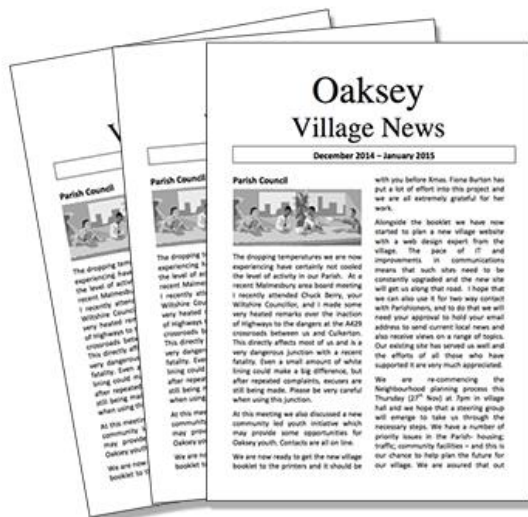


Oaksey Neighbourhood Plan (First Review) 2018-2036

Oaksey
Parish
Council



Consultation Statement April 2023

oaksey  village

Oaksey Neighbourhood Plan (First Review) 2018-2036

Consultation Statement - April 2023

The First Review of the Oaksey Neighbourhood Plan produced as a Modification Proposal in accordance with the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan Steering Group for the First Review on behalf of Oaksey Parish Council:

Councillor Professor Richard Moody (Chair)
Caroline Buckland
Councillor Patrick Gage
Councillor Roger Squance
Councillor Will Stebbing
Alan Thomas

The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:
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www.oakseyvillage.org

Oaksey Neighbourhood Plan (First Review) 2018-2036



*Note - the documents marked * have been updated or are new documents as part of the First Review to take account of the Modification Proposal; the other documents which supported the original version of the Neighbourhood Plan remain valid and do not need to be updated*

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Introduction

1. This Statement has been prepared to accompany the First Review of the Oaksey Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Wiltshire Council.
2. The Neighbourhood Plan has been prepared by Oaksey Parish Council, a qualifying body, (Section 38A (12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Oaksey, as designated by Wiltshire Council on 29 April 2016. The name of the neighbourhood area is the 'Oaksey Neighbourhood Area'. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. Oaksey Parish Council would like to extend their thanks to all those who have been involved with the formation of the original Neighbourhood Plan and the First Review of the Neighbourhood Plan. In undergoing this process, we have seen first-hand the passion that our community has for our area and how it develops over the coming years
4. We would especially like to thank the general public who have actively participated throughout the campaign of drawing up the original Neighbourhood Plan and the First Review of the Neighbourhood Plan. Without all their contributions, the Neighbourhood Plan would not exist and we would not have the opportunity to decide the Parish’s future as we do now.
5. This Consultation Statement (hereafter ‘the report’) complies with Regulation 15(1)(b) of the Regulations. The report includes the following information as required by Regulation 15(2)(a)-(d):
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) an explanation of how they were consulted;
 - c) a summary of the main issues and concerns raised by the persons consulted; and
 - d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
6. This report is split into two sections, the first (Part A) summarises the consultation on the First Review of the Neighbourhood Plan. The second (Part B) details the consultation on the original Neighbourhood Plan. The current Oaksey Neighbourhood Plan was [made](#)¹ on the 3 April 2019 following a Referendum on the 28 March 2019.



¹ <https://www.wiltshire.gov.uk/media/576/Oaksey-Neighbourhood-Plan-Final-Decision-Statement/pdf/sppnp-oaksey-v2-final-decision-statement.pdf?m=637102885460200000>

PART A

THE OAKSEY NEIGHBOURHOOD PLAN FIRST REVIEW



Issues Consultation

7. During early 2023 Oaksey Parish Council undertook a questionnaire survey in the Parish. This asked questions on housing, employment and energy.
8. The issues consultation material is included in Appendix A1. Details of the outcome of consultation and engagement is set out in Appendix A2. There was support for exploring the development of a community approach to low carbon or renewable energy. The Energy Efficiency and Renewable Energy Options report produced by Tomson Consulting which accompanies the Neighbourhood Plan First Review explores this topic further. There was support for employment opportunities to be available in the village. There is an insufficient evidence base to look to allocate land for employment use in the First Review. The Parish includes existing employment opportunities at Park Farm and at Oaksey Park; existing policies in the Core Strategy and the NPPF set out a framework for supporting rural employment. Also there are permitted development rights available to change the use of agricultural buildings to a flexible commercial use. There was a mixed response to the issue of housing, the First Review must look to deliver the strategic housing requirement for Oaksey and cannot deliver less housing.

Consultation on Neighbourhood Plan First Review Draft (Regulation 14)

9. The original Neighbourhood Plan undertook extensive consultation and engagement as explained in Part B of this report. At the First Review of the Neighbourhood Plan it is necessary to explain the modifications made to the original Neighbourhood Plan, this is explained in the Explanatory Statement that accompanies the Neighbourhood Plan First Review.
10. The First Review of the Oaksey Neighbourhood Plan in legal terms is produced as a 'Modification Proposal' in accordance with the Neighbourhood Planning Regulations 2012². What that means is it modifies and updates the existing Neighbourhood Plan. The First Review of the Neighbourhood Plan now looks to extend the plan period from 2026 through to 2036, which requires various matters to be updated and the First Review adds policy content on climate change and energy.
11. Given the extensive consultation undertaken previously, to avoid consultation fatigue the Parish Council undertook light issues consultation and then start the consultation on the Neighbourhood Plan First Review in substantive terms at the initial statutory consultation stage; known as the draft under Regulation 14.



² <https://www.legislation.gov.uk/ukxi/2012/637/contents>

Oaksey Neighbourhood Plan - Consultation Statement

12. Consultation with local residents together with statutory and other consultees will take place over the statutory 6-week minimum consultation period defined in the Neighbourhood Plan Regulations. Statutory consultation will be undertaken utilising the up-to-date consultee details obtained from Wiltshire Council for statutory consultees. In addition, consultation will be undertaken with other local organisations. Consultation will also be undertaken with local residents and businesses.
13. This stage must comply with Regulation 14 of the Regulations, which is set out below. In relation to the First Review reference to ‘modification proposal’ is the relevant terminology within the Regulations:
“Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
(i) details of the proposals for a neighbourhood development plan or modification proposal;
(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;
(iii) details of how to make representations; and
(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and
(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;
(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and
(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.”
14. The Neighbourhood Plan will be made available via the neighbourhood plan page of the Oaksey village [website](#)³.
15. Information summarising the Neighbourhood Plan First Review will be distributed to all premises within the Parish using the Village News [magazine](#)⁴.



³ <https://www.oakseyvillage.org/oaksey-neighbourhood-plan-review/>

⁴ <https://www.oakseyvillage.org/oaksey-village-news/>

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Appendix A1 - First Review Issues Consultation Material



[Home](#) [News & Diary](#) [Village Life](#) [Community](#) [Sport & Leisure](#) [Clubs & Organisations](#) [Youth Groups](#) [Information](#)

Oaksey Neighbourhood Plan. Review of the Neighbourhood Plan, February – March 2023

Could we please ask you to complete this online questionnaire again. We have now added another important option to some questions and also need to use a different survey design to avoid a massive fixed cost linked to the original.

Our Neighbourhood Plan is ready to be updated and also needs to reflect the housing targets set down by Wiltshire Council for 2016 -2036. Though there will be a very small target for Oaksey, we would like to know your views on future housing and also some other very important issues facing our Village. The survey may be completed by each adult residing at an address in Oaksey.

Can you please also give your name and address.

Thank you for your time to complete this survey and sorry about the rerun.

Survey Questions

There are 10 questions in total. Please answer as many questions as you can.

1. Reflecting on Wiltshire's emerging Local Plan how many additional houses would you want to see built in Oaksey before 2036?

- None
- Up to 5
- Up to 10
- Up to 15
- Up to 20

2. What are your views on the type of housing that may be needed in Oaksey?

- First Homes (housing restricted to first-time purchasers)
- Housing for Older or Disabled Persons
- Family Housing
- Apartments
- Bungalows

3. How large should these houses be based on the number of bedrooms

- 1
- 2
- 3
- 4+

4. Should the Parish Council continue to only support schemes that meet the heritage design standards laid down in the Neighbourhood Plan?

- Yes
- No

Oaksey Neighbourhood Plan - Consultation Statement

5. Do you have any views on the type of ownership of any new homes?

- No view
- Open Market- for Sale
- Affordable Housing - shared equity (part owned and part rent)
- Affordable Housing - rent only

6. In the period up to 2036 are there any members of your family household that will need additional housing?

- 1 Person
- 2 Persons
- 3 Persons
- 4 Persons
- None

7. What type of housing are they likely to require?

- Open Market - for sale
- Open Market - for rent
- Affordable Housing - shared equity (part owned part rent)
- Affordable Housing - rent only
- No View

8. How many in your household work mainly from home?

- None
- 1
- 2
- 3
- 4

9. Do you think Oaksey needs new employment opportunities in the village in the next 13 years?

- Yes
- No
- No View

10. Whilst protecting its conservation area how do you think Oaksey should develop a community approach to its future energy supply?

- Through the community's power to buy in bulk and share common standards for the quality and visibility of any equipment.
- By waiting and investing in a possible district scheme (In which a central energy source supplies clean energy) which could offer cheaper and more sustainable low carbon energy in the future.
- No View

Your Details

Please add your name and address.

Name *(Required)*

First

Last

Address *(Required)*

Street Address

City

Post Code

Send

Oaksey Village News

February 2023

Parish Council

A Happy New Year to you from your Parish Council. Hopefully a much healthier one now that the pandemic is losing its grip.

It's good to now have a full establishment on the Council and our new Councillors are starting to get stuck in to some of the jobs we have lined up this year. And the good news is you get all of this help for no increase in the precept that we all pay in our council tax as we've kept the increase at zero for the second year running.

One of the key jobs this year is to review our 2019 Neighbourhood Plan. This will help its policies to maintain their importance when planning decisions in particular are taken on property alterations and new builds. We have a really good consultant to help us and the work is starting. We are also forming a community based group to help develop ideas and after my call

through buzz we have a couple more volunteers to contribute. Being familiar with a large document (on the village website) is a challenge but it is vital that all contributors know what we have and also the limits of what we are able to do. Please let Patrick Gage know if you fit the bill. Thanks.

