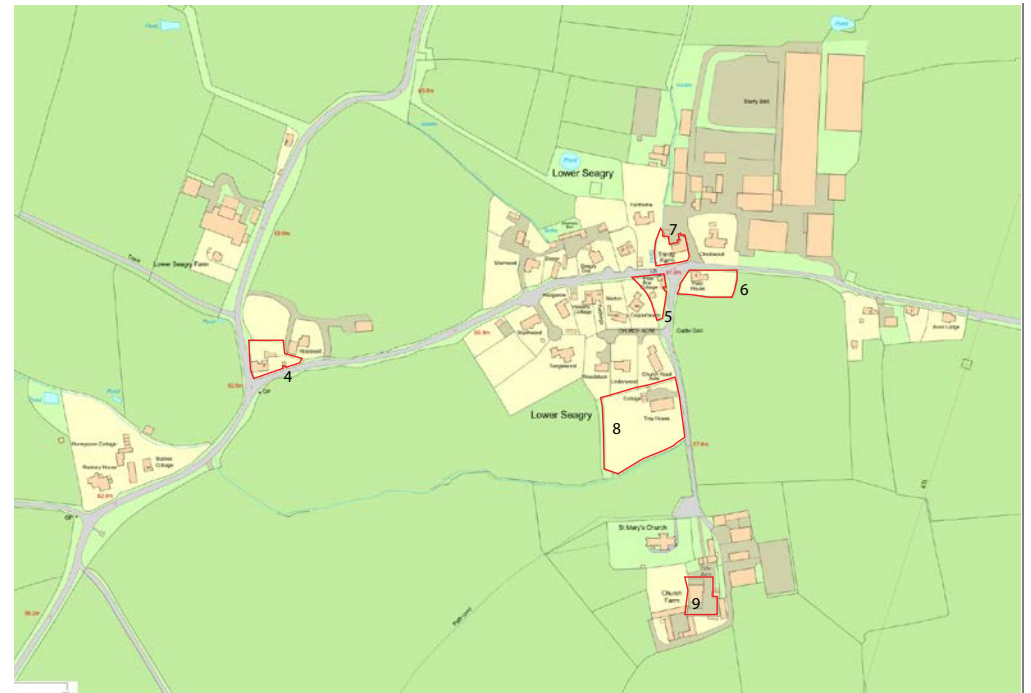
Lower Seagry

Map 4: Lower Seagry Local List

Explanation

5.3.1 In addition to the natural environment features highlighted in the evidence on Landscape Setting (section 5.1 above), there are a number of Listed Buildings in Seagry Parish, as well as some archaeological features. (For all of these, see the Historic Evidence Report.)

5.3.2 It is considered that the Wiltshire Core Strategy and its evidence base (notably Topic Paper 9: Built and Historic Environment), Historic England guidance and criteria, and the policies above provide appropriate protection for the historic environments, so no separate policy is considered to be necessary. Potential applicants are advised to refer to the information in the Historic Evidence Report and to the Seagry Parish Community Design Statement when preparing their applications and to highlight any historic evidence implications in any subsequent applications.

5.3.3 To complement the ability to list buildings and features of national importance, there is now the opportunity to introduce a list of features and places that may not have national significance but are of clear local significance; locally valued non-designated heritage assets. That listing does not provide as much for locally listed items as for those graded nationally as 1, 2, or 3, but they do become a material consideration requiring applicants to show how they have addressed them and ideally conserve or enhanced them in a manner appropriate to its significance in any planning application.

5.3.4 *Wiltshire Core Policy 51 addresses the issues above although there is not as yet an authority-wide and formally supported Local List. A policy is therefore included above for locally valued non-designated heritage assets only.*

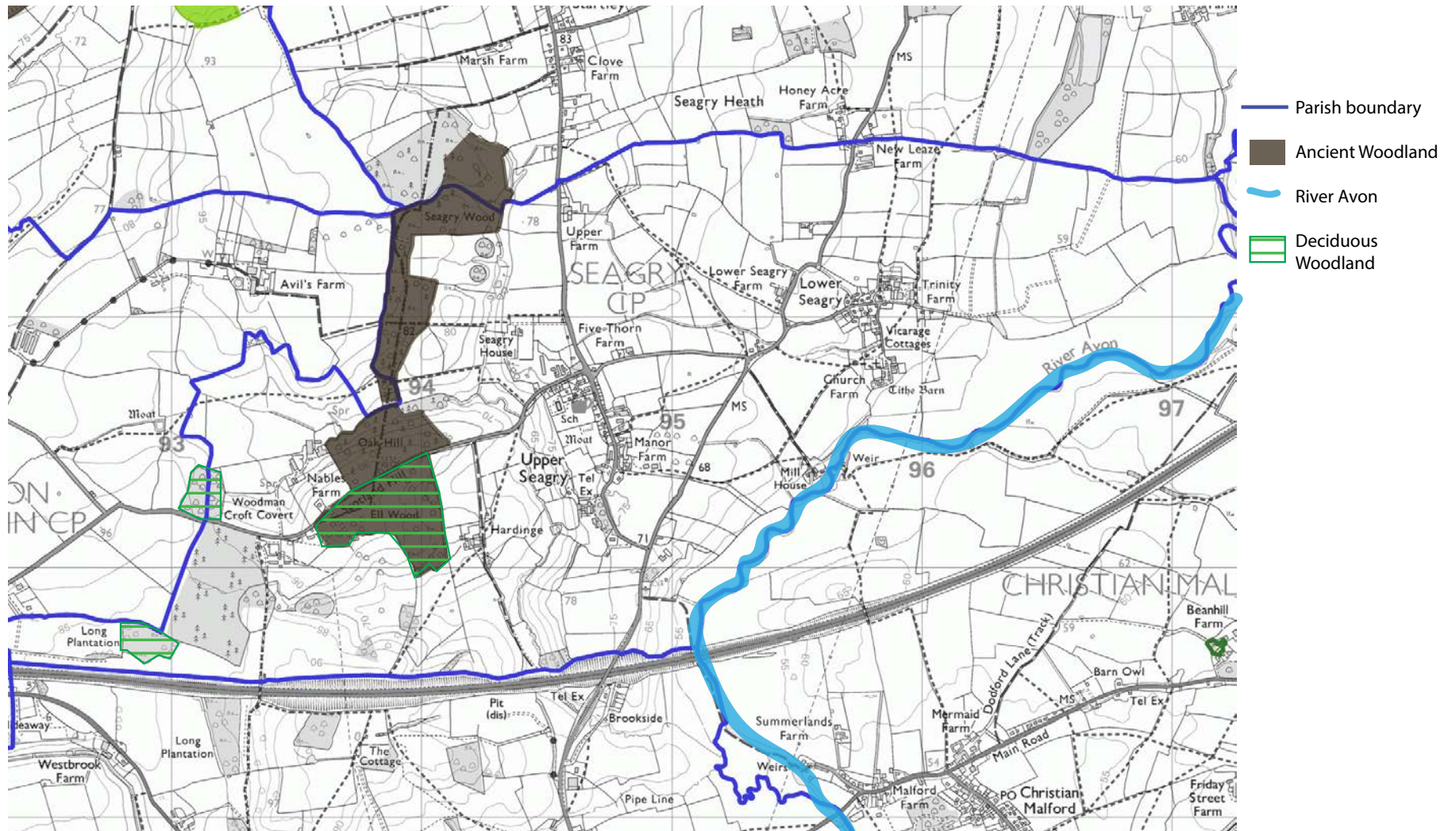## 5.4 Natural Environment and Biodiversity

