

Hullavington Neighbourhood Plan

Your Future, Your Say, Our Neighbourhood

Ian Kemp
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27th February 2019

WHSAP Respondent ID 849874

Dear Ian

Please find below the submission from Hullavington Neighbourhood Plan Steering Group reference the WHSAP Examination, being conducted by Steven Lee BA(Hons) MA MRTPI.

Hullavington Parish Council, as the Qualifying Body minuted their unanimous approval of this submission at their extraordinary meeting held on 27th February 2019.

Regards



Sarah Price-Tompkins
Secretary
Hullavington Neighbourhood Development Plan Steering Group

Respondents ID 849874

Hullavington Neighbourhood Development Plan Steering Group - Submission to Wiltshire Housing Sites Allocations Plan (WHSAP) Examination

Re: POLICY H2.11 The Street Hullavington

Submission

At the time of the initial consultation the Hullavington Neighbourhood Development Plan (HNDP) was yet to reach Regulation 14 stage, however the community had already voted in October 2016 to select the whole of Site 690 to be allocated within their plan. The comments made at that stage reflected this position.

The HNDP entered its Regulation 16 Consultation on the 25th February 2019 and should be completed on 8th April 2019. This submission reflects the final HNDP position.

Wiltshire Core Strategy (4.17) recognises that housing growth over and above that included within the WHSAP can be supported where community led Neighbourhood Plans, which are endorsed by the local community decide to allocate additional homes.

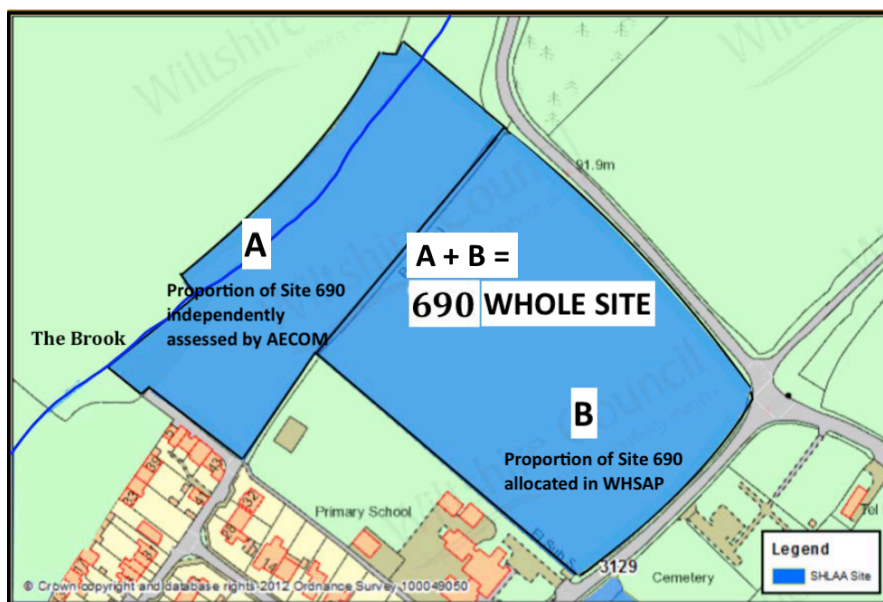
As it stands the two documents, the HNDP and the Local Plan (WHSAP) are contradictory. **We would like to see this rectified so that Policy H2.11 allocates the whole of site 690 for up to 70 homes, bringing it into line with the HNDP.**

Context for submission

Wiltshire Councils Sustainability Assessment, which formed part of the WHSAP strategic site selection process found that that the whole of the allocated Site 690 (Fig 1 Sections A + B) was suitable for the development of up to 86 home, with slight mitigation to prevent any potential ground water flooding. There was no explanation given within this plan to explain the reduction at the final stage of the process of both the development area and the numbers of homes to 50 (Fig 1 Section B).

HNDP's own independent Assessment carried out by AECOM also found that the smaller section of the whole Site 690 (Fig 1 Section A) would comfortably support the development of 30 homes.

Fig 1 Map of Site 690



The local community as part of the extensive consultation undertaken as part of the HNDP process had decided that the whole of site 690 should be allocated for development of up to 70 homes. These decisions were taken following 2 parish votes, firstly regarding the choice of the site itself and a second vote in December 2017 to decide the number of homes to be built. The community recognised that the additional benefits (shown below) would be provided if the larger site were developed.