In addition to the review, we have contracted an energy consultant (we got grants for all the consultant work) to quite urgently review the renewable energy opportunities for our village-whether they be district or individually based. The massive increase in energy costs and the phasing out of oil eventually means we have real challenges in the future. It is understandable that we are thinking about solar as well as heat pumps or other solutions. But.. we have a beautiful village to protect and conserve and getting the balance right will benefit us all. The permitted development planning rules are much stronger

Keep in touch at www.oakseyvillage.org and via the **Oaksey Buzz** email service

Oaksey Neighbourhood Plan - Consultation Statement

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Appendix A2 - First Review Issues Consultation Outcome

16. Much of the issues consultation activity involved awareness raising of the First Review. A summary of the issues raised, the findings and feedback received is set out below:

Oaksey Neighbourhood Plan. Review of the Neighbourhood Plan, February – March 2023

Could we please ask you to complete this online questionnaire again. We have now added another important option to some questions and also need to use a different survey design to avoid a massive fixed cost linked to the original.

Our Neighbourhood Plan is ready to be updated and also needs to reflect the housing targets set down by Wiltshire Council for 2016 -2036. Though there will be a very small target for Oaksey, we would like to know your views on future housing and also some other very important issues facing our Village. The survey may be completed by each adult residing at an address in Oaksey.

Can you please also give your name and address.

Thank you for your time to complete this survey and sorry about the rerun.

Survey Questions (* Note: some multiple answers allowed.)

There are 10 questions in total. Please answer as many questions as you can.

1. Reflecting on Wiltshire's emerging Local Plan how many additional houses would you want to see built in Oaksey before 2036?

<input type="radio"/> None	7	10%
<input type="radio"/> Up to 5	16	22%
<input type="radio"/> Up to 10	12	16%
<input type="radio"/> Up to 15	2	3%
<input type="radio"/> Up to 20	40	52%

2. What are your views on the type of housing that may be needed in Oaksey?

<input type="radio"/> First Homes (housing restricted to first-time purchasers)	24	26%
<input type="radio"/> Housing for Older or Disabled Persons	19	21%
<input type="radio"/> Family Housing	42	43%
<input type="radio"/> Apartments	5	5%
<input type="radio"/> Bungalows	6	7%

3. How large should these houses be based on the number of bedrooms

<input type="radio"/> 1	4	5%
<input type="radio"/> 2	24	27%
<input type="radio"/> 3	53	56%
<input type="radio"/> 4+	12	14%

4. Should the Parish Council continue to only support schemes that meet the heritage design standards laid down in the Neighbourhood Plan?

Oaksey Neighbourhood Plan - Consultation Statement

<input type="radio"/> Yes	44	60%
<input type="radio"/> No	30	40%

5. Do you have any views on the type of ownership of any new homes?

<input type="radio"/> No view	9	9%
<input type="radio"/> Open Market- for Sale	35	53%
<input type="radio"/> Open market for rent	8	8%
<input type="radio"/> Affordable Housing - shared equity (part owned and part rent)	19	20%
<input type="radio"/> Affordable Housing - rent only	11	12%

6. In the period up to 2036 are there any members of your family household that will need additional housing?

<input type="radio"/> 1 Person	9	12%
<input type="radio"/> 2 Persons	18	22%
<input type="radio"/> 3 Persons	9	12%
<input type="radio"/> 4 Persons	2	3%
<input type="radio"/> None	38	52%

7. What type of housing are they likely to require?

<input type="radio"/> Open Market - for sale	24	33%
<input type="radio"/> Open Market - for rent	9	10%
<input type="radio"/> Affordable Housing - shared equity (part owned part rent)	6	9%
<input type="radio"/> Affordable Housing - rent only	3	4%
<input type="radio"/> No View	32	45%

8. How many in your household work mainly from home?

<input type="radio"/> None	38	50%
<input type="radio"/> 1	27	33%
<input type="radio"/> 2	11	15%
<input type="radio"/> 3	0	0%
<input type="radio"/> 4	2	3%

9. Do you think Oaksey needs new employment opportunities in the village in the next 13 years?

<input type="radio"/> Yes	43	54%
<input type="radio"/> No	22	31%
<input type="radio"/> No View	11	15%

10. Whilst protecting its conservation area how do you think Oaksey should develop a community approach to its future energy supply?

<input type="radio"/> Through the community's power to buy in bulk and share common standards for the quality and visibility of any equipment.	17	23%
<input type="radio"/> By waiting and investing in a possible district scheme (In which a central energy source supplies clean energy) which could offer cheaper and more sustainable low carbon energy in the future.	43	57%
<input type="radio"/> No View	18	21%

NP review. Questionnaire Feedback.

Discussed at Oaksey Community group meeting.

16.03.23

Present: RM, AT, CB, RS remote, and WS remote.

79 responses to date (excluding duplicates) incl. a notable 29 from Oaksey Park residents.

Q1. This result appears to show that half of respondents favour more than 10 additional homes. There is quite an even spread of choice for the number of homes over the next 13 years.

Q2. There is a desire for family homes to form the main home type in the future. First home building is also recognised as an important step- which may reflect the Government's wish to financially help the young onto the ladder.

Q3. 3 bed homes are by far the most popular and reflect the small family home need, alongside 2 bed smaller homes perhaps for downsizing.

Q4. There is a 60:40 split in favour of compliance with the NP's heritage design guidelines. The large minority voting against this have also supported the maximum number of home builds in Q1.

Q5. The open market sale of new homes is favoured by more than half of respondents despite the very high cost of borrowing. Affordable homes are favoured by a third of the respondents.

Q6. A large minority of respondents have identified household family members who will need local accommodation during the next 13yrs. The last development of new homes in Bendy Bow actually only received a very low demand from family members for affordable (rather than open market) homes.

Q7. Those in Q6 were said to want open market purchases rather than any other type of ownership. Any demand here is signalled as for private ownership.

Q8. A third of respondents identified 1 person WFH which is the very new phenomenon noticed since the pandemic. This is very different from the last village survey and shows that Wi-Fi and mobile communications are critical in this context.

Q9. Nearly twice as many appeared to show they wanted more work opportunities in the village. This is probably influenced by the concept of home working and minimal travelling being interpreted by some as local employment.

Q10. More than half of respondents chose the option to wait for a district energy scheme which could offer more sustainable, low carbon energy. The potential cost

Oaksey Neighbourhood Plan - Consultation Statement

savings of this could have also had a major influence on the choice. It is interesting that twice as many would prefer to wait than take steps now.

PART B

THE ORIGINAL OAKSEY

NEIGHBOURHOOD PLAN



Consultation on Designation

17. A formal application was made by Oaksey Parish Council on 29 February 2016 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of Oaksey. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
18. Wiltshire Council publicised this application to produce a Neighbourhood Plan for a period of 6 weeks and 2 days from Monday 29 February until Wednesday 13 April 2016. One representation was received from Gladman Developments Ltd, their representation can be summarised as:
"At this stage Gladman have no specific comments to make on the application for the Neighbourhood Area designation. However, as the first formal stage of preparing a Neighbourhood Plan, Gladman would like to take the opportunity to comment on the Oaksey Neighbourhood Area application to highlight a number of key requirements to which the development of the emerging Neighbourhood Plan should have regard."
19. Wiltshire Council [designated](#) the Parish of Oaksey as a neighbourhood area on 29 April 2016. In response to the application submitted by the Parish Council, Wiltshire Council has acknowledged that a neighbourhood plan area that reflects the Parish boundary would be a logical and appropriate area for the preparation of a neighbourhood plan. The name of the neighbourhood area is the 'Oaksey Neighbourhood Area'.

Consultation with the Local Community

20. In June 2012 Oaksey Parish Council first resolved to explore the production of a Neighbourhood Plan. Since then, before and after the designation of Oaksey as a neighbourhood area, various elements of continuous consultation have been undertaken regarding the future planning of the Parish. Initial consultation on early issues was undertaken on an ongoing basis during the period from 2012 to 2016. The early consultation involved aspects both pre and post designation of Oaksey as a Neighbourhood Area. Further consultation on housing was then undertaken during 2017.
21. Consultation has involved holding community meetings and questionnaires. The Parish Council has used the local Parish website and Oaksey News to keep local residents involved and informed. The Parish Council has sought to involve all those who live within the Parish. Methods used include articles in the local parish magazine; posters throughout the villages; door-to-door leaflet drops; questionnaires; open public meetings; and public events.



Early Neighbourhood Plan Consultation - Pre-Designation

22. During 2013 Oaksey Parish Council undertook a questionnaire survey of all households in the Parish. This asked questions on housing, employment, relationship to local centres and tourism.
23. During 2015 the Parish Council undertook a non-intrusive survey of the housing stock to determine tenure. In addition, during the period pre-designation the Parish Council engaged with Wiltshire Council on the production of the Wiltshire Core Strategy and on matters including proposed revisions to the settlement boundary in 2014 and the Strategic Housing Land Availability Assessment process. In addition, a house-to-house observational survey was undertaken to determine the makeup of the existing housing stock in the Parish. The early consultation prior to the Parish becoming designated as a Neighbourhood Area identified two main overarching themes of concern to local residents, housing and traffic. The Parish Council has engaged with Wiltshire Council and consequently it was considered that the traffic issues would be best dealt with outside of the remit of the Neighbourhood Plan.
24. A summary of the consultation activities undertaken is set out in Appendix B1. Details of the outcome of consultation and engagement is set out in Appendix B2.

Early Neighbourhood Plan Consultation - Post Designation

25. Post designation of the Neighbourhood Area a formal Steering Group was formed and the traffic issues have continued to be progressed principally outside the remit of the Neighbourhood Plan. The Steering Group has engaged with Wiltshire Council as both the Local Planning Authority and Housing Authority to explore how additional affordable housing can be provided in Oaksey.
26. A SEA Screening determination was sought from Wiltshire Council, this was received in February 2017. As part of this Wiltshire Council consulted the three statutory environmental bodies, the Environment Agency; Natural England; and Historic England. The Steering Group has taken into account the comments these three bodies made at that time.
27. As part of the work relating to housing, the Steering Group and the Parish Council have engaged with Greensquare, the Housing Association who own the majority of the social housing within Oaksey. A redevelopment scheme concept for the housing area at Bendy Bow has been developed by Greensquare in collaboration with the Neighbourhood Plan Steering Group and the Parish Council. A public meeting was held on the 13 September 2017 to explore this concept scheme. Meetings have also taken place with those residents directly affected, including two meetings during the week commencing 25 September 2017. Greensquare has



Oaksey Neighbourhood Plan - Consultation Statement

undertaken one-to-one engagement with its tenants. Copies of the notes of these public meetings is set out in Appendix B3. The local community has been kept updated through the Oaksey Village News as set out in Appendix B4.

28. Following the early consultation, the Bendy Bow redevelopment is the preferred site for a housing allocation. Following the early non-statutory consultation undertaken, the Steering Group considered that the issues for the Neighbourhood Plan could be arranged under four main themes: Built Environment; Housing; Community Facilities; and Natural Environment. The plan contains 8 thematic policies.