Objective: O1

Explanation

5.4.1 There is widespread community support for preserving and enhancing the natural environment and biodiversity of the Parish, as well as recognition of the importance of green spaces for wildlife habitats, active recreational activities, cultural history, mental well-being, and public enjoyment.

5.4.2 The agriculture of the Parish is now a mix of arable, equestrian and dairy farming. There are still some small remnants of medieval ridge and furrow in fields of permanent pasture to the east and south of Upper Seagry.

5.4.3 The Parish of Seagry occupies an area of distinct natural beauty, rich in biodiversity. The land to the west of Upper Seagry is characterised by the ancient woodlands of Seagry Wood, Oak Hill and Ell Wood. There is an extensive network of hedgerows and the Parish provides a home for a wide variety of wildlife including badger, fox, deer, a wide range of waterfowl and birdlife, both migratory and resident, and bats.

5.4.4 The land to the east of the settlements slopes gently down to the banks of the River Avon, which winds around the east and south of Lower Seagry. This natural watercourse, together with the ancient woodlands, form critically important natural habitats for rare species of wildlife and flora/fauna (Local Wildlife Sites - LWS) and together provide a further number of wildlife corridors. It is also critical to

note that all of the Parish is within the 'Bristol Avon Catchment Partnership Area', something to which attention must be paid in any planning application (https://www.wessexwater.co.uk/bristolavon/).

5.4.5 In general, adequate protection is provided by Wiltshire Core Policies 50 (Biodiversity and Geodiversity), 51 (Landscape) and 52 (Green Infrastructure). More specifically, Map 5 shows some of the most significant natural environmental assets within Seagry Parish. As well as taking particular account of any impacts on these, the community encourages any applicant to highlight natural environment and biodiversity aspects related to any development and, where possible, offer mitigation of negative impacts.

Map 5: Seagry Natural Environment and Biodiversity Features

Legend:
- Parish boundary
- Ancient Woodland
- River Avon
- Deciduous Woodland

5.5   Footpaths and Bridleways

Objectives: O1, O4

Planning Policy SNP3:
Footpaths and Bridleways

Applications for developments that are adjacent to Public Rights of Way as shown on Map 6, should, where it is appropriate, ensure links to those routes are provided.

Explanation

5.5.1   There are a number of Public Rights of Way within Seagry Parish as well as some informal but nevertheless well-used paths, all shown on Map 6 overleaf. These are greatly valued locally, especially to link Lower and Upper Seagry and there is an aspiration not just to retain all local paths but to add to the network where appropriate, especially to link sections together. Future developments could relate directly or indirectly to these paths or add to or link them together.

Green route (north) *Paths encompassing Oak Hill Wood and Seagry Wood via field tracks and local lanes to Startley before returning to Seagry.*

Yellow route (east) *A walk down the main street to Manor Farm to take up the footpath through the fields and hedgerows to Seagry Mill house on the River Avon Weir.*

Pink route (south) *A mixture of lane, hard track and field tracks passing close to a Cotswold stone farmhouse and farm at Hardinge.*

— PROW Footpath
— PROW Bridleway
— Informal Footpath

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Map 6: Public Rights of Way, including a selection of well used footpath links in Seagry - adapted from Mike Collins' footpath map in Reflections of Seagry: A Village Bids Farewell to the 20th Century, Candid Pictures, UK, p.106-107

5.6   Local Green Spaces

Objectives: O1, O4

Planning Policy SNP4: **Local Green Space**

| |
|---|
| **The plan proposes that the green spaces as shown on Map 7, and listed below, be designated as Local Green Spaces in accordance with the provision of paragraph 99 of the National Planning Policy Framework.**

1. The Allotments
2. Seales Court entrance
3. Broadleaze
4. Spitfire Memorial |

Explanation

5.6.1   National Policy allows for the designation of Local Green Spaces which provide special protection against development for green areas of particular importance to the community. Such designation can only be made in specified circumstances and the designation has a similar effect on the management of the land to Green Belt policy. The four areas identified in Policy SNP4 meet the relevant criteria. Consultation for the plan showed that open green spaces are highly valued by residents of Seagry for recreation, children's play and enjoyment of the outdoors. A number of other sites were considered for inclusion but did not meet the criteria for designation as a Local Green Space. These sites are listed in the Local Green Space Report (see the Evidence Folder).