- A public park/green space for the benefit of the whole village, with a circular walk for residents within the parkland
- A new equipped children’s play area and informal natural play features within the new parkland for use by the whole community, as currently there is no play space in the village which is fit for purpose
- Enhance existing historic rights of way which cross the development and additionally enrich footpath 29 with a green corridor link to the The Street
- Ecological enhancement along the watercourse corridor within the parkland and across the site, particularly with regard to the Barberry moth.
- A new off street parking area for the community, which will help address congestion in The Street at school drop-off and pick-up times and when events are run at the school
- Improvements to the junction of The Street and Norton Road which have been confirmed as acceptable with the Highway Authority to meet the needs of up to 70 additional dwellings at the site.

The full evidence for the community endorsement of Site 690 being developed for up to 70 homes can be found @ hullavington-ndp.co.uk/regulation-16-submission-documents/

The evidence extracts in Appendix 1 are those we feel that are most pertinent

The following documents make up Appendix 1 of this submission

Document	Reference	Pages
HNDP	5.34 – 5.45	14 - 15
Evidence Base	33	38
	55	75 - 79

APPENDIX 1

HNDP SUBMISSION TO THE WHSAP EXAMINATION

COMMUNITY ENDORSEMENT EVIDENCE

HNDP EXTRACT

REFERENCES 5.34 - 5.45

PAGES 14 -15

**ALLOCATION - THE PROCESS AND COMMUNITY
DECISIONS**

5.30 • Secondly approximately 50% of children attending the school are from Service Families. When Buckley Barracks is closed - by 2029 ⁴⁴, there may be a sudden drop in the numbers of children attending the school.

5.31 Extra homes will likely bring more children to the village, which in turn will help provide long-term stability to the school population. It is important, for the families concerned, the viability of the school and the sustainability of the village, that the school has the capacity to give all children within the Parish the choice of attending their local village school. This is a right that the community felt very strongly should be had by all Parish children, ⁴⁵ the community were also vocal about the need to have the correct infrastructure in place. ⁴⁶

5.32 Parking at the school causes safety issues during pick up and drop off of children; the community also wanted this problem to be solved. ⁴⁷ HSG felt that if the roads were less chaotic and dangerous that parents would be more inclined to allow their children to walk or scoot to school, which in the longer term would benefit the whole community as well as increasing the sustainability of the village.

5.33 ***“Ensure the school has a ready supply of children. Particularly if Buckley Barracks is closed”***

Allocation

5.34 After extensive evaluation HSG confirmed the whole of Site 690 as the only site, available at this time, which could provide the mix of housing and village amenities required to meet the HNDDP Vision. The main reasons for this are shown below:

- 1. The development site is the only one large enough so that it would be able to provide a Public Open Space for the village, with children’s playground(s), ⁴⁸ but only if the whole site is developed, as per our allocation.**

The development of 690 would also allow the following important points to be addressed,

- 2. A safer pedestrian route to the village could be provided for those living at Brookside, through the development site. ⁴⁹**
- 3. It would facilitate much needed Highways improvements to the junction of C33 (The Street) and C1 (Norton Road). ⁵⁰**

and additionally although similar number of homes could be provided by developing the two other sites 689 and 1112 concurrently, the close proximity of site 690 to the school would:

- 4. Also allow for development land to made available enabling a community car park to be built, this could also be used for drop off and pick up at school ⁵¹ and,**
- 5. Make it possible, due to its position, for development land to be made available to allow for school expansion ⁵²**

5.35 In June 2017, concurrently and separately from HNDDP selection process, Wiltshire Council, as part of the Local DPD, strategically allocated ⁵³ the larger of the two fields in 690 for 50 homes, they additionally allocated 30 homes in Yatton Keynell. ⁵⁴, which meant that the Chippenham Community’s area, was left with a target of 58 homes to be allocated between now and 2026, this reduces to 38 as HNDDP is allocating an additional 20 homes at Site 690.

5.36 Development site 690 has been independently chosen in three ways:

1. The village community chose it via the vote in the 2016 Questionnaire
2. In 2017 Wiltshire Council chose it through their DPD process
3. HSG, having taken all the available evidence into account, and concluded that it is the best site to deliver the HNDDP Vision.