Consultation on Pre-Submission Draft (Regulation 14)

29. Consultation with statutory and other consultees took place over a 6 week period from Saturday 31st March to Saturday 12th May 2018, this met the statutory 6 week period required for consultation. Statutory consultation was undertaken utilising the consultee details obtained from Wiltshire Council for statutory consultees. In addition, consultation was undertaken with other local organisations. Consultation was also undertaken with local residents and businesses, including those who had commented previously for whom we had contact details. Those consulted were in fact notified on Sunday 25th March 2018 giving them almost a full week of advance notice of consultation.



Oaksey Neighbourhood Plan - Consultation Statement

30. This stage complied with Regulation 14 of the Regulations, which is set out below.
Before submitting a plan proposal to the local planning authority, a qualifying body must—
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
 - (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

31. The Neighbourhood Plan was made available via the Neighbourhood Plan part of the Oaksey village website. In addition, hard copies of the Neighbourhood Plan were available in the village for anyone unable to access the internet. A hand delivered note was delivered to each household in the parish explaining the Neighbourhood Plan, how to make representations and how to access both online and hard copy versions of the Neighbourhood Plan.



32. In addition, an open day was held in the Oaksey Village Hall on Saturday 21st April 2018. Representations could be made online via an e-form; or by delivering a form to the Village Shop and Post Office. In addition, comments could be made by email or by letter.
33. All of the Neighbourhood Plan material was made available in a document library on the Oaksey website. The Neighbourhood Plan was published and made available. The necessary background documents were also published: Basic Conditions Statement; Consultation Statement; Designated Area Plan; Evidence Base Links Document; Housing Site Selection Methodology; HRA Screening; SEA Screening; and Settlement Boundary Methodology.
34. The list of statutory and other consultees was checked to ensure that it included all of the specified bodies in the Neighbourhood Planning Regulations. This included 60 specified consultees including public bodies x 9; neighbouring Parish Councils x 7; neighbouring LPA and County Council x 2; voluntary bodies x 9; religious bodies x 1; disabled groups x 2; housing, health & education providers x 5; infrastructure providers x 9; local businesses x 7; and local interest groups x 9. The list of consultees is included in Appendix B5.
35. Copies of the consultation material is set out in Appendix B6. A summary of the responses from the statutory and other consultees; and local residents is set out in Appendix B7 together with a summary of how the Parish Council as the qualifying body has taken those representations into account.
36. The following facts arise from the Regulation 14 consultation:

Oaksey Neighbourhood Plan - Consultation Statement

	Statutory Consultees	Other Consultees	Local Residents	Total
Support	2	0	9	11 (57.9%)
Comment	1	1	1	3 (15.8%)
Objection	0	2	3	5 (26.3%)
Total	3 (15.8%)	3 (15.8%)	13 (68.4%)	19*

37. Note - * This total includes a representation made by Historic England that was late and consequently was technically 'not duly made' in accordance with Regulation 14. However, the Parish Council has decided to take late representations into account.

Appendix B1 - Early Pre-Designation Consultation Summary

38. A summary of the early consultation activities undertaken is set out in the note produced requesting the SEA Screening, which is detailed below:

Neighbourhood Plan: Oaksey.

September. 2016.

Environmental Assessment for Neighbourhood Plan.

Introduction.

Oaksey village is an important heritage asset and parishioners are committed to retaining its unique character whilst developing the village in line with the local needs it has identified. This plan is dependent upon a commitment by Wiltshire Council that they will respect these needs throughout the process of 'planned' housing allocations in Oaksey. This brief review provides sufficient detail to enable Wiltshire Council to undertake an environmental assessment of the implications of these plans on the physical environment.

Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation area. The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village.

As well as a 13thC church and a thriving primary school, Oaksey has a village shop, a local inn, a village hall, playing fields and a children's play area and these all

contribute to a strong sense of community. Because the village is relatively elongated it has a close relationship with the open countryside around it. This is helped by a network of public footpaths while several of the minor dead-end lanes leading on to the main street are suitable for wheelchair users or for children to play. There is also a 9-hole golf course and an airstrip within the parish boundaries.

Village development: identification of parish needs.

The Neighbourhood Plan is currently well advanced and has been based primarily around traffic control, the provision of additional affordable housing and an inward readjustment of the settlement boundary to stop unplanned opportunistic residential sprawl. Speculative and unplanned approval of developments outside the current boundary totally negate this planned approach.

The census carried out in 2001 and 2011 showed that during that period the number of young people in Oaksey aged 16 to 29 years increased from 55 to 72 (31% in percentage terms). Likewise the number of people over 65 years of age increased from 79 to 116 (47% increase). Since the population of the village has steadily increased since then, there is no reason to expect this trend to have slackened.

A survey was carried out in Oaksey in 2013 to determine the needs of parishioners regarding housing. Of the 220 copies delivered to each home by hand, 86 (39%) responded and gave clear guidance on housing provision and the future development of the village over the next 10-15 years.

The house-to-house survey carried out in 2013 showed that of the total dwellings in the village only 5% were one bedroom and 17% were two. The remainder, which were three bedrooms and above, made up 78%.

Although 70% of respondents saw no need for affordable housing for themselves,

62% wanted this to be available for other Oaksey families, against 13% who did not. The reason for this is that there is a strong community view in Oaksey that local people should be able to stay in the village throughout their lifetime if they wish to. Their needs of course will change, ranging from young people wanting to leave home and have a place of their own, through to those having to pay bedroom tax but with no suitable accommodation to move to, and finally older residents wanting to downsize. All this points to one need above all else and that is for one or two bedroom dwellings of which Oaksey is demonstrably short, as the above paragraph shows. The planning group have identified this need as a very powerful community issue and wish to make redressing this imbalance a dominant theme of the plan. These one or two bedroom dwellings could be a mix of those for rent or social (affordable) housing, shared equity or for sale.

A large majority of residents do not want to see the village over-developed by infill or back fill housing which, as well as changing the character of the village, would result in village sprawl. They also want to preserve the integrity of the built environment which includes protecting historic structures and listed buildings, together with their environment. It also follows that new development should be of high quality design and built to a high sustainability standard which reinforces local distinctiveness.

Current stage of development.

The neighbourhood plan has evolved over four years (PC decision in June 2012). Latterly, the plan involved two main streams- Traffic and Housing. The current proposal will now be restricted to housing only because we have now discovered that the traffic and parking plans are achievable through more effective routes and in fact are in part already in action.

Oaksey's plan will also consist of a realignment of its boundary to protect against residential sprawl and encourage the development of additional smaller and more affordable housing units within the boundary through the re-development of existing stock and more efficient use of the space occupied.

Housing.

The initial views of the Parish, which will be more detailed in the Draft Plan, have identified a need for more affordable housing for residents. A recent (non intrusive) survey in 2015 of the current housing stock in Oaksey revealed that 16% of the homes in Oaksey (36 properties) were owned by housing associations and therefore came in to this category.

The adequacy of the housing stock of the village was therefore chosen as the key stream of action for the plan.

Though small of scale, any developments within the residential boundary will be of major significance locally. It is felt strongly that the Parish needs to clearly specify and plan its need for additional housing in this process to ensure that Wiltshire Council fully endorse the sustainable limits of housing development in the Parish for the planning period.

The attached MAP shows the detail of the proposed changes :

1. A number of adjustments to the settlement boundary to relate the boundary more closely to the curtilage of the existing properties.
2. Three extensions to the conservation area to incorporate houses which enhance to heritage asset of the village.
3. The sites of the proposed brown field housing developments within the boundary which will enhance the overall housing stock (to modern high

efficiency homes with a sustainability built on low environmental costs) and increase the number of affordable homes by 12??

Residential Boundary.

The village's revised residential boundary proposed by Wiltshire Council in 2014 was broadly supported by the Parish Council at that time and this will be confirmed in the plan. The new boundary should be reliably and consistently protected by the planning authority. There is adequate space within the boundary to meet local housing need and yet retain the heritage value of the village design. This is now the key issue for the Oaksey plan.

The map of Oaksey attached shows that the requirement is for the boundary to follow precisely the green 2014 revised route except for the area marked...??: The boundary will then trace a 'natural' line of village dwellings and their immediate curtilage. This principal has been consistently followed in planning. This boundary has only been breached by the flawed decision of Wiltshire Council to allow development outside the boundary on the Somerford Keynes /village pond site and in its decision at Oaksey Park.

The rationale for constraining the boundary in this manner is to ensure that the linear design of the village and its heritage value is not destroyed by sprawl, over filling and additional rear garden (double tier) type developments.

We will show that there are sufficient 'brown field' sites within the boundary to meet the affordable housing needs identified in the village survey. Analysis has shown that the Village already has an oversupply of larger detached properties, and it is one of the key functions of this plan to ensure that future residential

development to meet local or regional needs will be satisfied within the boundary in affordable and smaller/more accessible housing units.

Conservation Area.

In addition to the settlement boundary changes we plan to extend the conservation area to incorporate a number of properties with heritage asset value which currently lie outside the area demarcation.

It is a fact that 8 residential units have been added to the housing pool made by Oaksey since the High Court appeal in 2015 confirmed the change of use to 8 units at Oaksey Park. The four homes at the village pond site also contribute to this total. These contributions must be taken into account in any housing allocation task considered by Wiltshire in the future.

Appendix B2 - Early Pre-Designation Consultation Outcome

39. Much of this early consultation activity involved awareness raising and scoping of issues and concerns of local residents. A summary of the issues raised, the findings and feedback received is set out below:



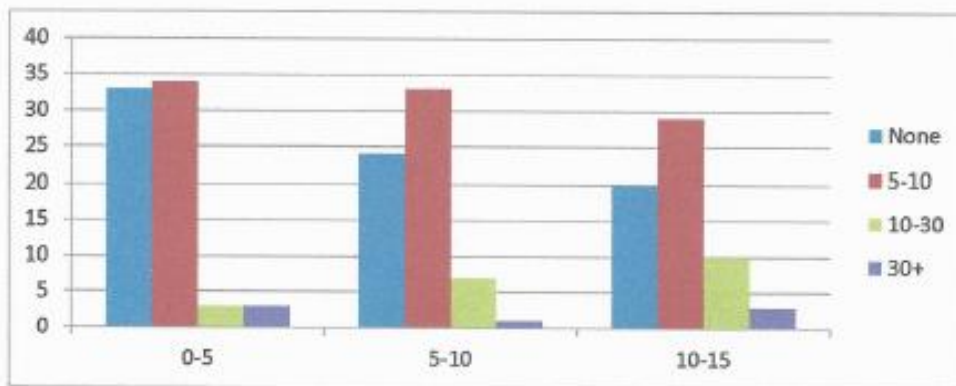
2013 Questionnaire Survey

Total 84 Responses

Oaksey Parish Council
New Planning Strategy to 2026

Q1 Over the next 15 years how many new homes would you like to see in Oaksey?