5.6.2   The locally valued green spaces that meet the relevant criteria are identified on Map 7 and are designated as Local Green Space. These Local Green Spaces are:

a) The Allotments
b) Seales Court entrance
c) Broadleaze
d) Spitfire Memorial

5.6.3   These areas will be protected for the reasons and uses set out.
Development proposals on or likely to impact on the sites will only
be supported where they:

- maintain or enhance the existing use and amenity value of the
site;
- enhance the access to and use of the site where used for
recreational purposes; and,
- have no adverse impact on the landscape or species of the site
or (where unavoidable) satisfactorily mitigate such impact.

5.6.4   Full details of the evidence gathered and responses are included in
the 'Local Green Spaces Report'.

5.6.5   This policy links to Wiltshire Core Strategy Core Policies 52 (Green
Infrastructure) and 49 (Ensuring the protection of rural services and
community facilities).
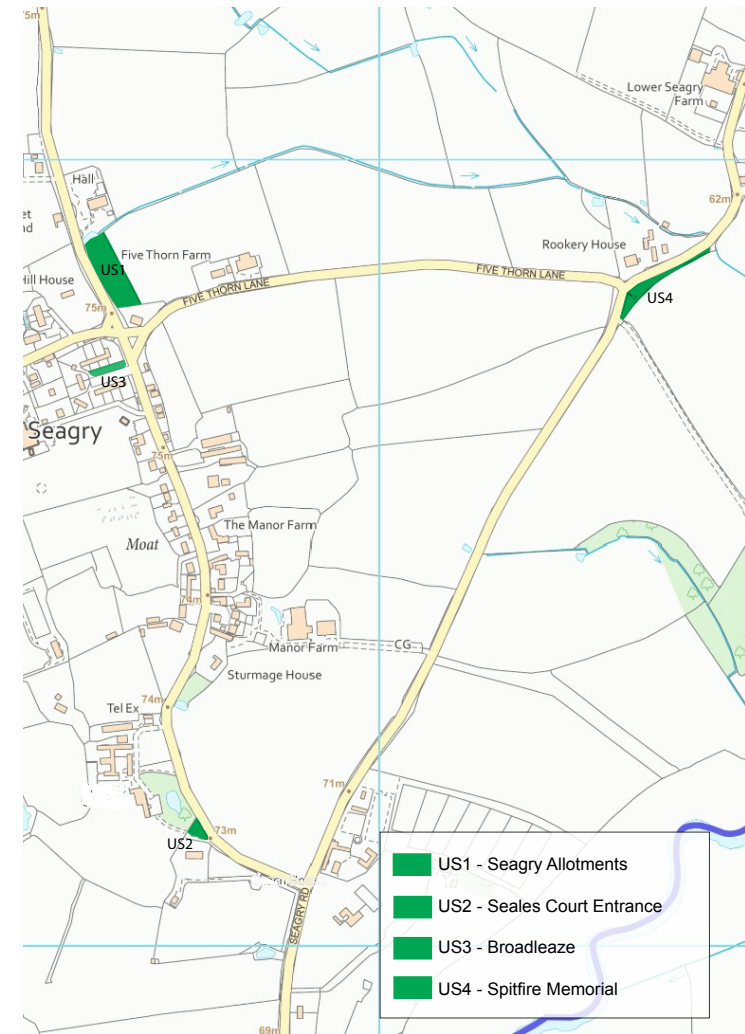
Map 7: Seagry Local Green Space Designations

5.7   Green Infrastructure

Objectives: O1, O2, O3, O4

Explanation

5.7.1   All of the varying aspects, elements and policies in sections 5.1 to 5.7 above can be considered separately but, together, they set a brief for an overall, parish-wide approach to green infrastructure (hence the long list of objectives).

5.7.2   The need to address green infrastructure, and the key criteria that affect it, are elaborated in the relevant text in the Core Strategy and particularly in Core Policy 52. Given that very little development will take place in Seagry Parish, it was not felt necessary to provide detailed text and diagrams but applicants are strongly encouraged to take a holistic view of how their proposals help not just on the aspects mentioned above but also to their integration into a coherent overall approach.

5.7.3   *With this in mind, no separate policy is included in this plan.*

5.8   Character and Design

Objectives: O1, O5

**Planning Policy SNP5:
Character and Design**

Proposals for a new building(s) must show, preferably by reference to the Seagry Community Design Statement, that they have been planned positively to achieve high quality design that conserves the local distinctiveness of the site's specific context and the overall qualities of Upper or Lower Seagry.

Explanation

5.8.1   The character of Seagry Parish, notably of its two main settlements of Upper Seagry and Lower Seagry, is highly valued by those who live there. The two settlements are different in their overall form; each is distinctive. The buildings in both settlements are from a range of different periods and there is no single common style or palette of colours and materials.

5.8.2   Despite the variations, there are some important and clear patterns to the layout of both settlements, to the range of heights in the buildings, to the way the settlements and buildings sit in the landscape. Understanding, celebrating and responding to these general characteristics in any new designs will be essential.

5.8.3   To that end, the local community have produced the Seagry Community Design Statement (CDS) that is presented separately from this Plan but is a part of the Seagry Plan and also part of its evidence base. The CDS describes and analyses the character of the Parish, its landscape, settlements and buildings and provides guidance that extends the Overall Principles in section 4 above. Delivering locally sensitive design is also best achieved by adopting the approach outlined in the Community Involvement Protocol (see Section 5.16).

5.8.4   This policy links to Core Policy 57 (Ensuring High Quality Design and Place Shaping) in the Wiltshire Core Strategy.

