

# SEAGRY NEIGHBOURHOOD PLAN

## OPEN SESSION 14<sup>TH</sup> JULY” BOARDS TEXT

This handout includes all the text on the display boards used at the July 2018 session (but not the maps).

### Board 1. INTRODUCTION

- ❖ Seagry Parish Council was formally designated to produce a Neighbourhood Plan on 1<sup>st</sup> September 2015.
- ❖ Early consultation with the community suggested some of the key issues for our local community. Progress with those issues that can be addressed by your Neighbourhood Plan has focused on collecting all the evidence to ensure the plan clears its formal examination.
- ❖ Since then, after some initial delays, work by the Steering Group started properly in early 2017. The group have been advised by consultants Place Studio. *(Members of the Steering Group are here at this event and can answer any of your queries.)*
- ❖ As a result, the basic content of the Neighbourhood Plan is now close to being finalised and that is why this event is being held and held now.
- ❖ After an overall **Vision** and key **Objectives**, the main headings in the plan - each covered on the boards that follow - are likely to be:
  - **Development Principles**
  - **Character, Design and Landscape**
  - Protection of **Local Green Spaces** and **Facilities**
  - **Environment** (water, energy, 'green infrastructure' etc.)
  - **Facilities**
  - Possible **Development Sites**
  - **Practical Projects**

### Board 2. DEVELOPMENT PRINCIPLES

Although there is no requirement for further housing developments in Upper Seagry or Lower Seagry, some will almost certainly take place in the next few years. Any projects are likely to be very small, so some general criteria for these are outlined below.

- ❖ New houses should relate clearly to the settlement, neither extending the settlement significantly nor creating coalescence with existing nearby buildings.
- ❖ Development would not be supported in backland areas, gardens or paddocks unless the proposals meet all other criteria.
- ❖ Layouts should reflect the general settlement patterns, in most cases by being of no more than 1-2 houses on any site in accordance with the Wiltshire Core Strategy.
- ❖ Layouts should be at a similar density and plot size to those of adjacent and nearby buildings.
- ❖ Houses should relate in their types and sizes to the needs of the parish population.

- ❖ Developments should contribute to enhancing environmental standards (see *later boards*).
- ❖ Projects for the redevelopment of existing buildings should be within the footprint and general volume of the current building and not increase the number of houses or uses.
- ❖ Although the conversion of certain agricultural buildings for residential use may be supported conditions in the plan will still apply to details such as access and design quality.

**Design quality** is a particular concern. This is picked up more fully on the next boards on **Character, Design** and **Landscape**.

### **Board 3. CHARACTER, DESIGN AND LANDSCAPE**

- ❖ These issues will be addressed in a **Community Design Statement**. That will stand alone (so that all necessary detail can be included) but also be linked to the Neighbourhood Plan with an overall Character and Design Policy in the plan.
- ❖ The Community Design Statement covers:
  - An explanation of what it is and how it will be used.
  - A brief history of the parish and its two settlements.
  - The landscape setting of Upper Seagry and Lower Seagry\*.
  - The pattern of Upper and Lower Seagry.
  - The varied types and styles of buildings.
  - Design Guidance for future applicants.

*The latest version of the final Design Guidance is as follows:*

#### **Landscape**

- ❖ The location of any building(s) on a proposed site should respond to and relate to the views into the site. This especially applies to site boundaries that relate to the surrounding landscape.
- ❖ The treatment of site boundaries in particular should relate to, perhaps even link into, adjacent and nearby patterns of hedgerows and trees.
- ❖ Any proposed lighting to property, garden or frontage should not result in any loss to the current (if not formally adopted) 'dark skies' context of Seagry.

#### **Settlement**

Careful attention should be paid to the specific context in terms of:

- ❖ Plot size.
- ❖ Building location on the plot (for example: is there a clear building line?).
- ❖ Retention of or addition to any existing grass verges.
- ❖ Boundary treatments at the road front of any plot, notably the use of walls or hedgerows or some trees (rather than fences or open plan fronts).
- ❖ Boundary treatments should not be lower than those on adjacent plots (but can be higher according to the specific context).
- ❖ All existing trees should be retained wherever possible.

## **Buildings**

- ❖ Buildings to be no higher than two storeys.
- ❖ The use of attic space using dormer windows etc. can be possible.
- ❖ Despite the diversity, there is a limited palette of colours and materials that should be used.

## **AND ....**

- ❖ The Neighbourhood Plan will encourage (it can't 'require') applicants to contact the Parish Council at the very outset and then to work through them to contact and involve the local community as their proposals develop.