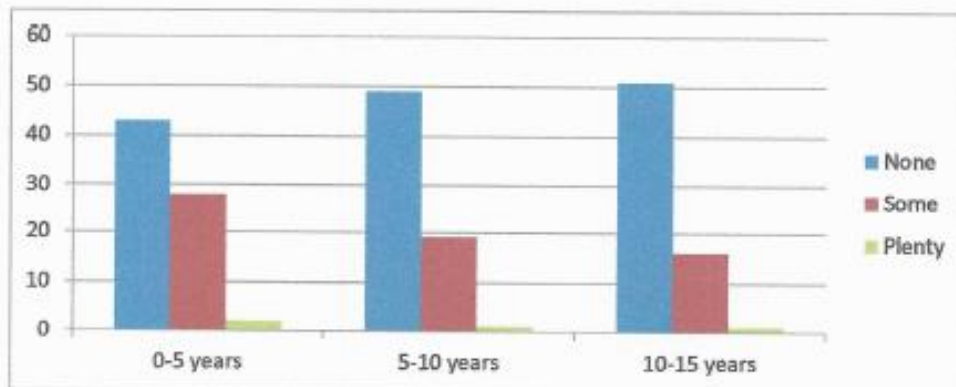
	0-5	5-10	10-15
None	33	24	20
5-10	34	33	29
10-30	3	7	10
30+	3	1	3



Q2 Over the next 15 years how much does Oaksey need new employment?

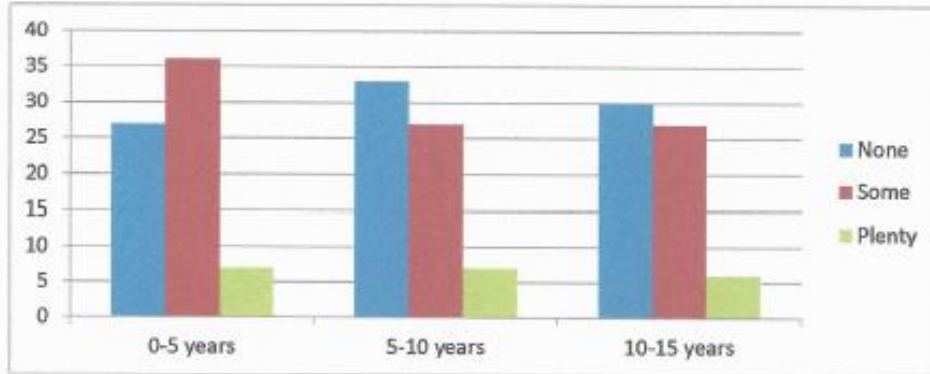
In the Village

	0-5 years	5-10 years	10-15 years
None	43	49	51
Some	28	19	16
Plenty	2	1	1



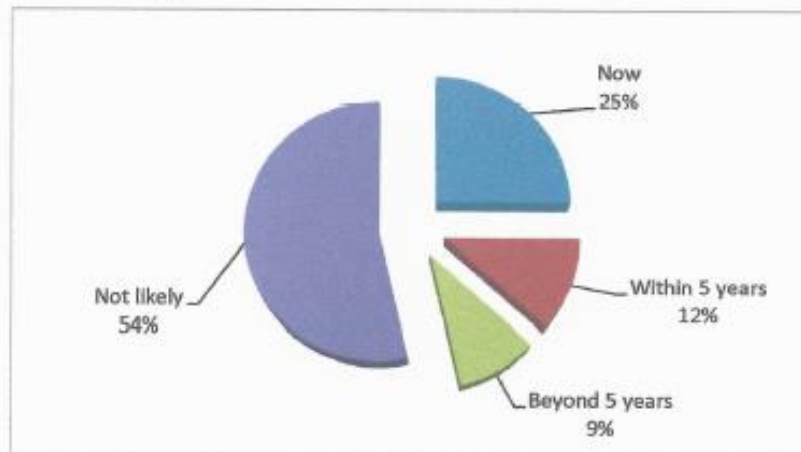
Outside the village

	0-5 years	5-10 years	10-15 years
None	27	33	30
Some	36	27	27
Plenty	7	7	6



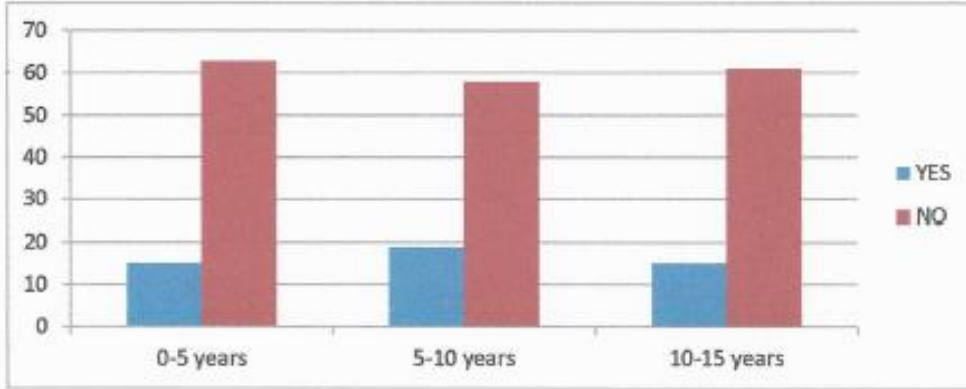
Q3 Does someone in your household expect to be mainly working from home?

Now	21
Within 5 years	10
Beyond 5 years	8
Not likely	45



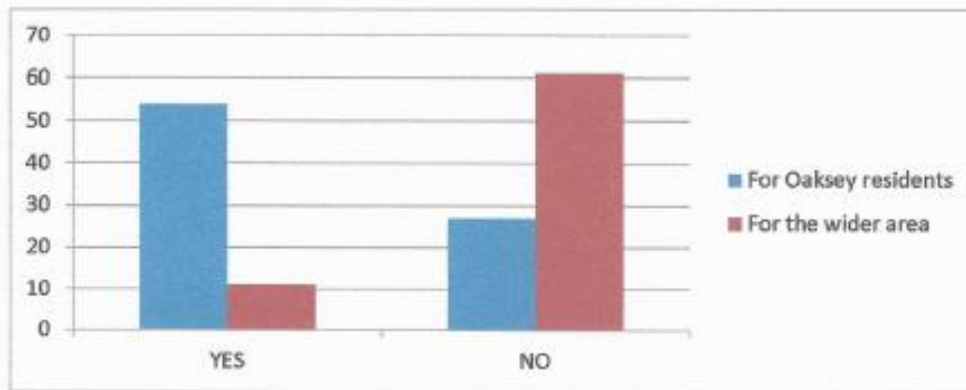
Q4 Within your own household do you envisage the specific need for affordable housing in the village?

	YES	NO
0-5 years	15	63
5-10 years	19	58
10-15 years	15	61



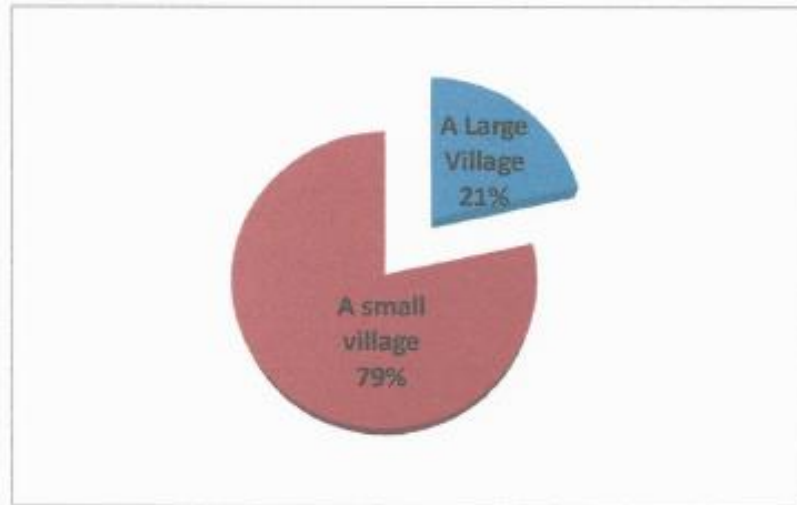
Q5 In your view should oaksey accommodate new affordable housing?

	YES	NO
For Oaksey residents	54	27
For the wider area	11	61



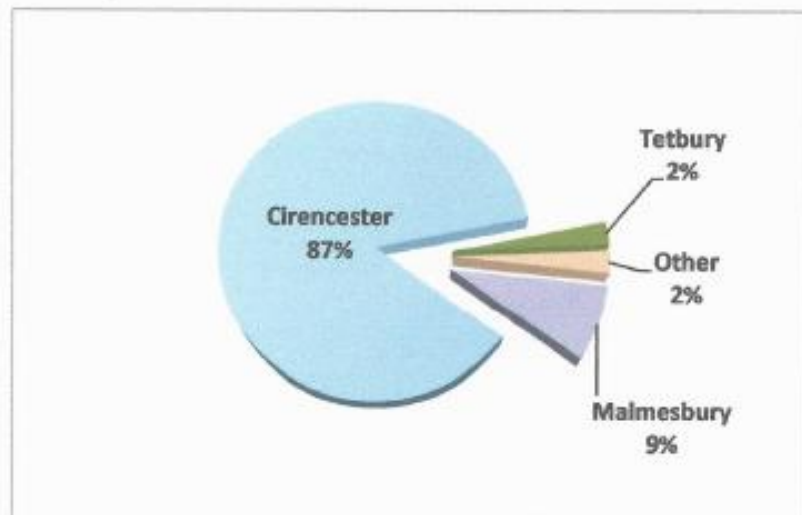
Q6 Do you think that Oaksey should be

A Large Village	18
A small village	66
Neither	0



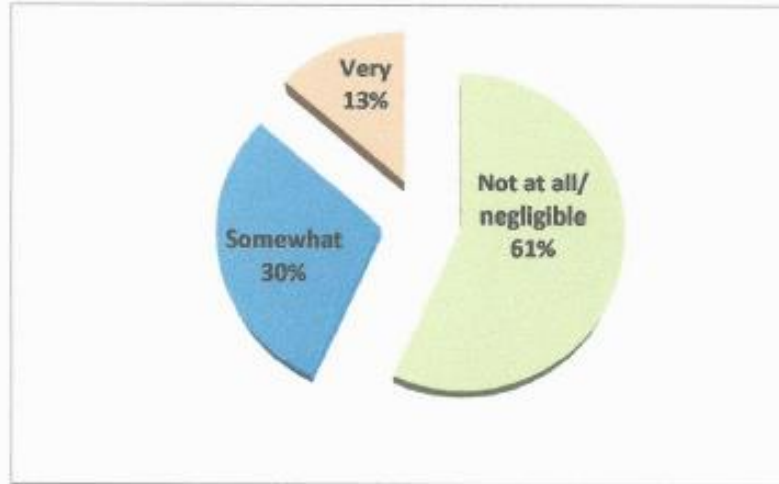
Q7 Do you see your main centre for local services and shopping as...