5.9   Small Infill Development

Objectives: O1, O5, O6

> **Planning Policy SNP6:**
> **Small Infill Development**

> **Infill development, involving the development of a relatively**
> **small gap between existing buildings in Upper Seagry, will**
> **be supported where it seeks to meet the housing need of the**
> **village or provide employment, services and facilities, provided**
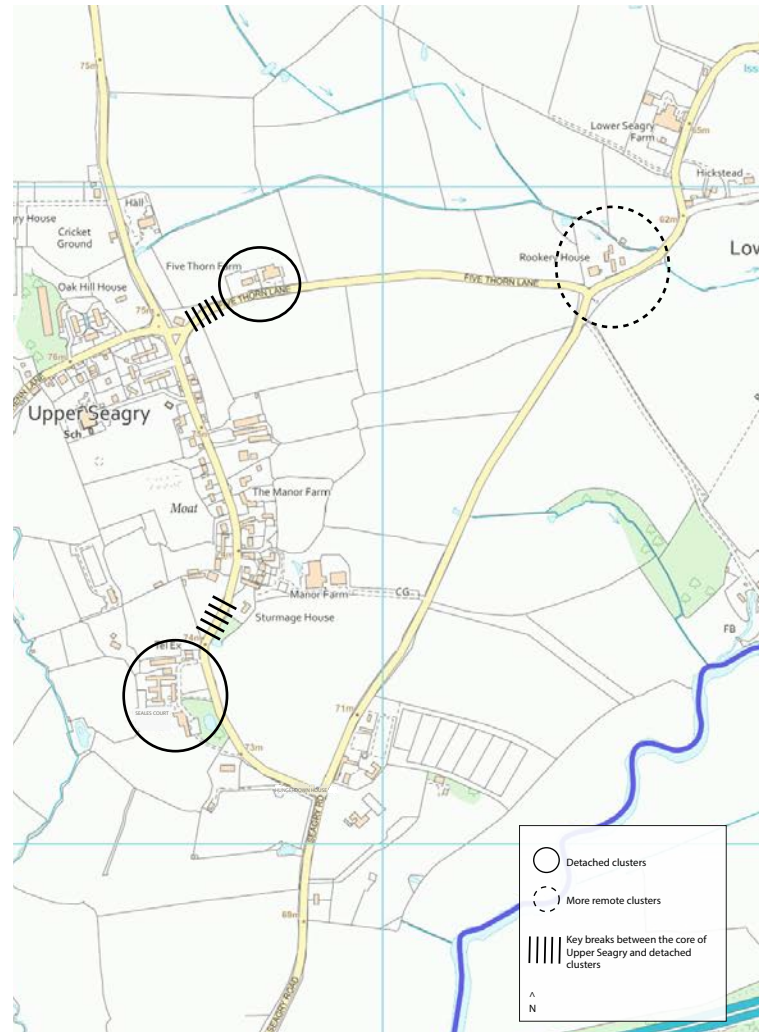> **that it:**
>
> **i) respects the existing character and form of Upper Seagry;**
> **ii) avoids the coalescence of buildings within the clusters of**
> **properties shown on Map 8 or involves infill development within**
> **the areas shown as key breaks between Upper Seagry and the**
> **detached clusters; and**
> **iii) avoids the introduction of designs that do not relate to their**
> **specific local context.**

Explanation

5.9.1   Wiltshire Council identifies Upper Seagry as a small village, potentially able to accomodate a small amount of development. Lower Seagry is not identified as a settlement by Wiltshire Council. Policy SNP6 reflects the wording of Core Policy 2: Delivery Strategy in the Wiltshire Core Strategy, which states:

"At the Small Villages development will be limited to infill within the existing built area."

5.9.2   Early work in the preparation of this plan highlighted some potential locations for development that would be larger than infill. If any of these come forward they should be considered on their merits in terms of criteria that include scale, visual impact, impact on the character of the site setting (assessed in relation to criteria in the Design Statement), access and their compliance with other policies in this plan.

Map 8: Seagry Clusters and Key Breaks

Legend:

⬤ Detached clusters

◌ More remote clusters

▥ Key breaks between the core of Upper Seagry and detached clusters

N

5.10 Custom and Self-build Housing

Objectives: O7

> **Planning Policy SNP7:**
> **Custom and Self-Build Housing**

> **In principle support will be given to proposals for custom or self- build projects in locations where new residential development is acceptable.**

Explanation

5.10.1 There is a growing demand to provide sites for forms of self-build housing, either self-build (in the sense that a site owner personally builds their home) or custom-build (in the sense that a designer and builder are commissioned to construct the house for the eventual owner).

5.10.2 The government introduced the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) to support the delivery of self-build and custom-build housing and define it in planning terms.

5.10.3 People in Seagry have voiced their support for encouraging self and custom-build housing in the Parish. Aspects of location, content, scale and design will be required to meet all other standards in this plan and Wiltshire policy.

5.10.4 By encouraging diverse means of provision of new homes in the Parish, the policy contributes to the housing delivery objectives outlined in Wiltshire Core Strategy's spatial vision, and Core Policy 45 (Meeting Wiltshire's Housing Needs).

5.11 Sustainable Design and Renewable Energy

Objectives: O8

Explanation

5.11.1 Applicants are strongly encouraged to consider the use in their designs of sustainable construction methods and renewable energy installations that meet other standards in this Plan.

5.11.2 Seagry is a rural Parish with a very low building density. It has significant areas of agricultural land and also managed non-agricultural land such as the western deciduous woods and the River Avon. Both the appearance and the local economy are dependent on the maintenance of an ecological balance. Therefore, it is consistent to set an objective that any development should minimise impact on the environment. Section 3 above - the Vision - highlights this point.