## **Board 4. LOCAL GREEN SPACES**

- ❖ Your Neighbourhood Plan can formally designate '**Local Green Spaces**' that are clearly valued by the community, protecting them from any future development.
- ❖ But this is not 'carte blanche'! The law limits what areas can become Local Green Spaces and sets certain criteria that any Local Green Space must meet.
- ❖ The main criteria are about local or community value in terms of **beauty, historic significance, recreational value** (including as a playing field), **tranquility** and/or **richness of wildlife**.
- ❖ Sites must also be **close** to their community and **small** (not 'extensive').
- ❖ Those spaces that are, in the view of our consultants, possible contenders to meet the criteria and be supported at examination are shown on the map below.

## **Board 5. ENVIRONMENT AND FACILITIES**

*(This is a bit of a mixed bag!)*

### **GREEN INFRASTRUCTURE AND FOOTPATHS**

- ❖ Seagry Parish is well endowed with footpaths and bridleways. These are important green corridors for flora and fauna, as well as being much used by residents.
- ❖ Hedgerows in particular but also trees and even people's own gardens can also form a green web, both for visual enjoyment and for wildlife.
- ❖ That is roughly what is meant by 'green infrastructure' and it can all be included in the plan with a Policy to protect and enhance it.

### **ENVIRONMENTAL BUILDING STANDARDS**

- ❖ Although high standards such as 'Passivhaus' cannot be enforced in Neighbourhood Plans, the following are strongly encouraged and could be supported in principle through the Plan:
  - High levels of insulation.
  - Solar panels (*subject to acceptable visual impacts*).
  - Ground source heat supply (*given that likely plot sizes suggest good-sized gardens*).
  - Chimneys and flues to allow for wood-burning stoves (*the latest ones are still supported, despite recent reservations*).
  - Rainwater collection and grey water use systems.

- Locally sourced building materials, timber from sustainable sources.
- Provision for recycling on site/in house.
- Drives and parking areas to use permeable surfaces.

## **FACILITIES**

- ❖ Seagry has a school, recreation ground, village hall, pub, allotments.
- ❖ The Neighbourhood Plan has some, but not great, powers to help to retain all of these.

## **Board 6. DEVELOPMENT SITES?**

- ❖ Seagry Parish has not been given (as have many others) a target figure of new houses to provide for.
- ❖ The Steering Group are aware of some local landowners interested in the potential for development of all or parts of their land.
- ❖ The Steering Group therefore undertook a 'Call for Sites', sent out to as many people as possible within the parish.
- ❖ The submissions that were returned, and the ambitions of the landowners, are described in the sheets below.
- ❖ It is not currently the intention that the Neighbourhood Plan should formally allocate any of these in the Plan.
- ❖ Once the Plan is made, applications can be made for any of these sites, or others, demonstrating their compliance with all the policies in the Neighbourhood Plan and Design Statement.

## **Board 7. PRACTICAL PROJECTS**

- ❖ There are almost certainly some issues of concern to local people that the Neighbourhood Plan cannot address.
- ❖ It can, however, include a medley of practical projects to support the Plan policies or on other related issues such as traffic, safety, healthy living, enhancing the community and so forth.

***The Steering Group have not done much on this yet so IDEAS PLEASE!***

## **NEXT STAGES**

- ❖ All your comments from today will be brought together and taken into account as the Neighbourhood Plan moves forward.
- ❖ A report will be produced listing all your comments; just one of several reports of consultation activities that then become a final **Consultation Statement**.
- ❖ Over the next few months, a first full but still **DRAFT Neighbourhood Plan** will be produced, supported by a very thorough **Evidence Report**.
- ❖ This is all then used for a first formal consultation with all in the community and 'statutory consultees' such as Wiltshire Council.
- ❖ The Steering Group will then use any comments to produce a final plan.
- ❖ The final plan is submitted to Wiltshire Council and they appoint an **Examiner** to check that the plan meets all legal requirements.

- ❖ All those living in Seagry, and any others, will have an opportunity to submit comments to the Examiner.
- ❖ Assuming the Examiner is content (they nearly always make comments) the plan can proceed to referendum.
- ❖ The very final Neighbourhood Plan then goes to a local **referendum**.
- ❖ All on the Electoral Roll can vote and the plan is finally approved if more than 50% of those voting support it.
- ❖ It is then Wiltshire Council who must formally 'make' the plan.

***At this point your Neighbourhood Plan will have full legal status as part of Wiltshire's overall policy framework.***