Malmesbury	7
Cirencester	72
Tetbury	2
Other	2



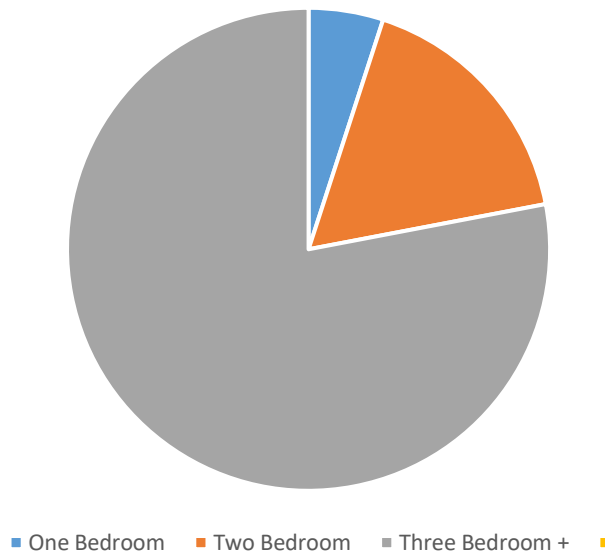
Q8 How important is tourism to the local economy?

Not at all/negligible	42
Somewhat	22
Very	10

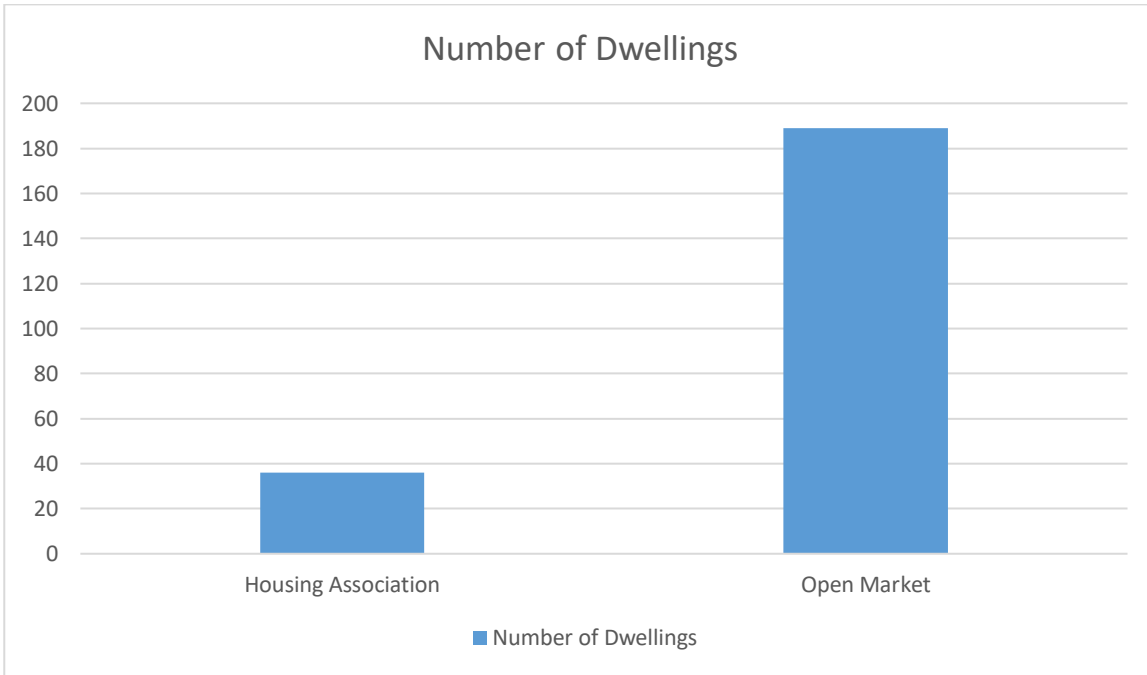


2015 House to House Observational Survey

Housing Stock in Oaksey



2015 Housing Stock Tenure Survey



Oaksey Neighbourhood Plan - Consultation Statement

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Appendix B3 - Post Designation Consultation

40. Post designation much of the community engagement has focussed on the issue of housing and the development of a concept redevelopment scheme at Bendy Bow. A public meeting was held on the 13 September 2017 to explore this concept scheme. Meetings have also taken place with those residents directly affected, including two meetings during the week commencing 25 September 2017.

oaksey  village

Home News & Events ▼ Village Life ▼ Community ▼ Sport & Leisure ▼ Clubs & Organisations ▼ Youth Groups ▼ Information ▼

« All Events

This event has passed.

Neighbourhood Plan Village Meeting

13 September @ 7:00 pm - 9:00 pm

There will be an open Parish meeting on this date to discuss the proposed housing developments in collaboration with Green Square in the Village over the next ten years.'

Details	Venue
Date: 13 September	Oaksey Village Hall
Time: 7:00 pm - 9:00 pm	

Oaksey NP. Housing developments.

Richard Moody.

Notes of meetings on 13.09.17 and in w/b 25.09.17

- One large public meeting and two smaller meetings of informal groups- including those in 5 of the 12 homes affected.
- Those directly affected are generally supportive, but have some serious reservations about the issues below. There are a small number of committed opponents. The 12 families are strongly supported by the NP and PC group to help 'smooth' the process as much as possible. More one to one meetings with Green Square are needed.

Oaksey Neighbourhood Plan - Consultation Statement

- The total number and density of homes and the ratios of private, and affordable/ shared equity/rental will be a major discussion point for our plan. The split will influence the future mix of residents-which should be family linked or committed owner /part owner residents. This is at the heart of the neighbourhood plan.
- Many residents currently live in positions that they wish to (near) retain in the future- for example with excellent views. This we feel is reasonable and there is significant concern that they have already been told that this will NOT be possible. As plans are not yet at an agreed first draft stage then such statements should not have been made. This needs to be resolved urgently.
- The relocation (temporary or otherwise) of residents must be handled with the utmost sensitivity-in particular the elderly families. Restricting disruption to a single move is seen as important where warranted.
- Parking. Another major concern. Allocated spaces and sufficient room to manoeuvre vehicles is a priority in the awareness that space used for this means reduced garden space- as is the case now in many front gardens.
- The front elevation of Bendy Bow should feature open/garden (low wall) private or community space which is sited in front of the freehold homes and well back from the Street. Parking must be at the rear. Shared open garden space was discussed.
- Housing Register. This item has been discussed at length. Now that Oaksey residents are aware there will be some additional new affordable homes they will take more formal steps to 'register' their local connections interest. This process will be developed more intensively over the next few months.
- The chance of an affordable home for those with local connections is the key goal of the neighbourhood plan and will be the dominant theme in future negotiations.

Oaksey Neighbourhood Plan - Consultation Statement

- The Oaksey NP group are considering having a number of these key issues written into the plan so that they form an integral part of the Planning Application process.



Oaksey Neighbourhood Plan - Consultation Statement

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Appendix B4 - Oaksey Village News

Oaksey Village News

October 2016

Parish Council



On a serious note we are now a step nearer to completing our Neighbourhood Plan which has unfortunately been made much more difficult because of Wiltshire Council's inexplicable decision to allow building outside our approved settlement boundary. They have offered no explanation for setting aside our boundary in secret and without any consultation at all despite explicit assurances in their own strategic plan. The precedent is very worrying. This matter has caused serious concern to the Parish Council, the Neighbourhood Planning groups and all interested in planning a boundary which reflects the village's need for affordable, smaller homes and not the large detached homes sought by developers.

Richard Moody
Chairman – Parish Council

Oaksey Village News

December 2016 – January 2017

Parish Council



The neighbourhood plan is still moving along and Wiltshire have finally responded to our draft plan with comments about the necessity for an environmental assessment. We are providing details and hope to get the final draft on course after that. It really is a long process for small communities with limited plans like ours. No allowance is made for small Parishes who want to focus in on one main issue.

The topographical survey of our roads has been completed and we are now waiting for recommendations about the village's traffic calming plan. As you'll remember we are planning to embark on a number of traffic calming measures within a 20mph zone which we hope will mean we can remove unwanted signs, yet encourage traffic to slow down.

Oaksey Village News

March 2017

Parish Council

On May 4th there will be local elections which include County and Parish Councillors. This is our opportunity to select those we want to represent us at a Parish and County level. We don't yet know who will be standing but there will be a full list plus voting details made available to you well before the date. All of the work that is done by the parish council and also by your county councillor Mr. Berry is freely available to see online. Please ask any of our parish councillors if you want to look at any particular issue in more detail and have trouble finding the information.

The application (16/11847) to build a large detached house outside our Village boundary to the west of the village on the orchard site was refused by Wiltshire's planners after being unanimously rejected by the Parish Council. We will continue to oppose all developments outside our boundary because we have provisional plans in our Neighbourhood Plan to develop the smaller affordable homes that the community wants within the current boundary.

We have now managed to get the first phase of our traffic calming measures moved in to a priority category with our area Traffic group. This means that once our main plan for the Village is pulled together in March we will consider it at the Parish Council and can look forward to some progress this year. The area outside the shop is a priority within that plan and we will hopefully see the domed roundabout and improved safety for pedestrians and customers of the shop having a big impact. We will be able to share information about the scheme once it is ready and I intend to locate this on our website. You will then be able to come along to one of our meetings and contribute to the planning.

I've been asked again by a number of villagers- both dog owners and others- to mention that a number of irresponsible dog owners are continuing to allow their pets to foul our footpaths and public spaces and also some are leaving poo bags on verges or in hedgerows or in general litter bins-which are in fact emptied voluntarily by villagers. To those owners only please respect our village and it's no dog areas (including all of the Church's environment except the footpath, and all of the playing field),

Oaksey Village News

September 2017

Parish Council

There are quite a lot of issues to report in this edition. Because some of them take a lot of space I'll refer you to our website which can show more detail. Just another reminder that if you don't already regularly look at the site or have your email address registered for a 'buzz' relating to current local issues then please register-its free and confidential.

Firstly, we are now a lot nearer to getting our traffic calming plans started. Wiltshire have forwarded the first phase for the remainder of the funding after the PC allocated a considerable sum over the next two years to part fund the work. The PC have decided to support three components in this first phase. Top priority is the shop junction which is planned to have a slightly raised junction with a pedestrian area just outside the shop. Next will be the 20mph zone and then the de-signing. The raised junction can be seen in much more detail on the website-where it can be found under the PC page. We hope to minimise the signs throughout the village and rely on common sense to slow traffic within our new 20mph zone. Further phases will all contribute towards this effort. If you

would like to make a comment on the plan then please come along to the start of our next PC meeting at 7.00pm on Thursday 14th Sept and we will be pleased to hear your views.