- The built environment will be at the minimum impact to the ecology and history of the Parish;
- natural features and sites will be maintained and infrastructure will minimise the impact on the rural character and
- dark skies and low-density road signage will be retained.

5.11.3 Carbon reduction measures can include, inter alia, the use of appropriate local, low environmental impact materials, grey water systems, high insulation standards, protective planting and careful building orientation. That can also include renewable energy generation, for example through the use of solar/photovoltaic panels or ground source energy installations.

5.11.4 This aspiration contributes towards the aims of Wiltshire Core Strategy Core Policies 41 (Sustainable Construction and Low Carbon Energy) and 42 (Stand alone Renewable Energy Installations).

5.12 Design for Home Working

Objectives: O9

Explanation

5.12.1   Applicants for building alterations are strongly encouraged to provide spaces for home working where there is no unacceptable impact on the surrounding environmental amenity.

5.12.2   Developers of new houses are also strongly encouraged to provide spaces and communications infrastructure to those spaces, for home working. Such proposals should be indicated clearly in planning application documentation.

5.12.3   As described in Section 2, 72% of adults in Seagry are economically active but, with very little employment in the Parish especially for the similar number who describe themselves as in managerial or professional roles, the majority commute out of the Parish. Home working therefore brings benefits of (a) reducing commuting and hence greenhouse gases, (b) to the work-life balance of those who adopt it, and (c) to increased participation in local recreational opportunities.

5.13   Permeable Surfacing

Objectives: O10

> **Planning Policy SNP8:**
> **Permeable Surfacing of Drives and Parking Areas**

> **Where planning permission is required, permeable surface paving of house drives, hardstandings and parking areas will be supported where it is in keeping with the local character, and where boundary features such as walls and hedges can be retained or enhanced.**
>
> **Proposals for surface treatments in residential, commercial and public parking areas should demonstrate how surface water and associated run-off can be drawn into the ground in a sustainable way.**

Explanation

5.13.1   Natural or historic water drainage routes can be lost as areas of land change through development. Hard surfacing of house drives and the removal of vegetation can have a number of negative effects. In the extreme, water run-off from paved areas can cause damage to storm drains, flooding of roads and property, and can reduce the ability of agricultural land to retain water.

5.13.2   No part of Upper or Lower Seagry is in or near to any of Flood Zones 2 or 3, athough there has been flooding on the edge of Lower Seagry in recent years. Although future development will be restricted to inside or adjacent to the current edge of both villages, retaining appropriate water levels etc. is important to limit flash-flooding. There are now a number of reasonably priced and easy to maintain technical solutions to creating permeable or semi-permeable surfaces for drives and parking areas. This is what the policy seeks to promote and ensure.

5.13.3   In some cases, paving front gardens and installing hard-standing can be undertaken without the need for planning permission via permitted development rules. However, careful planning in the design and construction of driveways can reduce and control water run-off. (See: https://www.planningportal.co.uk/directory_record/718/guidance_on_the_permeable_surfacing_of_front_gardens).

5.13.4   The policy links to Wiltshire Core Strategy Core Policy 67 (Flood Risk).

5.14   Electric Charging Points

Objectives: O11

> **Planning Policy SNP9:**
> **Electric Charging Points**

> **Provision should be made for charging of electric vehicles for all new houses where this can be done on-plot. The addition of charging facilities to places of work or leisure is encouraged.**

Explanation

5.14.1   This policy supports the development of infrastructure to enable the national commitment to phase out carbon fuel road vehicles and replace these with electrical vehicles.

5.14.2   There is now a national commitment to phase out carbon fuel road vehicles and replace these with electric vehicles. Though the target date for the transfer is some way ahead, it is essential to start now to provide the necessary infrastructure to support electric vehicles; indeed action is currently being taken to support the growing number of electric vehicles already on the road.

5.14.3   A key element of this infrastructure is currently the provision of electric charging points at homes, at places of work, at places of leisure etc. While all this plan can do for existing developments is to encourage the provision of charging points, the plan includes a policy to ensure provision in new housing developments. (As of 2018, it has been estimated that each domestic charging point adds only c. £100 to the cost of any new house.)

5.14.4   This policy contributes to delivering Wiltshire Core Strategy strategic objective 2 (to address climate change).

5.15   Telecommunications Infrastructure

Objectives: O12

Planning Policy SNP10: **Telecommunications Infrastructure**

New development proposals will be expected to include provision for connection to high speed broadband by means of suitable ducting within the development site, linked to the local/national network. Proposals will be expected to show that any future provision does not create negative impacts on local character.

Explanation

5.15.1   The plan recognises the increasing role of telecommunications, particularly for data transfer, for successful businesses. Factors around connectivity are increasingly playing a factor in the commercial viability of locations – with poorly connected businesses losing out to others in areas with better broadband.

5.15.2   Currently Upper Seagry has a reasonable speed of broadband connection (c.15MBits/s) but Lower Seagry tends to have much lower speeds (c.2 -5MBits/s). The Wiltshire Online programme currently indicates that high speed broadband using fibre optic should be installed in the Upper Seagry area in 2019. It is not currently clear if this will extend to Lower Seagry.

5.15.3   This policy contributes towards the objectives of Wiltshire Core Strategy Core Policy 3 (Infrastructure requirements).

5.16 Community Involvement

Objectives: O13

Explanation

5.16.1   The revised National Planning Policy Framework 2019 strongly encourages all developers/applicants to undertake pre-application community involvement. This is aimed mainly at design issues but also at all aspects of potential developments as covered in other policies in this plan, such as uses, density and access. The 2019 NPPF states that:

"*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*" (para. 612).

5.16.2   The Seagry Neighbourhood Plan endorses the aims behind this statement, realising that establishing early, open and mutual discussions with potential applicants is key to maximising the achievement of developments that add to the distinctiveness and sustainability of the Parish.