- 5.37 Because the Wiltshire DPD land use allocation differed from our own evaluation we had to make a decision whether to accept their allocation or to proceed with our original plans. Neighbourhood Plans are allowed to allocate homes over and above the strategic development, as long as they are endorsed by the local community and accord with the provision of the NDP.
- 5.38 What proportion of the allocated site should be developed? Should it be the whole of the SHLAA site, as per the village's initial decision in 2016, or only the larger field for approximately 50 homes as per Wiltshire's Strategic DPD Allocation?
- 5.39 Whichever option was chosen, the development would be viable. Each route would deliver very different levels of benefit to the community;
If the larger 70 homes option was chosen:
- There would be an additional public open space
 - The car park provision would be fully completed
 - Footpath 29 would be extended to The Street and enhanced into a green corridor
 - We would be able to negotiate with the developer and input into the plans for the development site via the Master Plan on an on going basis, and lastly
 - There would be approximately 20 extra homes.
- If 50 homes were chosen the above would not be possible, it would be a 'normal housing estate'.
- 5.40 At the Open Day on the 2nd December 2017, the differences between the partial (50 homes) and full (70 homes) development of the site were fully explained and discussed in detail. This was followed up with the hand delivery of a letter to each adult in the village, which included voting literature explaining the options and how they could vote,⁵⁵ and additionally all the presentation details from the Open Day could also be found on the HNPD website.
- 5.41 At the beginning of HNPD process the community had three major areas that they felt needed to be addressed:
1. that no more than 40 homes that blend with the village character protecting the village's setting and biodiversity, be built;
 2. that community facilities be protected, and
 3. finally the overriding desire to provide a public green space for the village.
- The last of these could only be realised if it was the larger development option allocated, this would utilise the whole of site 690, giving the space to assign a larger proportion of the site for recreational use. Because of these conflicting priorities HSG made the decision that having given the community the facts, for each development option; it must be the community that make the final decision regarding the number of new homes that will be built in the village.
- 5.42 **The community vote commenced on the 3rd December 2017, concluding on the 24th December 2017.**
- 5.43 **Total votes cast 359 48% turnout (the Parish not including Wellington Place)
43 % (including Wellington Place)**
- 5.44 **Option A - 50 homes attracted: 161 votes - 45%
Option B - 70 homes attracted: 198 votes - 55%**
- 5.45 **The allocation was made, as per the community wishes, for approximately 70 homes on the whole site; to include the 50 homes strategically allocated within the Chippenham Areas DPD, approved by Wiltshire Council Cabinet on 10th July 2018 and going through the inspection process.**

EVIDENCE BASE DOCUMENT - EXTRACT

REFERENCE 33

PAGE 38

RESULTS OF SITE ALLOCATION VOTE

REFERENCE 33

SHLAA SITE	TOTAL TOP 3 VOTES
1. 690 Land adjacent to the school	66%
2. 3129 Opposite the school	56%
3. 3377 Behind the cemetery	55%
4. 689 Land at Gardners farm	46%
5. 1112 Land at Newtown	36%
6. 3162 Land to the rear of Darley House	32%

EVIDENCE BASE DOCUMENT - EXTRACT

REFERENCE 55

PAGES 75 - 79

**THE VILLAGE VOTE REGARDING THE NUMBER OF
HOMES TO BE DEVELOPED**

REFERENCE 53 and 54

	Community Area	Reference	Site Name	No of dwellings
		H2.9	Boreham Road	30
		H2.10	Barbers Farm Nurseries, Chapmanslade	35
53	Chippenham	H2.11	The Street, Hullavington	50
		H2.12	East of Farrells Field, Yatton Keynell	30
54	Malmesbury	H2.13	Ridgeway Farm, Crudwell	50

REFERENCE 55

A5 Flier hand delivered to each home on the weekend of the 18 /19 November 2017

Open Day December 2nd 2017

VILLAGE HALL
2pm - 5.30 pm

There is a big decision to be made regarding how the village is developed in the coming 10 years.

Have Your Say
and
Make Your Voice Count

The Draft Vision, Objectives and Policies for the Neighbourhood Plan will be displayed for you to comment on.

Don't miss your opportunity to decide how the village grows in the future.