You may already know that we came 2nd in the North Wiltshire medium sized 'Best kept Village' competition. This was an excellent outcome in our first entry for a long time. Many thanks to everybody who made an effort. We also received some very positive feedback from the judges and you can find their detailed report on the Parish Council page on our web site. Briefly, they were very impressed with our facilities and their condition with some comments on some frontages and small issues such as the Village Hall notice board and the old phone box. We have plans for ongoing improvements next year and it would be great to get even more support when we get nearer that judging date.

I've mentioned before that the cycle races through our Village have caused us problems with competitors refusing to wait at the give way signs. This has happened again this summer. There is currently little support from the organisers or Police to improve this. In

the future if you see a racing cyclist ignore the road signs, then please take their number and ring 101 to tell the police. That is the only way to raise the matter. We are wholly in favour of leisure cyclists who respect our village, but Oaksey is just not suitable for races.

Please remember to get your Scarecrow ready for the September show with a Disney theme giving loads of choice. The weather this summer has helped and hindered a lot of our fruit and vegetables which will make for an interesting produce competition at the same time. Please enter something.

Finally, as part of our ongoing work to produce our Neighbourhood Plan we have collaborated with Green Square, the Housing Association which owns most of the homes in Bendy Bow. This work has been focused on improving the quality and quantity of the Village's housing stock- particularly for homes that are more affordable to enable Villagers and their families to continue living in our lovely Village. This is what Villagers asked for in the large survey that we undertook at the beginning of the Neighbourhood Planning process.

As part of this process we have organised an open evening at 7.00pm on Wed 13th September in the Village Hall. At this event you can hear from us about the Neighbourhood Plan and also from green square about the housing developments that are part of it. We realise that such a development affects quite a number of Villagers so we hope that you will be able to attend and see

what is planned and also take the opportunity to give us your views and suggestions for how the development can be successfully undertaken.

Remember: Wed. 13th September at 7.00pm in the Village Hall.

Richard Moody
Chairman – Parish Council

Oaksey WI



The fete

The WI cake stall at the Oaksey Fete on 1st July was very successful and many thanks to those who contributed cakes. The winner of the WI Middleton Cup (theme Oaksey) was Amelie Squance. Many congratulations to her and to all those who participated from the School. The standard was very high and the judges had problems choosing the winners.

Also at the fete, our former President Helen McKenna was presented with the John's Cup for 2017 for her amazing contribution to village life including the WI! We congratulate her on this.

Summer activities

On Thursday 13th July, we had our summer outing to Buscot Park. After a walk round the beautiful gardens and grounds we joined a guided tour – it was not quite what we expected as we had a very enthusiastic but verbose guide who

Submit articles for future Parish Newsletters to parish.news@oaksey.com by 20 September

Oaksey Village News

October 2017

Parish Council

It's been a very busy and positive summer for making progress on our longer-term projects such as traffic calming, housing and playground improvements. I'll update you on these a bit later.

The Parish Council at its September meeting reaffirmed its opposition to a front extension on a property in Court farm. This will now be called in to a future North Wiltshire planning committee. We are committed to protecting original environments within the conservation area as much as possible. Court Farm has a well-designed open plan court yard frontage and we wish to retain such original design in the village not only for all current neighbours but also for future generations.

Our public meeting to explain the neighbourhood plan and its impact on regenerating Oaksey homes was very well attended and it was great to see such a level of interest. We are very well aware of the passions that such big changes raise and all involved are determined to find solutions that will eventually improve living conditions for

all. With Green Square, we are working hard to improve homes that are well past their life time and also provide additional affordable homes for Oaksey families for whom this is the only affordable solution to staying in the village. There is no other land available for building additional affordable homes.

In the 2017 SHLAA (strategic housing and land supply) Wiltshire report on future housing supply in our area we were able to satisfy Wiltshire at this first stage that the Village can grow satisfactorily through our own plan- rather than having more large detached private homes forced on us outside our boundary- which as you know we work hard to protect.

I have received a very positive response to our plans for traffic calming through the village and have tried to answer those who were concerned about the ability to continue to park outside the shop. This small space is shared by vehicles and pedestrians and has to be respected as such. Our plans will make no difference to current stopping arrangements and pedestrian space will be clearly demarcated. Other concerns about drainage and raised edging to the

road have been taken on board. We do though have a long wait to get the funding for this.

Just time for a couple of other items. The playground development team have done a fantastic job to raise the money for phase 2 which should begin very soon. They have an amazing capacity to find funding and I'm sure that all of those future happy children (and parents) will be for ever grateful to our band of intrepid volunteers. Thanks.

Finally, I have been having a chat to neighbouring parishes about the possibility of sharing the cost of a neighbourhood community minibus to improve transport to nearby towns. Currently we have had very few requests from villagers for extra transport – or where the gaps in the timetable are particularly problematic. Perhaps you could let one of the parish councillors know if you would regularly use such a facility.

Richard Moody
Chairman – Parish Council

Oaksey Village News

November 2017

Parish Council

We have now started to discuss our Neighbourhood Plan in more detail with Wiltshire Council and Green Square and also our consultant for whom we have received a public grant. There are no further design details yet other than those already seen at the village meeting and posted online. We do though need to make real progress by Jan/Feb with our consultation plan deadline approaching. This needs to be finished by March.

On the planning front there is still much to do and we are currently being helped by a group of Bendy Bow residents who will also look at early draft plans to feedback local views. This is the advantage of a Neighbourhood Plan-influencing the design of the new development within the limits of the costs.

While all of this is going on we need to make sure that all those in the Parish who are eligible and wish to live in their own affordable home here in the future register on Wiltshire's housing register or the open register. A local connection is very important indeed. I have tried to

simplify the guidance below based on information supplied by Homes4Wiltshire:

If you are over 18 and have savings of less than £16K and want to find your own affordable home in Oaksey in the future then you can apply at <https://www.homes4wiltshire.co.uk/content/training/Myra>

Your local connection is the most important factor but your need will also be assessed in relation to a number of other factors. There are 4 Bands which you could be placed in.

<https://www.homes4wiltshire.co.uk/content/training/Ross>

The decision is made primarily on the basis of; 1. Local connection 2. Band Number 3. Time on the register. The open register is still available for those who don't record a priority band.

The key is for those with local connections and want to be considered in the future to register as soon as possible.

In a very expensive village such as ours this is a very significant opportunity to

find a local and affordable home. Please take it.

The effort and time needed to plan the growth of our village based around local need and not the speculation of land owners is well worth it if we also continue to preserve our village's unique heritage assets and in particular our conservation area. At the PC we continue to deal with planning applications for alterations to homes or the building of new homes. We have a beautiful village and the PC often battles with Wiltshire planners and even Wiltshire Council who appear at times to be disinterested in protecting our heritage assets. This should be a major concern for all of us. Many of our buildings and their planned environments have been here for hundreds of years and will outlive all of us. The PC believes it is our job to take a long-term view and we hope that you will help us by being very cautious before making applications for any changes or additions to properties-particularly if listed or very old or in a planned environment. Neighbours and Parishioners should also use their right to comment on applications if they want to help protect what we have. Comments are easy to make online and do have some impact on decisions.

Oaksey Village News

February 2018

Parish Council

We are now approaching the final stage in the preparation of our Neighbourhood Plan and to achieve this we have applied for another grant to get us help to write an appraisal of our heritage assets and in particular those within our conservation area. Our final document, which all Parishioners will have the chance to comment and vote on, should therefore provide all of us with a clear description of the type of built environment we want in the future. This won't preclude development but will be able to guide owners towards work that enhances our heritage assets. This also includes the environment around and adjacent to our heritage buildings where, for example, display boards or permanently housed refuse containers can seriously detract from the heritage value of the area.

Oaksey Village News

March 2018

A quick update on our Neighbourhood Plan. The heritage statement is now being written and we have some great photos from David Hall to illustrate the areas of our Village which best capture its character. Thanks to David. Green Square have produced the first draft of their plan for Bendy Bow and when the revised version is released we will be able to make it more public on the web site. We should be able to open up for consultation on the full document by March.

Oaksey Village News

April 2018

Parish Council

Well, I don't intend to make any weather or sporting predictions for a while. If you remember my last efforts in the March newsletter you'll know why that is!

We really had some extreme weather in March and the Village kept going although it was wonderfully quiet on the roads during the worst days. The potholes are much bigger now and the speed of repair is even slower. Please photo and upload potholes that concern you to the myWilts site. If we don't complain it won't get done!

You will find inserted in this newsletter a leaflet which lets you know how to access the Neighbourhood Plan and also comment on it. Just click on our website and click on Neighbourhood Plan. A few paper copies will be available for temporary lending. It has been a very long and complex effort to get to this stage and your views would be helpful. The plan sets out strategies for the development of the Village and guidance for those who want to develop property or the environment. I hope that everybody who intends to do this will

read the plan and heritage guidelines with great care.

There will also be a chance to talk about the plan on April 21st 9.00am-1.00pm in the Village hall and the consultation period will end on May 12th, 2018. The amended documents then go to Wiltshire and the Government before a formal referendum for your vote in the summer.

We have come to the end of the consultation period on the plans to put three houses behind Street Farm and the planning web site (see application No: 18/00571) shows the extent of the well-argued opposition to these plans. These houses are not part of our plan and are not needed by the Village for our sustainable development. It is extremely disappointing that the applicant does not share these local priorities.

We are continuing to improve the fencing in the playing field and now have a plan to collaborate over the fencing we share with the School. Please keep an eye on the new fences going up and intervene if you see any person damaging them.

Oaksey Village News

May 2018

Parish Council

Thanks to all who were able to come along to our Neighbourhood plan open day on Saturday 21st April. It was good to see so many Villagers and also to learn how much of our Plan had actually been read. It is a very cumbersome process to get this far and the documents follow a set pattern. We have to show where our plan comes from and also how we have selected certain priorities. I hope you get chance to read more of it and also remember to submit your comments- even if only complimentary- in our online form or on paper in the forms from the shop (before May 12th). The next time this crops up will be in the referendum which Wiltshire will hold later in the year to give it its final approval.