5.16.3   Although applicants cannot legally be required to undertake early stage community involvement, putting in place a coherent and consistent approach is a key way to deliver this mutual benefit. In just the same way that information and judgement on issues such as conservation and movement, when introduced early in the process (as more familiar policies require), community involvement can affect land use. It can also change the form and nature of a development for the better. In just the same way that engaging early through formal pre-application discussions with planning officers can change a development for the better, community involvement undertaken early in the process can improve developments in all senses.

5.16.4   Seagry Parish Council has therefore produced a 'Community Involvement Protocol', which potential applicants can access. This is included in Appendix 1. Using this protocol is strongly encouraged, particularly given the latest national guidance and the government's commitment to giving communities a meaningful voice at every stage of the planning process.

5.17 Community Facilities

Objectives: O14

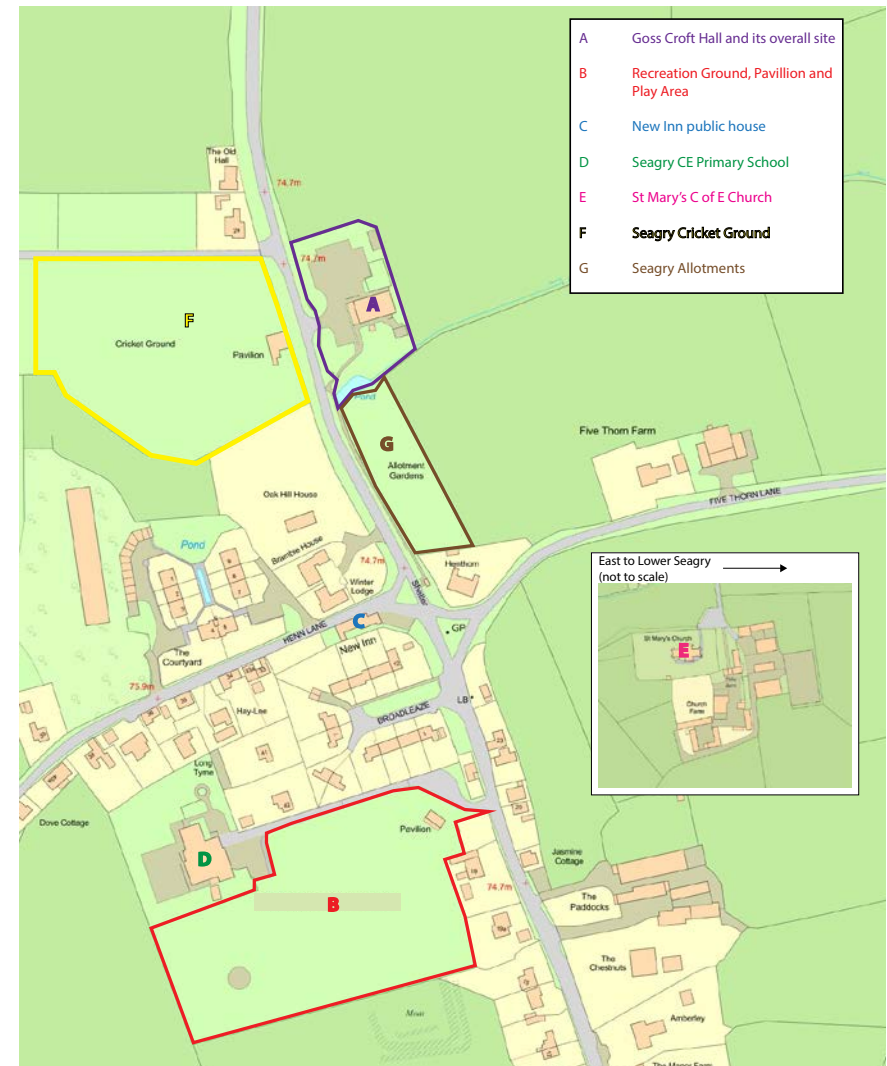| |
|---|
| **Planning Policy SNP11: Retention of Facilities** |
| **There will be a presumption in favour of safeguarding existing facilities against any proposals that would result in their loss. Proposals that could result in loss of any facility will only be supported where it can be demonstrated that the facility is no longer fit for purpose or viable, or where an equivalent facility is available in the Parish.**

Existing facilities as shown on Map 9:

a) Goss Croft Hall and its overall site
b) Recreation Ground, Pavillion and Play Area
c) New Inn public house
d) Seagry CE Primary School
e) St Mary's C of E Church
f) Seagry Cricket Ground
g) Allotments |

Explanation

5.17.1   Community facilities are essential for a vibrant and flourishing Parish. They provide services and amenities which are necessary for local people and which enhance the quality of life in the Parish. Seagry has a range of amenities and facilities – some shared with/ for nearby parishes - which are highly valued, well used and should be protected, and if possible, enhanced.

5.17.2   Existing community facilities will be protected for such use. These include, but are not limited to, the list below taken from the public consultation evidence input.

5.17.3   The particularly locally valued community amenities and facilities mentioned in the public consultation are identified on Map 9 and are:

a) Goss Croft Hall and its overall site.
b) Recreation Ground, pavilion and play area.
c) New Inn public house (registered as a Community Asset).
d) Seagry CE Primary School (a Diocese of Bristol Academies Trust school).
e) St Mary's C of E Church
f) Seagry Cricket Ground
g) Seagry Allotments

5.17.4   Allotments contribute to future food resilience, to security, to lowering food miles and, therefore, help to create a more sustainable environment.

5.17.5   Seagry also has a block of 12 allotments located between the Upper Seagry cross roads and the Goss Croft Hall - see Map 9. These allotments are in general well used and there is frequently a waiting list of parishioners desiring to have the use of one of the allotments. The allotments are owned and managed by Seagry Parish Council. Lower Seagry has no allotment provision but properties in general have substantial gardens which compensate for this lack.