Don't forget you can find out more about us at
www.hullavington-ndp.co.uk

Steering Group Chairman Graeme Slaymaker
 Vice Chairmen Colin Napton and Tracey Tillotson

Hullavington Neighbourhood Development Plan

*Your Future, Your Say, Our
Neighbourhood*

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Hullavington
SN14 6DL

4th December 2017

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Dear

On behalf of your Neighbourhood Plan Steering Group, thank you for your continued support in the development of the plan. The comments and information you provide help to shape the Neighbourhood Plan.

At the 2nd December Open Day, we informed you that the 50 homes Wiltshire Council allocated in their recent draft Design Plan for Development (DPD) document was the maximum number of houses the County Council would include for any large village. However, Neighbourhood Plans are free, if they wish, to allocate additional land /homes over and above this.

You will recall during consultations, we asked you to complete a questionnaire. One of the questions we asked was "which SHLAA site would you prefer to be developed in this plan?" The majority vote was for SHLAA site 690, adjacent to the school. There are two options for the site's development and we enclose an information sheet which explains these options. Additional information can be found on our website.

The Steering Group decided it was only right for the community to have the final say between the two options and **we are asking you to vote for** either 50 houses on the smaller option (option A) or 70 houses on the entire site (option B).

This is the **only** opportunity for you to vote so don't miss out. Make sure you have your say. The option attracting the most votes will be the one that is allocated in the Neighbourhood Plan. Voting will close on 24th December.

Please see overleaf for differences between the two options and instructions on how to vote. Thank you once again for your support throughout the process. Hopefully, you will agree that the long-term interests of the village will be better served with a Neighbourhood Plan in place.

From Graeme Slaymaker and the whole Steering Group

**We wish you all a Merry Christmas and a Happy and
Prosperous New Year**

www.hullavington-ndp.co.uk Steering Group Chairman Graeme Slaymaker
Vice Chairmen Colin Napton and Tracey Tillotson

Differences between the two options

As overleaf, there are two options for the development of the field by the School.

Option A provides for approximately 50 houses. Option B provides for approximately 70 houses. However:-

- There are differences, other than just the number of houses, between options A and B, which need careful consideration and these are explained on the voting paper and website.
- Should the 50 homes option be your preferred choice, the additional field will remain open to potential development in the future (2026 onwards).
- There will be an access point retained for the farmer from the completed development to the additional field (option A - 50 homes).
- The Independent Site Survey carried out on behalf of the Steering Group reported that the additional field (not allocated in the Wiltshire Council's DPD) could take up to a further 30 homes (combined total of 80 homes), option B provides for 70 homes.

Please consider the above and the differences between options A and B when making your choice.

How to vote

You can vote in one of two ways but you must enter your unique number – found just below your name and address above – on your voting form. If you don't use your voting number, **YOUR VOTE CANNOT BE COUNTED**.

1. Via the Vote Now tab on the website.
2. Alternatively, you can use the enclosed voting slip and put it in the Dropbox in the shop.

All the information from the Open Day is available on the website, including areas to leave your feedback on the additional topics discussed on the day (including; village vision, protecting views, CIL money, and historic houses). We will also be holding an additional meeting for the public at 7.30pm in Hullavington Arms on the 12th December, where members of the Steering Group will be available to answer any questions you may have.

UNIQUE NUMBER HERE	➔		←	UNIQUE NUMBER HERE
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PLACE X OR NEXT TO THE OPTION YOU WANT TO CHOOSE



DEVELOPMENT OPTIONS

		Differences:	A	B
1	Approximate number of homes to be built		50	70
2	0.2 hectares of land for school development (as required by the Education Authority)		Yes	Yes
3	Land set aside for school car park, no car park built		Yes	
4	Land set aside for school car park and car park built as part of the development			Yes
5	Public Right of Way retained as a paved footpath with an extension connecting it to The Street		Yes	
6	Public Right of Way retained as a paved footpath with an extension connecting it to The Street and made into an "Enhanced Green Corridor"			Yes
7	Children's Play Space within development		Yes	
8	Fully Equipped Children's Play Area, and an informal natural play area within a Public Park accessible to the whole village with a circular walk suitable for all residents and ecological enhancements			Yes
9	Uncertainty over the future of the remainder of the site		Yes	
10	Greater consultation over the design, layout and materials to be used in the development via a Master Plan			Yes

Please Note:

Agricultural Access will be retained between the development and the field beyond with Option A

Please see website for more information on all the above options, or email us your query

Unique Number:

2848