Oaksey Neighbourhood Plan - Consultation Statement

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Appendix B5 - List of Statutory and Other Consultees

Consultee	Response Received At Pre-Submission Stage
Neighbouring Parishes	
Ashton Keynes	
Crudwell	
Minety	
Hankerton	
Kemble and Ewen	
Poole Keynes	
Somerford Keynes	✓
Neighbouring LPA and County Council	
Cotswold District Council	
Gloucestershire County Council	
Infrastructure Providers	
Network Rail Infrastructure Limited	
Royal Mail	
Ofcom	
BT Openreach	
EE	
Arqiva	
Mobile Phone Operators UK	
Scottish & Southern Electricity Networks	
Wessex Water	
Wales and West Utilities Ltd	
Public Bodies	
The Homes and Communities Agency	
Canal and River Trust	
Natural England	
The Environment Agency	
Historic England	✓
Wiltshire Police	
Dorset and Wiltshire Fire & Rescue Service	
Wiltshire Council	✓
Forestry Commission	
Voluntary Bodies and Local Groups	
Sustrans	
Cotswold Water Park	
Voluntary Action Swindon	
Wiltshire Wildlife Trust	
Ramblers Association	
National Farmers Union	
Wiltshire CPRE	
Wiltshire Historic Buildings Trust	
Communities and Voluntary Sector Support Unit	
Religious Groups	
Diocese of Bristol (Anglican)	

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Consultee	Response Received At Pre-Submission Stage
Disabled Groups	
North Wilts Access for the Disabled	
Chippenham & District Transport for the Disabled	
Social Housing Provider	
GreenSquare Group	✓
Health Providers	
Wiltshire Clinical Commissioning Group	
Avon & Wiltshire Mental Health Partnership NHS Trust	
Educational Providers	
Oaksey Primary School	
Malmesbury School	
Local Businesses and Organisations	
Original Book Works Ltd	
NC Industries Ltd	
The Great Russian Circus Ltd	
Pelagian Ltd	
Taylorsons Ltd	
The Learning Interventions Ltd	
Hidden Earth Ltd	
Oaksey Shop and Post Office	
The Wheatsheaf Inn	
Oaksey Park Golf and Leisure	
Oaksey Cricket Club	
Oaksey Football Club	
Mothers Union	
Oaksey Local History Group	
Oaksey WI	
Oaksey Youth Club	
Residents	
All in Oaksey	

Appendix B6 - Pre-Submission Draft Plan (Regulation 14) Consultation Material

28. Consultation with statutory and other consultees took place over a 6 week period from Saturday 31st March to Saturday 12th May 2018, this met the statutory 6 week period required for consultation. This met the statutory 6 week minimum consultation period defined in the Neighbourhood Plan Regulations. A copy of the consultation material is set out below:

OAKSEY NEIGHBOURHOOD PLAN 2017-2026

**To: Neighbourhood Planning Statutory Consultation Bodies
Service Providers (covering Oaksey)
Neighbouring Councils**

Dear Sir/Madam

25th March 2018

Re: Draft Oaksey Neighbourhood Plan – Statutory Consultation

This letter is for your information and any comments which we would welcome.

Oaksey Parish Council is leading on the production of a Neighbourhood Plan for the Parish of Oaksey and have agreed that the Draft Plan is published for statutory consultation as the Pre-Submission Draft in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012.

The consultation period runs for a period of 6 weeks:

From March 31st to May 12th 2018

The Oaksey Neighbourhood Plan and supporting documents are available from Friday 23rd March 2018 on the Neighbourhood Plan tab of the Parish Council website: www.oakseyvillage.org.uk

A Neighbourhood Plan is an important tool for local communities to shape the development and growth of the Parish, in this case until 2026. Once adopted any planning application in the Parish will be judged against the Neighbourhood Plan. It is an important part of the process that we keep the community informed and seek the views of Parishioners and interested bodies at each stage.

After consulting locally and with Wiltshire Council and incorporating their views we are now undertaking the statutory consultation on our draft Plan which involves Wiltshire Council, statutory consultees, local organisations and Parishioners.

The draft Plan includes four sections: The Built Environment, Housing, Community Facilities, and The Natural Environment.

Oaksey Neighbourhood Plan - Consultation Statement

These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each policy contains an introduction and explanatory text followed by the Policy itself in coloured text.

The following documents have been published by Oaksey Parish Council on the Village website:

The Draft Neighbourhood Plan

Supporting documents:

- Consultation Statement
- Basic Conditions Statement
- Designated Area Plan
- SEA & HRA Screening Request
- Settlement Boundary Methodology
- Housing Selection Methodology
- Evidence Base Links Document

Parishioners and local organisations will have access to the online documents and an online response form. They will also be able to easily access a paper copy and paper response forms. A hand delivered note will be delivered to each household in the parish explaining this. In addition an open day is being held in the Village hall on Saturday 21st April 2018.

We would now like to know your views on the draft Plan and this can be done by:

Reading the Plan and its supporting documents and completing the online response form through the Neighbourhood Plan tab on the Village website www.oakseyvillage.org.uk

Or by emailing your response to the Chair of the Parish Council richard.moody@ymail.com.

Or if necessary by letter to Richard Moody, Oakwood House, The Street, Oaksey, Wiltshire. SN16 9 TH

Oaksey Neighbourhood Plan - Consultation Statement

Your comments must be received by midnight on May 12th 2018. Any response received after this time will not be counted.

If you do wish to respond please be clear as to whether you support or object to the plan. It would be helpful to the Neighbourhood Plan Steering Group if you could indicate what specific changes to the Neighbourhood Plan you are seeking.

All comments made will be publicly available and all personal information will be protected and processed only for the purposes of the Neighbourhood Plan preparation and strictly in line with the Data Protection Act.

Following this consultation the Plan will go forward to the next stages which will include submission to Wiltshire Council and an Independent Examination. Finally the Plan will be subjected to a local referendum requiring a majority “yes” vote of all those voting in order for it to be adopted, a process legally known as being ‘made’. In the event of a “yes” vote it will then form part of Wiltshire’s wider statutory plan and will be used to determine planning applications across Oaksey Parish.

The Draft Neighbourhood Plan and associated documents are substantial and many of them by necessity are complex. Although it will take time and effort to read the Plan has been written to make it as accessible as possible.

If you have any queries on the Neighbourhood Plan please feel free to contact the Chair of the Parish Council at the email address below.

Yours faithfully

Professor Richard Moody
Chair of Oaksey Parish Council (richard.moody@ymail.com)

Oaksey Neighbourhood Plan Statutory Consultation March 2018.

Response Form

Contact Details. (optional)			
Name:			
Address:			
Postcode:		Telephone:	
Email address:			
Question 1. Do you support the Draft Oaksey Neighbourhood Plan in its current form? Please tick the appropriate box.			
YES.	<input type="checkbox"/>	NO.	<input type="checkbox"/>

Question 2. Please detail any comments you have in support of or against the Draft Oaksey Neighbourhood Plan.
--

Question 3. Please detail any amendments that you would like to be made to the Draft Oaksey Neighbourhood Plan.
--

Signature:

Date submitted

leave a paper copy in the shop box. Thank you.
Any response received after midnight on May 12th 2018 will <u>not</u> be counted.

Neighbourhood Plan

A Neighbourhood Plan is an important tool for local communities to shape the development and growth of the parish, in this case over the next 9 years or so until 2026. Once adopted any planning application in the parish will be judged against the Neighbourhood Plan. It is an important part of the process that we keep the community informed and seek the views of various people at each stage.

Please take the time to view the main Draft Neighbourhood Plan document together with the 8 accompanying documents below. We would then very much welcome your comments.

Your comments can be made by completing the online response form which will submit your feedback electronically or you can print off a written response form and return it to the village shop.

All feedback forms must be received before midnight on 12 May 2018.

[Electronic Feedback Form](#)

[Printable PDF Form](#)

Draft Neighbourhood plan

[Oaksey NDP SEA Screening](#)

[Oaksey NDP Basic Conditions Statement](#)

[Oaksey NDP Designated Area Plan](#)

[Oaksey NDP HRA Screening](#)

[Oaksey NDP Consultation Statement](#)

[Oaksey NDP Evidence Base Links Document](#)

[Oaksey NDP Site Selection Methodology](#)

[Oaksey NDP Settlement Boundary Methodology](#)

Appendix B7 - Pre-Submission Draft Plan (Regulation 14) Consultation Responses

29. Consultation with statutory and other consultees took place over a 6 week period from Saturday 31st March to Saturday 12th May 2018, this met the statutory 6 week period required for consultation. This met the statutory 6 week minimum consultation period defined in the Neighbourhood Plan Regulations. As detailed in the main report the number of individual responses received to the Pre-Submission Draft Neighbourhood Plan was as follows:

	Statutory Consultees	Other Consultees	Local Residents	Total
Support	2	0	9	11 (57.9%)
Comment	1	1	1	3 (15.8%)
Objection	0	2	3	5 (26.3%)
Total	3 (15.8%)	3 (15.8%)	13 (68.4%)	19*

*Note - * This total includes a representation made by Historic England that was late and consequently was technically 'not duly made' in accordance with Regulation 14. However the Parish Council has decided to take late representations into account.*

30. The individual responses sometimes referred to multiple policies, therefore the individual number of representations to be considered was greater than 19. Through the consultation respondents were asked to indicate if they supported the plan or not and what changes they were seeking. A consultation response form was made available, although responses were received and accepted in any written form.

31. To assist in categorisation of representations we have summarised them into three broad headings namely: Local Residents; Statutory Consultees; and Other Consultees. The first of these is self-explanatory, under the heading of Statutory Consultees we have listed those public bodies and organisations we were obliged to consult under the Neighbourhood Planning Regulations. Under the heading of Other Consultees we have listed those non-public bodies that we are required to consult under the Neighbourhood Planning Regulations such as local interested parties. We have also placed any responses that are easily identifiable as being from developers or landowners under this heading.

32. A general summary of the responses received are:

Statutory Consultees

Statutory Consultees - Support

1. Somerford Keynes Parish Council - Support
2. Historic England - Support

Statutory Consultees - Comment

1. Wiltshire Council - Make various comments on Policies 1 (Settlement Boundary); 2 (Design of New Development and Local Distinctiveness); 3 (Highway Impact); 4 (Heritage Assets); 5 (New Housing); 6 (Community Facilities); and 7 (Setting of Oaksey Village)

Statutory Consultees - Objection

None

Other Consultees

Other Consultees - Support

None

Other Consultees - Comment

1. GreenSquare Group - Support, but suggest changes to Objectives D & E; and changes to Policies 2 (Design of New Development and Local Distinctiveness); 3 (Highway Impact); and 5 (New Housing)

Other Consultees - Objection

1. Todd - Object to the omission of 'The Street' site; and object to Policies 1 (Settlement Boundary); 2 (Design of New Development and Local Distinctiveness); 4 (Heritage Assets); and 5 (New Housing)
2. Greenacres - Object to the omission of the 'Greenacres' site

Local Residents

Local Residents - Support

1. AR - Support, provide better provision for exercising dogs in the village
2. MD - Support, could there be an executive summary
3. SE - Support, particularly the housing allocation choice
4. NN - Support
5. KM - Support
6. MM - Support
7. TF - Support
8. EF - Support, typo identified
9. FP - Support, could the number of highway signs and lining be reduced

Local Residents - Comment

1. MC - Support, could more be done on renewable energy generation

Local Residents - Objection

1. DB - Object to the omission of the 'Greenacres' site
2. Anon - Object, include a summary and just 5 or 10 key things
3. Anon - Object, need to allow for a mixture of sustainable development

Summary of Parish Council Response to Consultation by Responder Type

Responses

33. The Neighbourhood Plan Regulations require the Consultation Statement to set out a summary of the main issues and concerns raised by the persons consulted; and describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
34. In accordance with the principles of data protection, individual names of local residents are not identified in this Consultation Statement. Names of organisations, groups or bodies are however identified. The original copies of all representations received can be viewed on request.