5.17.6   The loss of identified community facilities above will not be supported unless it can be clearly demonstrated that they are no longer fit for purpose or viable, or that an alternative facility is available in the Parish.

5.17.7   The policy is in accordance with Wiltshire Core Strategy Core Policy 49 (Protection of rural services and community facilities).

5.17.8   The facilities are listed in this section because it is assumed that any Section 106 or other contributions from future developments will be targeted at improvement to those particular facilities. Infrastructure requirements will be sought in accordance with Wiltshire Core Strategy Core Policy 3 and the Wiltshire Planning Obligations SPD. A Community Infrastructure Levy will be

A	Goss Croft Hall and its overall site
B	Recreation Ground, Pavillion and Play Area
C	New Inn public house
D	Seagry CE Primary School
E	St Mary's C of E Church
F	Seagry Cricket Ground
G	Seagry Allotments

East to Lower Seagry (not to scale)

Map 9: Seagry Facilities

charged on qualifying developments. Parish Council's with made neighbourhood plans receive 25% of all Community Infrastructure Levy generated in their area. The Projects list in Section 6 highlights key local priorities in terms of facilities to which these CIL contributions would be directed.

6   Projects

6.1   The planning policies described in Section 5 will be supported by a range of practical projects. Any developers would be expected to contribute to relevant projects listed below.

6.2   The following chart lists the proposed projects, many of which build on interests already expressed, and relates them to the plan objectives and (where relevant) policies.

Project	Objective link	Policy link
Tree planting and management / maintenance initiatives	O1	
Flood management around Lower Seagry	O1, O10	SNP8
Improve Upper / Lower Seagry link along Five Thorn Lane	O4	SNP3
Footpaths group - priority to a riverside walk and Upper / Lower Seagry link	O4	SNP3
'Gateways' on entrances to Upper Seagry, to east, west and south	O1, O5	SNP5
Support for broadband improvement	O12	SNP10
Bus shelter replacement Upper Seagry	O14	
Improvements to Goss Croft Hall	O14	SNP11

7   Plan Review

7.1   Responsibility for providing the leadership for the Seagry Neighbourhood Plan will rest with Seagry Parish Council.

7.2   During the plan period to 2036, Seagry Parish Council will monitor and review the progress of the Neighbourhood Plan. Any new development will be monitored closely through the planning process to ensure that policies are adhered to. Plan review will also be considered in relation to the Review of the Wiltshire Core Strategy and any National Planning Policy changes.

7.3   Each Annual Parish Council Meeting after the Plan is made will include a report on progress with the Plan. This will monitor the progress of the Plan in the previous year and the likely implementation and impact of the Plan for the forthcoming year.

7.4   The Parish Council website will carry an up-to-date report on progress with the Plan during its lifetime.

7.5   In 2036 (or earlier, subject to key changes in circumstances) the Parish Council will recruit a new Steering Group from within the community to undertake a review and decide on the need for a subsequent Neighbourhood Plan. If so decided, the new Steering Group will oversee the development of the subsequent 15 year plan.
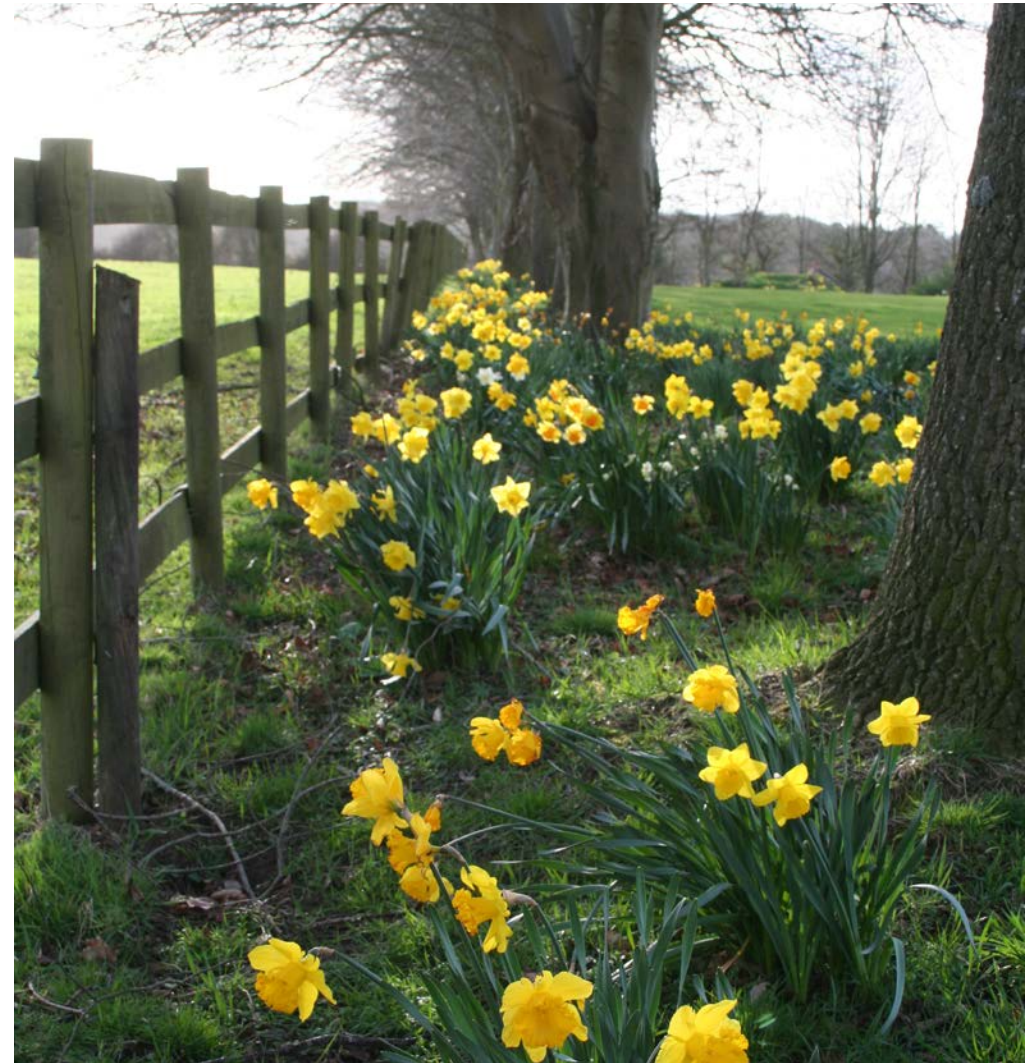
Appendix 1 - Seagry Parish Council Community Involvement Protocol

This Protocol is part of the suite of documents that together form the Seagry Neighbourhood Plan. The aim of the Protocol is to do all possible to ensure that planning applications accord with this plan and with those of any higher level plans, notably that of Wiltshire Council, as well as all national policy. One particularly effective way of achieving this is through early, planned involvement with the Seagry community via Seagry Parish Council.

Use of this Protocol is without prejudice to the eventual judgement of Seagry Parish Council on the merits of any final application, even if a good engagement process has been agreed and followed.

Context

The revised National Planning Policy Framework (2019) makes several mentions of the considerable value of pre-application involvement, for example in paragraph 39:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

(All the relevant extracts from the revised NPPF are appended on page 44).

The "**10 Commitments for Effective Pre-application Engagement**"[1] published by a group representing planning, industry and community groups states that:

"Early, collaborative discussions between developers, public sector agencies and the communities affected by a new development can help to shape better

quality, more accepted schemes and ensure improved outcomes for the community. These discussions also avoid wasted effort and costs."

The Wiltshire Council "**Statement of Community Involvement**"[2] (SCI) states that, for larger developments, it will:

"encourage prospective developers to undertake more extensive public involvement at an early stage, before a planning application is submitted.."

It is the view of Seagry Parish Council that, for their community, the above should also apply to smaller developments because these can have at least as much impact on small settlements such as Upper and Lower Seagry as on larger settlements.

Seagry Parish Council fully support and endorse all of the above and will play their appropriate role in delivering high quality pre-application involvement with themselves and the wider Seagry community as proposals come forward.

Process

Drawing from the 10 Commitments and other guidance on best practice, potential applicants should work with Seagry Parish Council to fulfil the following principles:

- **'Day One' contact**: By far the best results for all emerge when contact is made with our Parish Council, and through us with our local community, at the very start of any process; consulting people late with already prepared schemes is not productive.
- **Agreed Process**: A key aim of this early contact is to discuss and agree

the nature, scope, timetable, information and so forth of the engagement – i.e. the process to be followed.*

- **Applicant Leadership but Shared Responsibility**: Although it is the applicant's role to lead and fund involvement, the Parish Council will offer as much support as possible to any agreed process; for example by providing local information, contact details for local groups, advice on meeting places, access to newsletters and so forth.
- **Openness and Transparency**: Building trust between all and ensuring an agreed outcome depend heavily on having a process that is as open as possible on all sides, though the Parish Council will respect any issues of clear commercial confidentiality.
- **Agreed Community**: A project may have an impact on a limited number of people or on all of the Parish. The details of those to be involved will need to be discussed and agreed for any project, as will the potential ways to contact and engage them.
- **Agreed Scope**: There will also need to be agreement about the scope of the involvement, i.e. what is and is not open to change (eg. layout, quantum of development, design etc.).
- **Final Reporting**: The applicant should submit, with any final application, a thorough report – a full 'audit trail' - describing and summarising the outcomes of the involvement, showing how the proposals have (or have not) responded to results. If they have not, a short note should be included to explain this. If the process has been followed fully, the Parish Council will endorse this report; if not they may submit their own evaluation of it**. (The SCI suggests that "*this should take the form of a statement of community involvement outlining what public consultation has been carried out and how the results of the exercise have been taken into account in the submitted application*".)

* There is considerable benefit for applicants in also sharing any process with Wiltshire Council, as planning authority, and securing their agreement to it.
** As per the opening proviso, endorsement of an involvement process and results does not necessarily mean support for the resulting proposals.

Initial contact should be made at the very outset with Seagry Parish Council via clerk@seagryparishcouncil.gov.uk. The Parish Council commits to doing all possible to arrange an initial meeting as soon as possible following this contact.

[1] https://www.local.gov.uk/pas/pas-topics/planning-applications/10-commitments-effective-pre-application-engagement

[2] http://www.wiltshire.gov.uk/statementofcommunityinvolvement.htm

NATIONAL PLANNING POLICY FRAMEWORK 2019 EXTRACTS

Para 39: "*Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.*"

Para 40: "*Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*"

Para 41: "*The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*"

Para 128: "*Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*"

Appendix 2 - Summary of Evidence

Seagry Neighbourhood Plan is built upon evidence from two main sources: Wiltshire Council material, and locally-generated material which applies specifically to Seagry.

The main links are listed below with hyperlinks where appropriate.

Wiltshire Council:
- Wiltshire Core Strategy (adopted January 2015, http://www.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf)
- Wiltshire Landscape Character Area Assessment (2005, http://www.wiltshire.gov.uk/landscapeconservation/wiltshirelcafinalreport.htm)
- Seagry Parish Housing Needs Survey 2018

Locally-generated material:
- Historic Evidence Report (using information from Wiltshire & Swindon Historic Environment Record)
- Local Green Spaces Report
- Local Listings Report
- Seagry Neighbourhood Plan Consultation Statement
- Seagry Parish Council Community Design Statement
- Sites Report
- Valued Trees Report
- Valued Views Report