Local Residents

35. Most of the responses from local residents were in support of the Neighbourhood Plan proposals. The substantial proportion of public support (77%) in the representations received is welcomed and noted. No objections to the proposed site allocation have been received this is particularly welcomed. The comments regarding exercising dogs and traffic signs are understood, these issues fall outside the scope of the 'land use' remit of the Neighbourhood Plan. However the Parish Council will look to consider how these issues may be addressed through other mechanisms.
36. The suggestion that the Neighbourhood Plan could do more on renewable energy is understood. Through the early scoping stages of Neighbourhood Plan consultation this was not raised as a topic to be addressed. It is not considered that there are any local distinctive planning issues on renewable energy that need to be addressed in the Neighbourhood Plan. National policy requires some forms of renewable energy to have significant public support before they can be approved. The Wiltshire Core Strategy and National Planning Policy already sets out a sufficient planning policy context to address any proposals that may come forward.
37. The objections to the Neighbourhood Plan are noted, the Neighbourhood Plan already only focusses on a small number of topics. It is not possible to address matters in the type of brief manner sought. A Neighbourhood Plan is required to evidence the policies it puts forward.
38. There has been a suggestion that additional sites for residential development should be allocated in the Neighbourhood Plan. The Plan has undertaken a comprehensive site assessment methodology and has allocated what is deemed to be the most appropriate site. Having regard to the Wiltshire Core Strategy and the emerging Wiltshire Housing Site Allocations Plan, there is no strategic requirement for the Oaksey Neighbourhood Plan to allocate any housing site in Oaksey. The Neighbourhood Plan has chosen to allocate a housing site which provides substantial benefits including the enhancement of the character and appearance of the area; replacement of poor housing stock; and the provision of additional affordable housing. The other sites suggested in Oaksey do not deliver benefits but instead result in harm.

Oaksey Neighbourhood Plan - Consultation Statement

Statutory Consultees

39. The support from Somerford Keynes Parish Council is noted and welcomed. Historic England submitted representations late, although technically these were not duly made, the Parish Council has nevertheless agreed to take late representations into account.
40. Wiltshire Council sought a number of changes to the plan, and in response a number of changes have been incorporated into the submission version of the Neighbourhood Plan, in response to their representations.
41. The table below sets out in further detail how the Parish Council has responded to the 3 representations made by the Statutory Consultees.

Name	Issues Raised	Qualifying Body Response
Consultees		
Somerford Keynes Parish Council	Support	The support is welcomed and is noted, no further response is necessary
Historic England	Pleased to note the value which your community attaches to its locally distinctive historic character, the analysis of it which has taken place, and the policies and proposals made within the Plan for its protection and enhancement. Character assessment of the settlement has identified development principles for the Bendy Bow allocation to ensure it represents an enhancement. I can confirm that we have no objection to this policy allocation and any prevailing view that an SEA is not required	The support is welcomed and is noted, no further response is necessary
Wiltshire Council	<p>Vision could be more expansive and distinctive</p> <p>Should there be a Historic Environment section. Also reference to the County's Historic Landscape Characterisation might be useful</p> <p>General comments were made on whether the plan might also seek to address: areas for enhancement; transport accessibility; low emission vehicles; and the economy</p>	<p>Noted - however as the vision was developed early in the plan process from public engagement it is not considered appropriate to amend at this stage</p> <p>Noted - this is currently addressed as part of a wider Built Environment section which is considered appropriate as it stands. Reference to the County's Historic Landscape Characterisation has been incorporated into Policies 2 and 7</p> <p>Noted - enhancement has been included in Policy 2 and the character appraisal; transport accessibility has been included in Policy 3; and the economy in a new section 12. Low emission vehicles is not considered to be a locally distinctive issue relevant to the Oaksey Neighbourhood Plan</p>

Oaksey Neighbourhood Plan - Consultation Statement

	<p>Make various comments on Policies:</p> <p>Policy 1 (Settlement Boundary) - seek clarification on some terms</p> <p>Policy2 (Design/Local Distinctiveness) - suggest a minor amendment</p> <p>Policy 3 (Highway Impact) - suggest a minor amendment</p> <p>Policy 4 (Heritage Assets) - suggest a minor amendment</p> <p>Policy 5 (New Housing) - suggest a specific housing figure is included and suggest another minor amendment</p> <p>Policy 6 (Community Facilities) - suggest a minor amendment</p> <p>Policy 7 (Setting of Oaksey Village) - seek clarification on some terms and it was suggested that reference to national and international sites be amended</p>	<p>Noted - some amendments have been made to the policy text in response</p> <p>Noted - an amendment has been made to the policy text in response</p> <p>Noted - an amendment has been made to the policy text in response</p> <p>Noted - an amendment has been made to the policy text in response</p> <p>Noted - some amendments have been made to the policy text in response</p> <p>Noted - an amendment has been made to the policy text in response</p> <p>Noted - some amendments have been made to the policy text in response</p>
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Other Consultees

42. Two landowners are promoting alternative housing allocations at ‘Street Farm’ (Todd) and ‘Greenacres’ (No name given) consider that their sites should be allocated for housing in addition to the Bendy Bow housing allocation. In addition Todd has sought a number of amendments to policies to support their contention that the Street Farm site should be allocated. The support from GreenSquare Group is noted and welcomed, they have suggested some policy changes which relate primarily to the Bendy Bow housing allocation.

43. The table below sets out in further detail how the Parish Council has responded to the 3 representations made by the Other Consultees.

Name	Issues Raised	Qualifying Body Response
Consultees		
GreenSquare Group	<p>Support housing allocation</p> <p>Suggest some minor changes to Objective D; and Policy 5 (New Housing), including a change to the site allocation boundary based on the latest information on constraints</p> <p>changes to Policies 2 (Design of New Development and Local Distinctiveness); 3 (Highway Impact); and</p>	<p>The support is welcomed and is noted, no further response is necessary</p> <p>Noted - some amendments have been made to the objective and policy text in response. No change has been made regarding boundary treatment as this considered to be an appropriate planning issue to be addressed on this site. No change has been made regarding Masterplanning, this is a process that the site promoter is already undertaking and the policy is</p>

Oaksey Neighbourhood Plan - Consultation Statement

		not considered to be unduly onerous in this regard. The site promoter will be able in pursuing any application in due course to easily document how the scheme has been subject to Masterplanning with the residents, wider community and the Parish Council through its evolution. As such it will only require them to document the activities already undertaken. No changes have been made regarding the reference to only providing the minimum level of market housing necessary to fund the affordable housing element as this relates to the ongoing discussions that the Parish Council and community have had with the scheme promoter
'Greenacres'	Object to the omission of the 'Greenacres' site and consider that it has not been scored appropriately in the site assessment methodology	Noted - The Plan has undertaken a comprehensive site assessment methodology and has allocated what is deemed to be the most appropriate site. Having regard to the Wiltshire Core Strategy and the emerging Wiltshire Housing Site Allocations Plan, there is no strategic requirement for the Oaksey Neighbourhood Plan to allocate any housing site in Oaksey. The Neighbourhood Plan has chosen to allocate a housing site which provides substantial benefits including the enhancement of the character and appearance of the area; replacement of poor housing stock; and the provision of additional affordable housing. The other sites suggested in Oaksey do not deliver benefits but instead result in harm. The promoter of this site has provided no evidence to substantiate their case or indeed any information on precisely what they are seeking, consequently the site assessment process has had to make some informed assumptions which are perfectly reasonable
Todd	Object to the omission of the 'Street Farm' site and consider that it has not been scored appropriately in the site assessment methodology	Noted - The Plan has undertaken a comprehensive site assessment methodology and has allocated what is deemed to be the most appropriate site. Having regard to the Wiltshire Core Strategy and the emerging Wiltshire Housing Site Allocations Plan, there is no strategic

	<p>Object various Policies:</p> <p>Policy 1 (Settlement Boundary) - concern that the settlement boundary is tightly drawn</p> <p>Policy 2 (Design/Local Distinctiveness) - seek removal of reference to backland development; Street Farm being a non-designated heritage asset; and the important view along Cargill Place</p> <p>Policy 4 (Heritage Assets) - consider approach to non-designated heritage assets is contrary to the NPPF</p> <p>Policy 5 (New Housing) - suggest that the Bendy Bow allocation is undeliverable</p>	<p>requirement for the Oaksey Neighbourhood Plan to allocate any housing site in Oaksey. The Neighbourhood Plan has chosen to allocate a housing site which provides substantial benefits including the enhancement of the character and appearance of the area; replacement of poor housing stock; and the provision of additional affordable housing. The other sites suggested in Oaksey do not deliver benefits but instead result in harm. The site put forward has recently been refused planning permission by Wiltshire Council due to factors including the harm to the character and appearance of the Conservation Area, this further supports the conclusions of the site assessment methodology</p> <p>Noted - no amendment has been made in response, the settlement boundary needs to be tightly drawn in order to be in general conformity with the Wiltshire Core Strategy. The emerging Wiltshire Housing Sites Allocation Plan also excludes the land to the rear of 'Street Farm', as such the Neighbourhood Plan is consistent</p> <p>Noted - no changes have been made, backland development is not a feature of Oaksey as a linear village and as a built form it is harmful to this traditional built character. The Plan explains why Street Farm is a non-designated heritage asset; and why the view along Cargill Place is important, no changes are considered necessary</p> <p>Noted - the qualifying body disagrees</p> <p>Noted - the qualifying body disagrees, the promoter of the Bendy Bow allocation has undertaken extensive engagement with Wiltshire Council, the Parish Council, existing residents and the wider community</p>
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Oaksey Neighbourhood Plan (First Review) 2018-2036

Consultation Statement April 2023

The First Review of the Oaksey Neighbourhood Plan produced as a Modification Proposal in accordance with the Neighbourhood Planning Regulations 2012



Oaksey Neighbourhood Plan is led by a Steering Group made up of Parishioners and Parish Councillors supported by Oaksey Parish Council

www.oakseyvillage.org

Oaksey Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

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